

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN TRUST	WRIGHT MICHAEL D & KATHLE	135,000	08/21/2006	OTH	21-NOT USED/OTHER	06-0/3684	DEED	0.0
HOFFMAN GARY C TRUST	WRIGHT MICHAEL D & KATHLE	135,000	03/03/2006	LC	25-PARTIAL CONSTRUCTION	06-0/667	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10262 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/21/2009	20090199	Complete
	P.R.E. 100% 03/03/2006		Deck/Porch	07/14/2008	20080337	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 221,979 TCV/TFA: 95.80
WRIGHT MICHAEL D & KATHLEEN A 10262 W KELLY RD LAKE CITY MI 49651		

Tax Description	Public Improvements	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SEC 17 T22N R8W LOT 1 HOFFMAN'S TIMBER ACRES	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/ 120.00 627.00 1.1362 1.0111 90 100 12,407 120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 12,407

Comments/Influences
20803974 \$149,900 2005
HOUSE RELOCATED HERE 50% OF 80% FOR 04,05
06. HOUSE COMPLETE FOR 07.
PC GRG IS ON 20 FT PCL EAST OF HOUSE
(009-017-012-99)
CHGD ATT GRG TO 1S/SL FOR 08. (NO PERMIT



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

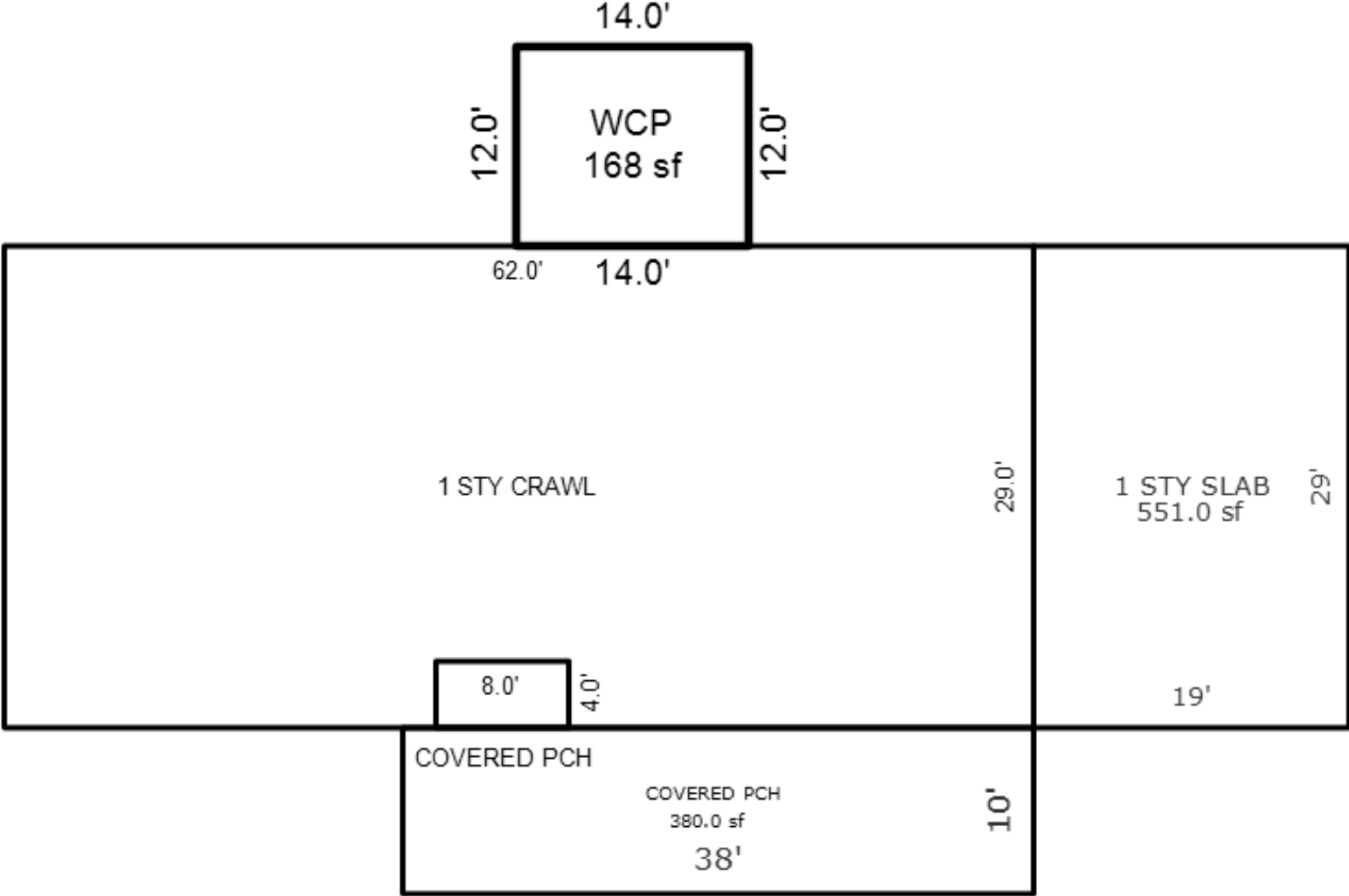
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,200	104,800	111,000			63,594C
2024	6,500	89,800	96,300			61,682C
2023	5,000	88,900	93,900			58,745C
2022	2,500	79,300	81,800			55,186C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			32	CCP (1 Story)			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 2,317 Total Base New : 272,175 Total Depr Cost: 190,520 Estimated T.C.V: 209,572						
Yr Built 1969	Remodeled 2003	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F. X 1.100		Bsmnt Garage:		
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Ground Area = 2317 SF Floor Area = 2317 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Roof:		
Room List		Doors		Solid	X	H.C.	(12) Electric			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			Plumbing			1 Story Siding Crawl Space 1,766						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	1 Story Siding Slab 551						
(2) Windows		(7) Excavation		Average Fixture(s)			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1766 S.F. Slab: 551 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Water/Sewer						
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Built-Ins			Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)						
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Appliance Allow.			Totals:						
Notes: RELOCATION ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 209,572																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		8,250	03/01/2002	WD	33-TO BE DETERMINED	03-0:3590	DEED	0.0

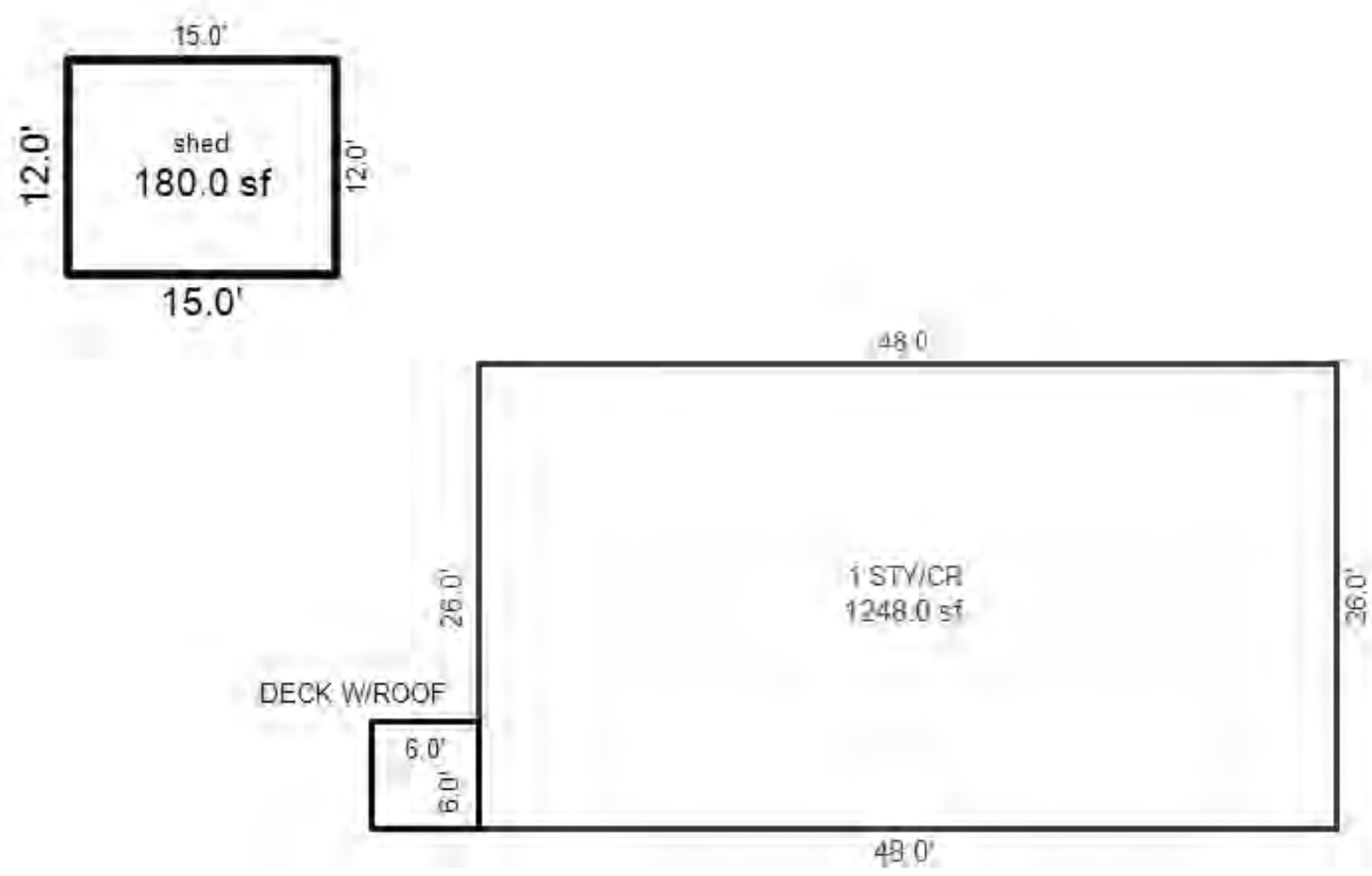
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
10284 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST															
Owner's Name/Address		P.R.E. 100% 02/03/2004															
CLARK TAMMY 10284 KELLY ROAD LAKE CITY MI 49651		MAP #:		2025 Est TCV 167,472 TCV/TFA: 134.19													
Taxpayer's Name/Address		HABITAT FOR HUMANITY MICHIGAN FUND 618 S CREYT SUITE C LANSING MI 48917		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Tax Description		SEC 17 T22N R8W LOT 2 HOFFMAN'S TIMBER ACRES		X Electric		Gas		Curb									
Comments/Influences		NEW HOUSE @45% FOR 03 COMP FOR 04		X Street Lights		Standard Utilities		X Undergroud Utils.									
		Topography of Site		X Level		Rolling		Low		High							
		Landscaped		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		77,500		83,700		51,121C	
		TPC 05/14/2019		INSPECTED		2024		6,500		66,600		73,100				49,584C	
		TPC 12/27/2017		INSPECTED		2023		5,000		65,900		70,900				47,223C	
		TPC 04/21/2016		INSPECTED		2022		2,500		59,300		61,800				44,975C	

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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 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								36	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			Central Air Wood Furnace			Class: C -5 Effec. Age: 18 Floor Area: 1,248 Total Base New : 169,410 Total Depr Cost: 138,913 Estimated T.C.V: 152,804			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			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=82/100/100/100/82			Cls C -5 Blt 2002					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space 1,248			Total: 152,202 124,803								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments			Plumbing								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			Water/Sewer								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many	X	Ave.		Few	1000 Gal Septic Water Well, 100 Feet			Porches						
(2) Windows		(7) Excavation		Basement			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story)			Built-Ins					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			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)			Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story)			Built-Ins					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.			Totals:			169,410 138,913					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			152,804					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE CO HABITAT FOR	HOFFMAN AMY	78,000	02/06/2007	WD	21-NOT USED/OTHER	07-0/439	DEED	100.0
WALSH RACHEL (SW)	MISSAUKEE CO HABITAT FOR	0	06/30/2006	QC	21-NOT USED/OTHER	06-0/2405	DEED	0.0
WALSH PATRICK (SM)	MISSAUKEE CO HABITAT FOR	0	06/28/2006	QC	21-NOT USED/OTHER	06-0/2460	DEED	0.0
		8,250	12/01/2002	WD	33-TO BE DETERMINED	03-0:3588	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10306 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	REPAIR	09/13/2022	2022-0646	100%	

Owner's Name/Address	MAP #:
HOFFMAN AMY 10306 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 171,577 TCV/TFA: 137.48

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SEC 17 T22N R8W LOT 3 HOFFMAN'S TIMBER ACRES			
Comments/Influences			
NE W HOUSE @45% FOR 03 COMP FOR 04			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 200' @ 90/	120.00	627.00	1.1362	1.0111	90	100		12,407
X Gravel Road	120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value =	12,407

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

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	6,200	79,600	85,800			51,121C
2024	6,500	68,400	74,900			49,584C
2023	5,000	67,600	72,600			47,223C
2022	2,500	60,600	63,100			44,975C

Who When What

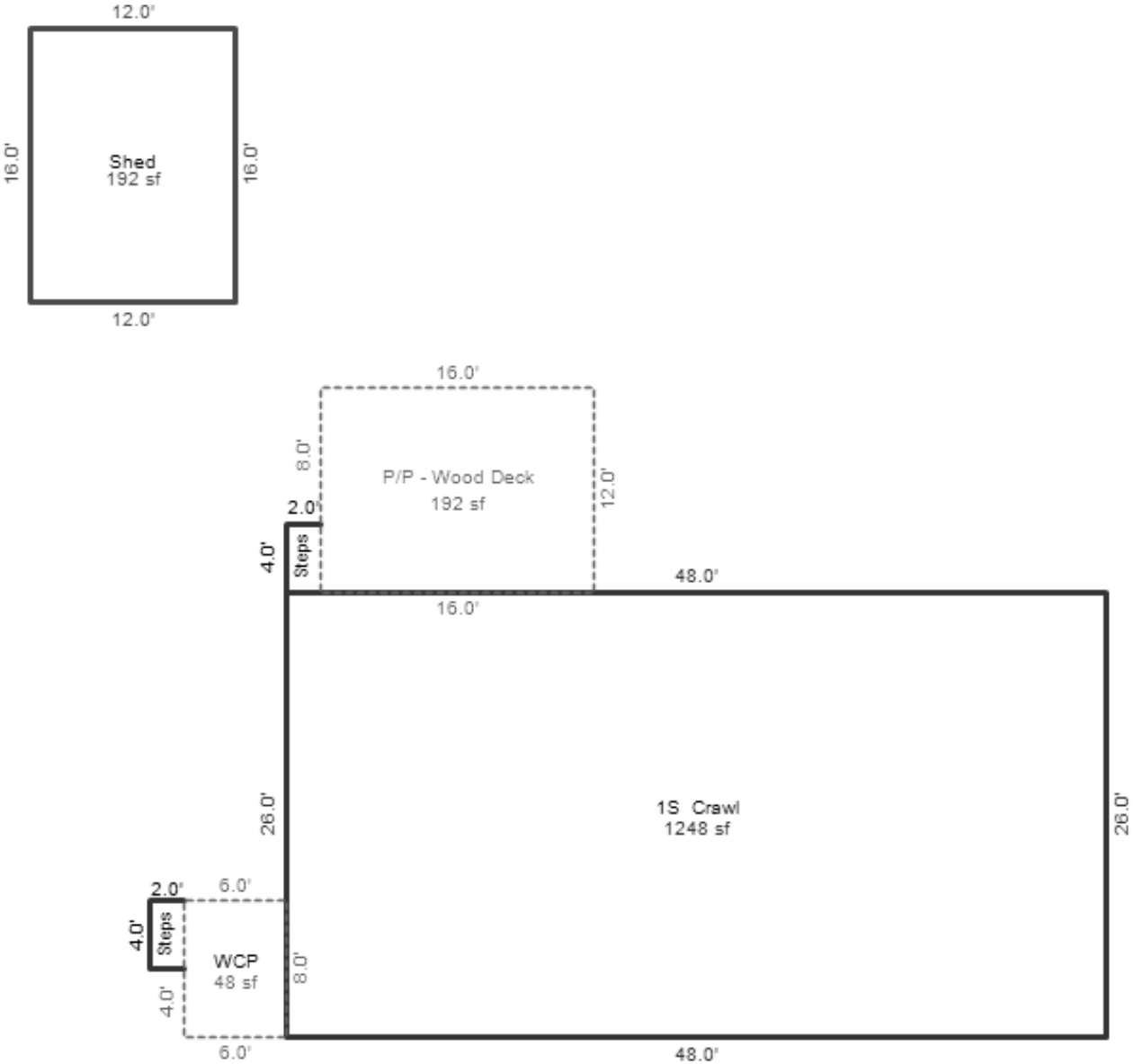
JWV 09/29/2022	INSPECTED	
TPC 05/15/2019	INSPECTED	
TPC 12/27/2017	INSPECTED	

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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 Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 18 Floor Area: 1,248 Total Base New : 173,846 Total Depr Cost: 142,550 Estimated T.C.V: 156,805			48	WCP (1 Story)				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:				
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Cls C -5 Blt 2002					
Condition: Average		Size of Closets		12) Electric 150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost										
Room List		Doors	Solid	X	H.C.	13) Plumbing			1 Story Siding Crawl Space 1,248								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 152,202 124,803							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			Plumbing			Average Fixture(s) 1 1,455 1,193							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer 1000 Gal Septic Water Well, 100 Feet							
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			WCP (1 Story) Deck Treated Wood Built-Ins Appliance Allow.						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		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			Totals: 173,846 142,550							
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 156,805							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		88,000	08/01/1998	WD	33-TO BE DETERMINED	321:1449	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10328 W KELLY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/07/1999					
	MAP #:					
	2025 Est TCV 205,522 TCV/TFA: 146.80					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
TRAVERSE MORTGAGE CORPORATION P O BOX 1047 TRAVERSE CITY MI 49685-1047	X		* Factors *							
			A 200' @ 90/	120.00	627.00	0.9554	1.0111	90	100	10,433
			A 200' @ 90/	120.00	627.00	0.9554	1.0111	90	100	10,433
			240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value = 20,866							
			Land Improvement Cost Estimates							
			Description				Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.				8.06	288 0	0	
			Wood Frame				25.13	180 50	2,261	
			Residential Local Cost Land Improvements							
			Description				Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000				1,000.00	1 97	970	
			Total Estimated Land Improvements True Cash Value = 3,231							



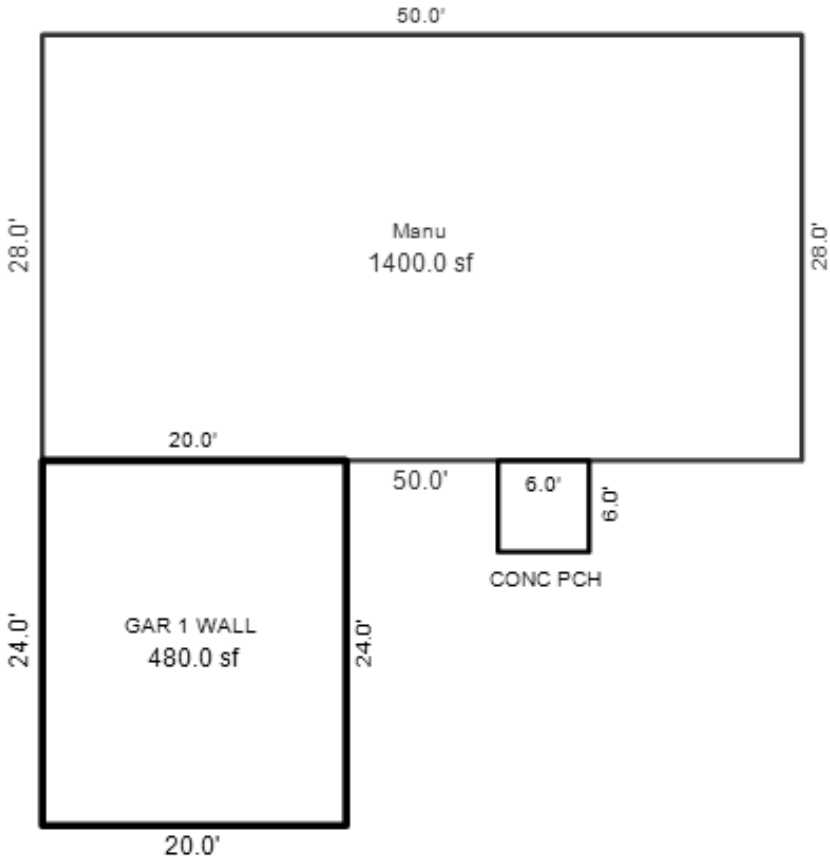
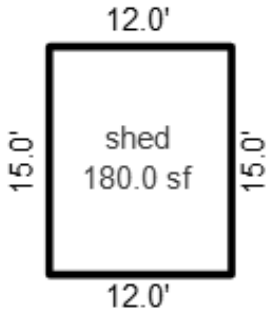
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	10,400	92,400	102,800			52,947C
X Rolling	2024	10,900	79,400	90,300			51,355C
X Low	2023	8,500	71,400	79,900			48,910C
X High	2022	8,400	61,700	70,100			46,581C
X Landscaped							
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	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 36 120	Type CPP Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % 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: BOCA/STATE				Ex X Ord Min			Size of Closets																																																																																												
Yr Built 1996	Remodeled 0			Lg X Ord Small			Doors Solid X H.C.																																																																																												
Condition: Average							Central Air Wood Furnace																																																																																												
Room List		(5) Floors		(12) Electric																																																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service																																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Ex. X Ord. Min			No. of Elec. Outlets																																																																																												
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1400 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		1000 Gal Septic Water Well, 100 Feet																																																																																															
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Porches CPP Deck Treated Wood																																																																																															
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		Garages																																																																																															
(3) Roof		(9) Basement Finish		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																															
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 1 1000 Gal Septic 1 2000 Gal Septic																																																																																															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																	
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1996 (11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,400</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>177,261</td> <td>132,944</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,091</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,580</td> <td>3,435</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>3,596</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>4,294</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>36</td> <td>948</td> <td>711</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>2,179</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>480</td> <td>21,624</td> <td>16,218</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-1,985</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>404</td> </tr> <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>2,045</td> </tr> <tr> <td colspan="2">Totals:</td> <td>219,912</td> <td>164,932</td> </tr> </tbody> </table> Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 181,425														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,400			Total:				177,261	132,944	Average Fixture(s)	1	1,455	1,091	3 Fixture Bath	1	4,580	3,435	Water/Sewer				1000 Gal Septic	1	4,795	3,596	Water Well, 100 Feet	1	5,725	4,294	Porches				CPP	36	948	711	Deck				Treated Wood	120	2,905	2,179	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	480	21,624	16,218	Common Wall: 1 Wall	1	-2,647	-1,985	Door Opener	1	539	404	Built-Ins				Appliance Allow.	1	2,727	2,045	Totals:		219,912	164,932
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAVAKOVICH CATHERINE	MARTIN TIM M & ANDREA M &	120,000	11/23/2020	WD	03-ARM'S LENGTH	2020-03539	PROPERTY TRANSFER	100.0
DAVIS LOUIS C & CHARLOTTE	NAVAKOVICH CATHERINE (F)	126,000	06/23/2006	WD	03-ARM'S LENGTH	06-0/2358	DEED	100.0
		8,750	09/01/2000	WD	33-TO BE DETERMINED	03-0:5446	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10372 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		MH	11/05/2003	20030426	Complete

Owner's Name/Address	MAP #:
MARTIN TIM M & ANDREA M & NAVAKOVICH CATHERINE 10372 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 180,515 TCV/TFA: 115.12

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A 200' @ 90/ 120.00 627.00 1.1362 1.0111 90 100 12,407
		120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 12,407

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC 17 T22N R8W LOT 6 HOFFMAN'S TIMBER ACRES		Dirt Road	
		Gravel Road	
	X	Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
		Sewer	
	X	Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
	X	Underground Utils.	

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Fencing: Wd, Split, 2 Rail	15.31	120	0	0
	D/W/P: 4in Ren. Conc.	7.24	192	0	0
	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
X Level
Rolling
Low
High
Landscaped
Swamp
X Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



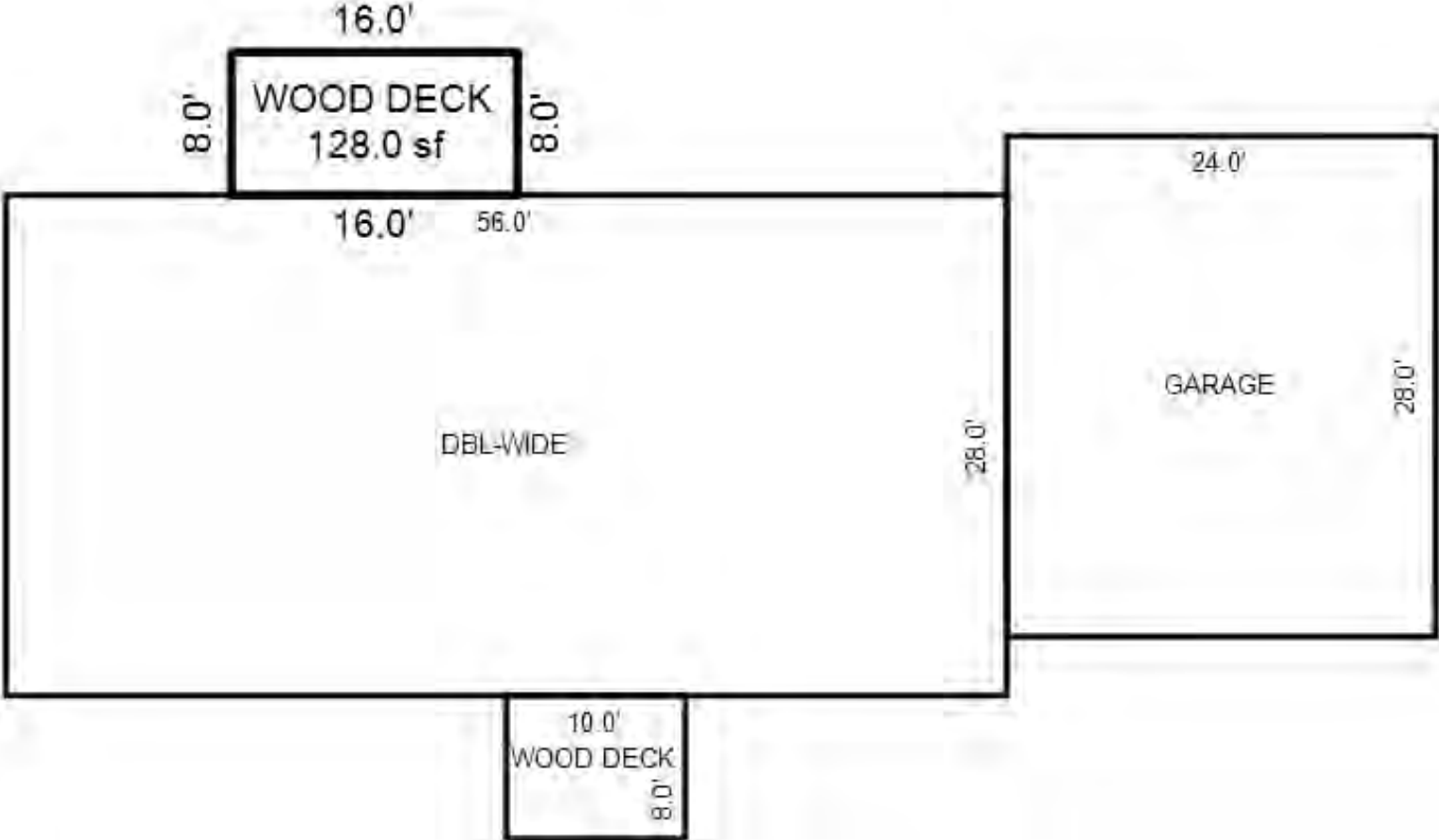
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,200	84,100	90,300			66,574C
2024	6,500	79,900	86,400			64,573C
2023	5,000	69,400	74,400			61,499C
2022	2,500	60,800	63,300			58,571C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 80 128	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
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												
(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: 1568 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X		(8) Basement		1	Average Fixture(s)											
X				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		(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:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls CD		Blt 2004				
(11) Heating System: Forced Heat & Cool										Ground Area = 1568 SF		Floor Area = 1568 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
1 Story Siding Basement 1,568										Total:		199,051 169,193				
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,212 1,030				
										3 Fixture Bath 1 3,805 3,234		Water/Sewer				
										1000 Gal Septic 1 4,485 3,812		Water Well, 100 Feet 1 5,560 4,726				
										Deck		Treated Wood 80 2,182 1,855				
										Treated Wood 128 2,979 2,532		Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost 672 24,454 20,786		Common Wall: 1 Wall 1 -2,476 -2,105				
										Door Opener 1 478 406		Built-Ins				
										Appliance Allow. 1 1,906 1,620		Fireplaces				
										Prefab 1 Story 1 2,158 1,834		Totals: 245,794 208,923				
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY:		167,138				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ACEVEDO DAVID J & GERTRUD	RICHARDSON SEAN & DICK NA	275,000	07/31/2024	WD	03-ARM'S LENGTH	2024-01875	PROPERTY TRANSFER	100.0
MCKEE JAMES E & MARY L	ACEVEDO DAVID J & GERTRUD	12,500	07/18/2014	WD	03-ARM'S LENGTH	2014-02531	PROPERTY TRANSFER	100.0
WINKLE JEREMY	MC KEE JAMES E & MARY L	24,900	08/16/2004	WD	20-MULTI PARCEL SALE REF	04-0/3524	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10416 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/11/2014	2014-0373	100%

Owner's Name/Address	MAP #:
RICHARDSON SEAN & DICK NATALIE 10416 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 266,348 TCV/TFA: 183.44

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SEC 17 T22N R8W LOT 7 & 8 HOFFMAN'S TIMBER ACRES			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Dirt Road	A 200' @ 90/	120.00	627.00	0.9554	1.0111	90	100		10,433

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Paved Road	D/W/P: 4in Ren. Conc.	8.06	672	0	0

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Storm Sewer	Residential Local Cost Land Improvements				

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1	100	1,000

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Water	Total Estimated Land Improvements True Cash Value =				1,000

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Sewer					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Electric					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Gas					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X	Curb					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X <td>Street Lights</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Street Lights					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X <td>Standard Utilities</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Standard Utilities					

Comments/Influences	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
12/31/14 COMBINE FOR ASSESSMENTS. NEW HOUSE IS ON THE LOT LINE.	X <td>Underground Utils.</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Underground Utils.					



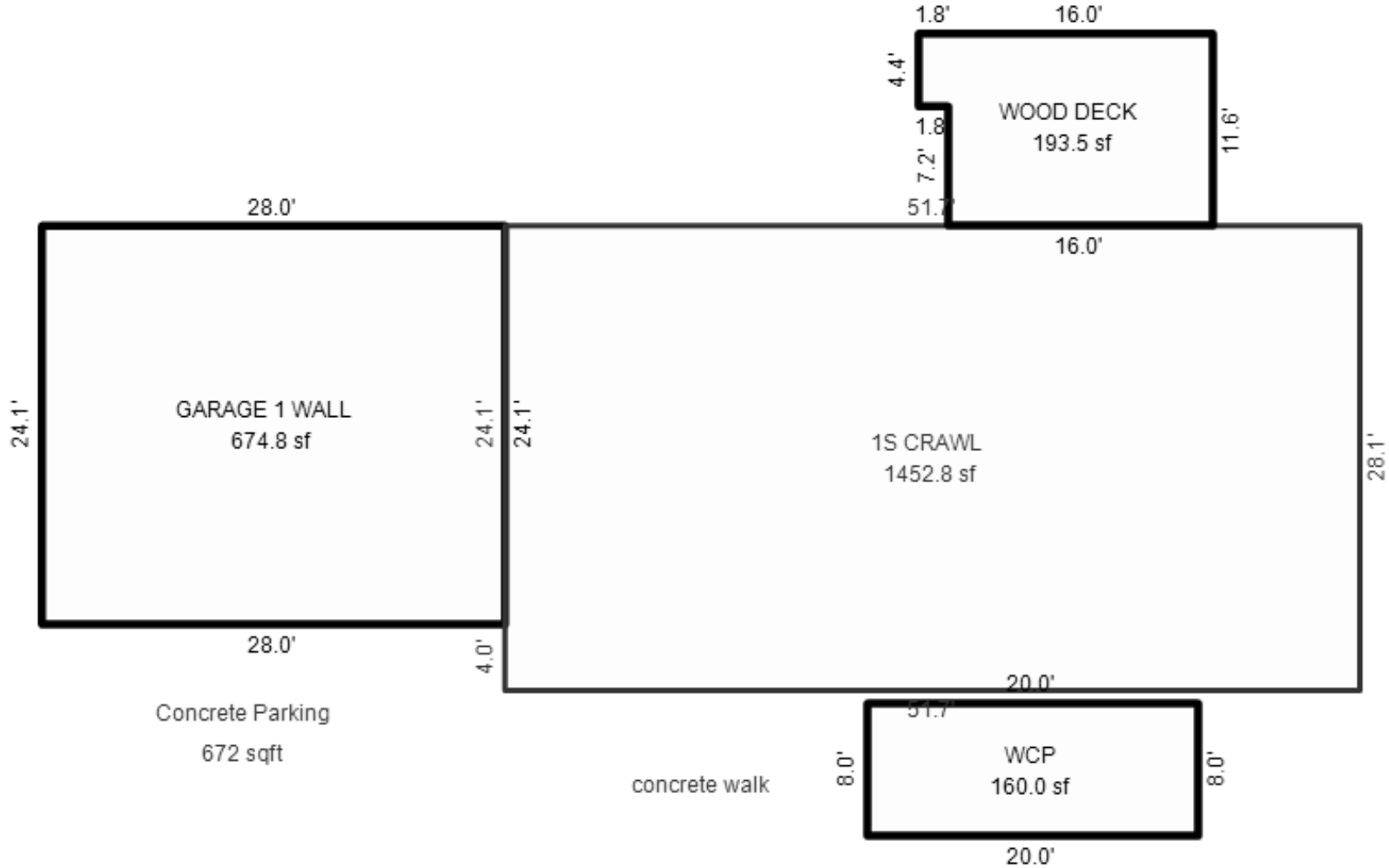
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	10,400	122,800	133,200			133,200S
			2024	10,900	109,000	119,900			76,695C
			2023	8,500	107,800	116,300			73,043C
			2022	5,000	97,300	102,300			69,565C

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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 160 193	Type WCP (1 Story) Treated Wood	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 674 % Good: 0 Storage Area: 0 No Conc. Floor: 0	160	WCP (1 Story)	Treated Wood	E.C.F. X 1.100	Bsmnt Garage:	
	Town Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 10 Floor Area: 1,452 Total Base New : 246,953 Total Depr Cost: 222,256 Estimated T.C.V: 244,482	Roof:
Duplex A-Frame		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1452 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C -5 Blt 2014						
Wood Frame		Drywall Paneled	Plaster Wood T&G	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Building Style: 1S		Trim & Decoration		0 Amps Service			1 Story Siding Basement 1,452			Total: 196,386 176,746						
Yr Built 2014	Remodeled 0	Ex	Ord	Min	No. of Elec. Outlets			Other Additions/Adjustments								
Condition: Average		Size of Closets		1 Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,455 1,309						
Room List		Doors	Solid	H.C.	1 3 Fixture Bath			Water/Sewer			1000 Gal Septic 1 4,795 4,315					
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			Extra Toilet			Water Well, 50 Feet 1 2,648 2,383						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Extra Sink			Porches						
Wood/Shingle Aluminum/Vinyl Brick				Many Ave. Few			Separate Shower			WCP (1 Story) 160 6,794 6,115						
Insulation		(7) Excavation		1			Ceramic Tile Floor			Deck						
(2) Windows		Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Ceramic Tile Wains			Treated Wood 193 3,984 3,586						
Many Avg. Few	Large Avg. Small	(8) Basement		1			Ceramic Tub Alcove			Garages						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
(3) Roof		(9) Basement Finish		1			(14) Water/Sewer			Base Cost 674 32,999 29,699						
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Common Wall: 1 Wall 1 -2,647 -2,382						
Asphalt Shingle		(10) Floor Support		1			Public Sewer			Door Opener 1 539 485						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Water Well			Totals: 246,953 222,256						
				1			1000 Gal Septic			Notes:						
				1			2000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:				244,482		
				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.				
NIELSON DAVID LEE	NIELSEN DAVID & CAROL TRU	0	04/14/2004	WD	21-NOT USED/OTHER	04-0/1588	DEED	0.0				
		11,500	04/01/2002	WD	33-TO BE DETERMINED	02-0:2027	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/17/2002								
Owner's Name/Address		MAP #:		2025 Est TCV 12,407								
NIELSEN DAVID & CAROL TRUST 10482 W KELLY ROAD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Taxpayer's Name/Address		Public Improvements		* Factors *								
NIELSEN DAVID & CAROL TRUST 10482 W KELLY ROAD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A 200' @ 90/	120.00	627.00	1.1362	1.0111	90	100		12,407
Comments/Influences		X	Paved Road	120 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 12,407								
		X	Storm Sewer									
		X	Sidewalk									
		X	Water Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
			Topography of Site									
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	6,200	0	6,200			2,841C	
		TPC 12/27/2017	INSPECTED		2024	6,500	0	6,500			2,756C	
		TPC 08/01/2011	INSPECTED		2023	5,000	0	5,000			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.
NIELSEN DAVID	NIELSEN DAVID & CAROL TRU	0	04/14/2004	WD	21-NOT USED/OTHER	04-0/1588	DEED	0.0
		16,100	10/01/1998	WD	33-TO BE DETERMINED	323:219	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10482 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/23/2009	20090270	Complete
Owner's Name/Address	P.R.E. 100% 02/10/2000					
NIELSEN DAVID & CAROL TRUST 10482 W KELLY ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 385,265 TCV/TFA: 274.41					

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 17 T22N R8W LOTS 10 & 11 HOFFMAN'S TIMBER ACRES	X		Dirt Road	120.00	627.00	0.9554	1.0111	90	100	10,433
	X		Gravel Road	120.00	627.00	0.9554	1.0111	90	100	10,433
			240 Actual Front Feet, 3.46 Total Acres Total Est. Land Value = 20,866							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	8.06	288 0	0
	X	Wood Frame	28.43	100 50	1,421
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1 97	970
		Total Estimated Land Improvements True Cash Value = 2,391			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	10,400	182,200	192,600			114,881C
X Rolling	2024	10,900	156,400	167,300			111,427C
Low	2023	8,500	154,600	163,100			106,121C
High	2022	8,400	139,400	147,800			101,068C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

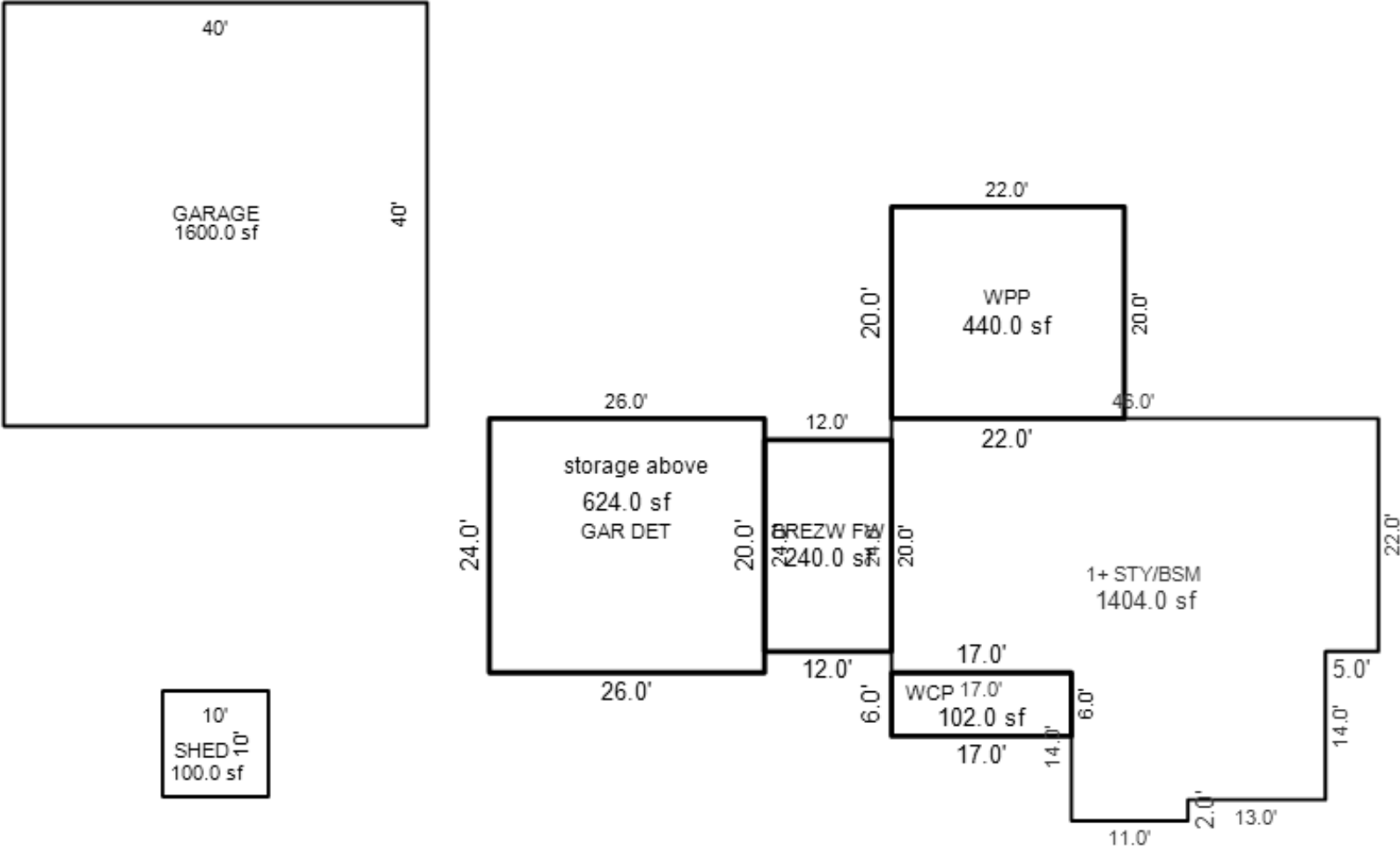
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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	10,900	156,400	167,300			111,427C
TPC	04/21/2016	INSPECTED	2023	8,500	154,600	163,100			106,121C
TPC	08/01/2011	INSPECTED	2022	8,400	139,400	147,800			101,068C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 468 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			440	WPP	Bsmnt Garage:		
Building Style: 1+S		X	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace			102	WCP (1 Story)	Carport Area:		
Yr Built 1999	Remodeled 0	X	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S			E.C.F. X 1.100		Roof:		
Condition: Average		Doors			Solid X H.C.			200 Amps Service			Total Base New : 395,429			Storage Area: 468		
Room List		(5) Floors			(12) Electric			No. of Elec. Outlets			Total Depr Cost: 329,098			No Conc. Floor: 0		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:			200			Ex. X Ord. Min			Total T.C.V: 362,008			Cls C 10 Blt 1999		
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			Many X Ave. Few			1+ Story Siding Basement 1,404			Total: 230,151 195,630			
(2) Windows		(8) Basement			(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments			Recreation Room 1052 20,051 10,025		
X	Many Avg. X Few	Basement: 1404 S.F. Crawl: 0 S.F. Slab: 0 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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement, Outside Entrance, Below Grade 1 2,523 2,145			Plumbing		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			(14) Water/Sewer			Average Fixture(s)			Water/Sewer			Average Fixture(s)		
X	Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone			1			1			1000 Gal Septic Water Well, 100 Feet			3 Fixture Bath 2 9,159 7,785		
X	Double Glass Patio Doors Storms & Screens	Treated Wood X Concrete Floor			1			1			Porches			1000 Gal Septic 1 4,795 4,076		
(3) Roof		(10) Floor Support			Lump Sum Items:			WPP 440 7,282 6,190			Water Well, 100 Feet 1 5,725 4,866			WCP (1 Story) 102 4,759 4,045		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 624 31,156 26,483			Storage Over Garage 468 6,337 5,386		
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Door Opener 2 1,078 916			Door Opener 3 1,435 1,220		
								Built-Ins			Appliance Allow. 1 2,727 2,318					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LINDOW MICHELLE & BEDNARI	LINDOW MICHELLE & BEDNARI	0	04/12/2023	QC	09-FAMILY	202301019	PROPERTY TRANSFER	0.0				
LINDOW MICHELLE M	BEDNARICK MILDRED M	20,000	04/12/2023	QC	09-FAMILY	2023-01020	PROPERTY TRANSFER	0.0				
BEDNARICK MILDRED M	BEDNARICK MILDRED M	0	04/12/2023	QC	09-FAMILY	2023-01021	PROPERTY TRANSFER	0.0				
SPRAGG JAMES A & PATRICIA	LINDOW MICHELLE & BEDNARI	277,000	09/12/2019	WD	03-ARM'S LENGTH	2019-02865	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10504 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 10/05/2019										
LINDOW MICHELLE & BEDNARICK MILDRED 10504 W KELLY RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 379,348 TCV/TFA: 218.52								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
SEC 17 T22N R8W LOTS 12,13 & E/2 LOT 14 HOFFMAN'S TIMBER ACRES 009-340-014-00 (E/2 LOT 14) Combined with this pcl for 2010.		Public Improvements		* Factors *								
Comments/Influences		Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2010 COMBINED 30-014-00 WITH NEW HOME U/C FOR FOR 98 COMP FOR 99 CFP/CVR & WFP/GE FOR 02 24X26 GRG FOR 04 98 COMBO W/013-00 FOR 99		X	Dirt Road	A 200' @ 90/	120.00	627.00	0.9036	1.0111	90	100		9,867
		X	Gravel Road	A 200' @ 90/	120.00	627.00	0.9036	1.0111	90	100		9,867
		X	Paved Road	A 200' @ 90/	60.00	624.00	0.9036	1.0099	90	100	1/2 LOT 14	4,928
		X	Storm Sewer	300 Actual Front Feet, 4.31 Total Acres Total Est. Land Value = 24,661								
		X	Sidewalk									
		X	Electric	Land Improvement Cost Estimates								
		X	Gas	Description	Rate		Size		% Good	Cash Value		
		X	Curb	D/W/P: 4in Ren. Conc.	8.06		1500		50	6,045		
		X	Street Lights	D/W/P: 4in Ren. Conc.	8.06		300		50	1,209		
		X	Standard Utilities	D/W/P: Brick on Sand	17.76		100		50	888		
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 8,142								
		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 05/03/2019	INSPECTED		2025	12,300	177,400	189,700			154,779C	
		TPC 12/27/2017	INSPECTED		2024	12,800	152,800	165,600			150,126C	
		TPC 04/21/2016	INSPECTED		2023	10,000	150,800	160,800			142,978C	
					2022	9,600	135,800	145,400			136,170C	

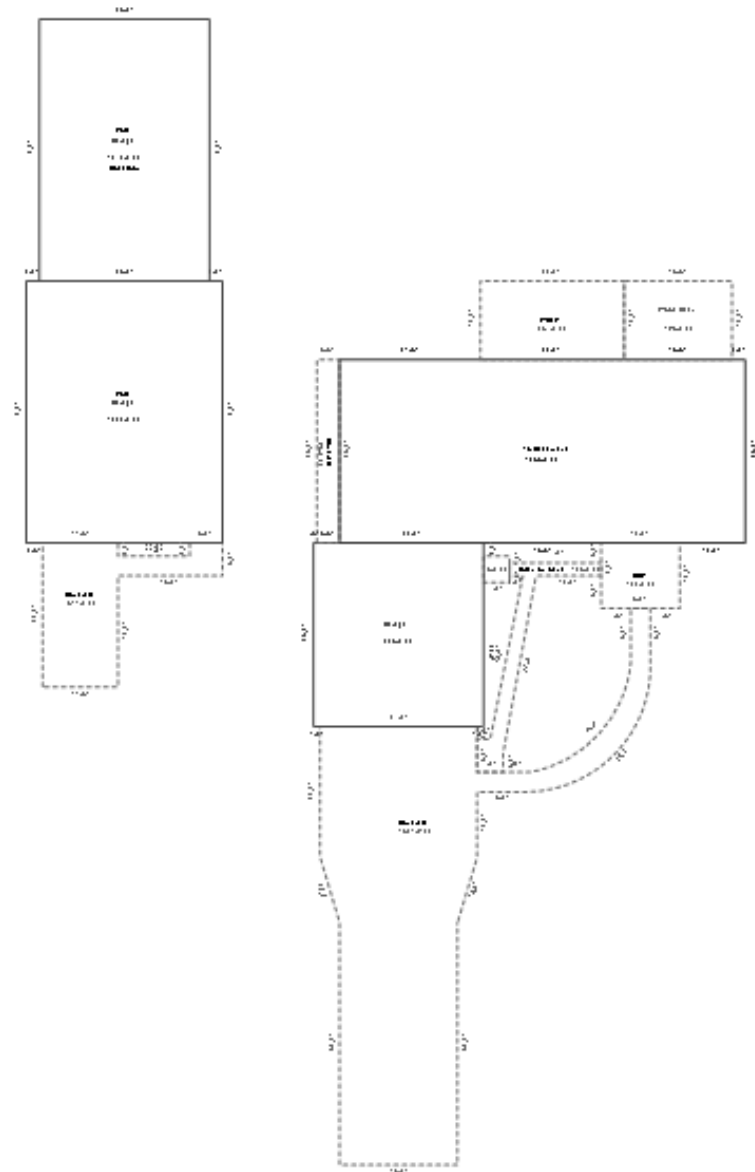


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % 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					120 264 198	CCP (1 Story) WGEP (1 Story) Treated Wood																																																																																																																																																			
Building Style: 1S		Trim & Decoration		X Central Air Wood Furnace						Class: C Effec. Age: 20 Floor Area: 1,736 Total Base New : 399,876 Total Depr Cost: 315,041 Estimated T.C.V: 346,545			E.C.F. X 1.100		Bsmnt Garage:																																																																																																																																																	
Yr Built 1997	Remodeled 0	Size of Closets		(12) Electric											Carport Area: Roof:																																																																																																																																																	
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(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																																																																																																																																																									
(2) Windows		(7) Excavation		Basement: 1736 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer																																																																																																																																																									
X	Many Avg. X Few	Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Lump Sum Items:																																																																																																																																																												
(3) Roof		850	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support																																																																																																																																																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																														
Chimney:																																																																																																																																																																
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1997 (11) Heating System: Radiant (in-floor), Air Conditioning Ground Area = 1736 SF Floor Area = 1736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 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>1,736</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>262,751</td> <td>210,202</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>850</td> <td>16,201</td> <td>8,100</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,164</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>2</td> <td>9,159</td> <td>7,327</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,795</td> <td>3,836</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>4,580</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>120</td> <td>3,277</td> <td>2,622</td> </tr> <tr> <td colspan="3">WGEP (1 Story)</td> <td>264</td> <td>18,060</td> <td>14,448</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>198</td> <td>4,049</td> <td>3,239</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>728</td> <td>28,829</td> <td>23,063</td> </tr> <tr> <td colspan="3">Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-2,118</td> </tr> <tr> <td colspan="3">Door Opener</td> <td>1</td> <td>539</td> <td>431</td> </tr> <tr> <td colspan="6">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td colspan="3">Door Opener</td> <td>1</td> <td>539</td> <td>431</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>1200</td> <td>28,536</td> <td>22,829</td> </tr> </tbody> </table> <p>Class: CD Exterior: Pole (Unfinished) <<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,736			Total:				262,751	210,202	Other Additions/Adjustments						Recreation Room			850	16,201	8,100	Plumbing						Average Fixture(s)			1	1,455	1,164	3 Fixture Bath			2	9,159	7,327	Water/Sewer						1000 Gal Septic			1	4,795	3,836	Water Well, 100 Feet			1	5,725	4,580	Porches						CCP (1 Story)			120	3,277	2,622	WGEP (1 Story)			264	18,060	14,448	Deck						Treated Wood			198	4,049	3,239	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost			728	28,829	23,063	Common Wall: 1 Wall			1	-2,647	-2,118	Door Opener			1	539	431	Class: C Exterior: Pole (Unfinished)						Door Opener			1	539	431	Base Cost			1200	28,536	22,829
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUEGER LYNN W & BEVERLY	KRUEGER BEVERLY J	0	08/31/2022	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10570 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
KRUEGER BEVERLY J 10570 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 323,012 TCV/TFA: 192.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES & W 1/2 OF LOT 14. HOFFMAN'S TIMBER ACRES FORMERLY SEC 17 T23N R8W LOT 15 HOFFMAN'S TIMBER ACRES			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/	120.00	627.00	1.0267	1.0111	90	100	11,211
			A 200' @ 90/	60.00	627.00	1.0267	1.0111	90	100	5,605
			180 Actual Front Feet, 2.59 Total Acres Total Est. Land Value = 16,816							

Public Improvements	Description	Rate	Size	% Good	Cash Value
X Dirt Road	D/W/P: Asphalt Paving	3.06	1200	0	0
X Gravel Road	D/W/P: 4in Ren. Conc.	8.06	288	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	97	2,425
X Water	Total Estimated Land Improvements True Cash Value = 2,425				
X Sewer					

Comments/Influences	Topography of Site
2013 COMBINE WITH W1/2 OF LOT 14 HOFFMAN'S TIMBER ACRES.	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



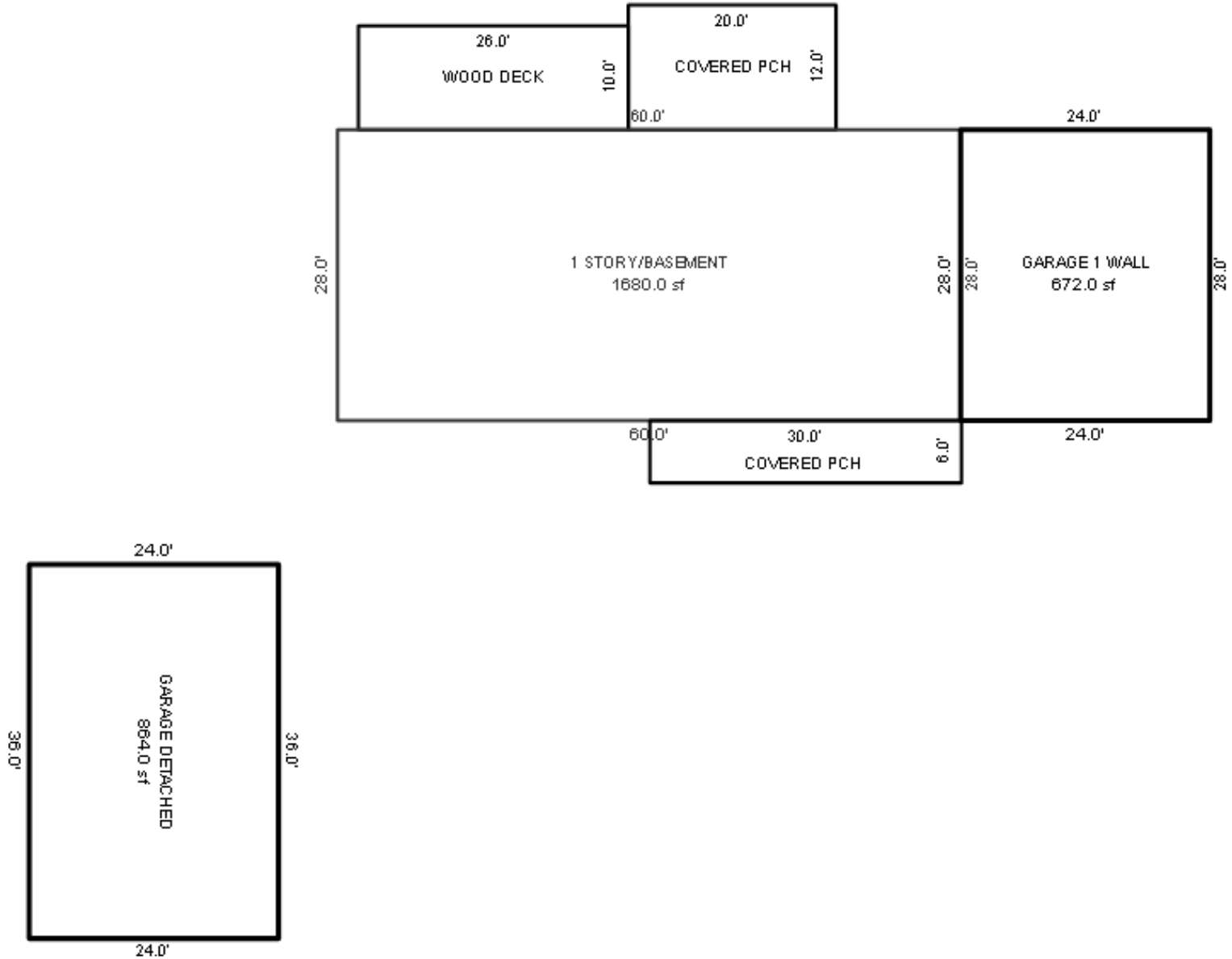
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	8,400	153,100	161,500			101,332C
			2024	8,800	131,400	140,200			98,286C
			2023	6,800	130,100	136,900			93,606C
			2022	3,700	117,300	121,000			89,149C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 240 260	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																								
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: 20 Floor Area: 1,680 Total Base New : 345,194 Total Depr Cost: 276,155 Estimated T.C.V: 303,771			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																														
Yr Built 2001	Remodeled 0	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 = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C		Blt 2001																														
Condition: Average		Size of Closets		No./Qual. of Fixtures			200			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1 Story			Siding		Basement		1,680		Total:		240,448		192,358																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			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			Plumbing			Average Fixture(s) 1 3 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WCP (1 Story)		Deck		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Built-Ins Appliance Allow.		1 2,727 2,182							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1			2			Plumbing			Average Fixture(s) 1 3 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WCP (1 Story)		Deck		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Built-Ins Appliance Allow.		1 2,727 2,182	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1			2			Plumbing			Average Fixture(s) 1 3 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WCP (1 Story)		Deck		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener		Built-Ins Appliance Allow.		1 2,727 2,182	
(2) Windows		(7) Excavation		Basement: 1680 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			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1680 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			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(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)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																									
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUEGER LYNN W & BEVERLY	KRUEGER BEVERLY J	0	08/31/2022	QC	09-FAMILY	2022-02828	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 04/11/2002				
Owner's Name/Address	MAP #:					
KRUEGER BEVERLY J 10570 W KELLY ROAD LAKE CITY MI 49651	2025 Est TCV 12,407					

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/	120.00	627.00	1.1362	1.0111	90	100	12,407
120 Actual Front Feet, 1.73 Total Acres							Total Est. Land Value = 12,407

Tax Description
 SEC 17 T22N R8W LOT 16 HOFFMAN'S TIMBER ACRES
 Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,200	0	6,200			2,841C
2024	6,500	0	6,500			2,756C
2023	5,000	0	5,000			2,625C
2022	2,500	0	2,500			2,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILSON JAMES V & CAROL R	EISENGA DAVID J & CONNIE	115,000	10/30/2015	WD	03-ARM'S LENGTH	2015-03650	PROPERTY TRANSFER	100.0
		7,950	03/01/1998	WD	33-TO BE DETERMINED	317:1110	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10614 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/30/2006	20060284	Complete
Owner's Name/Address	P.R.E. 100% 11/20/2015					
EISENGA DAVID J & CONNIE S 10614 W KELLY RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 228,815 TCV/TFA: 151.33					

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 17 T22N R8W LOT 17 HOFFMAN'S TIMBER ACRES	X		Dirt Road	120.00	627.00	1.1362	1.0111	90	100	12,407	
Comments/Influences	X		Gravel Road	120 Actual Front Feet, 1.73 Total Acres						Total Est. Land Value =	12,407
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	Size	% Good	Cash Value			
			Sidewalk	Fencing: Wd, Split, 2 Rail	16.25	60	0	0			
			Water	D/W/P: 4in Ren. Conc.	8.06	240	0	0			
	X		Sewer	D/W/P: 3.5 Concrete	6.49	384	0	0			
			Electric	Wood Frame	22.42	384	94	8,092			
			Gas	Residential Local Cost Land Improvements							
			Curb	Description	Rate	Size	% Good	Cash Value			
			Street Lights	LAND IMPROVE 1000	1,000.00	1	97	970			
	X		Standard Utilities	Total Estimated Land Improvements True Cash Value =						9,062	
			Underground Utils.								



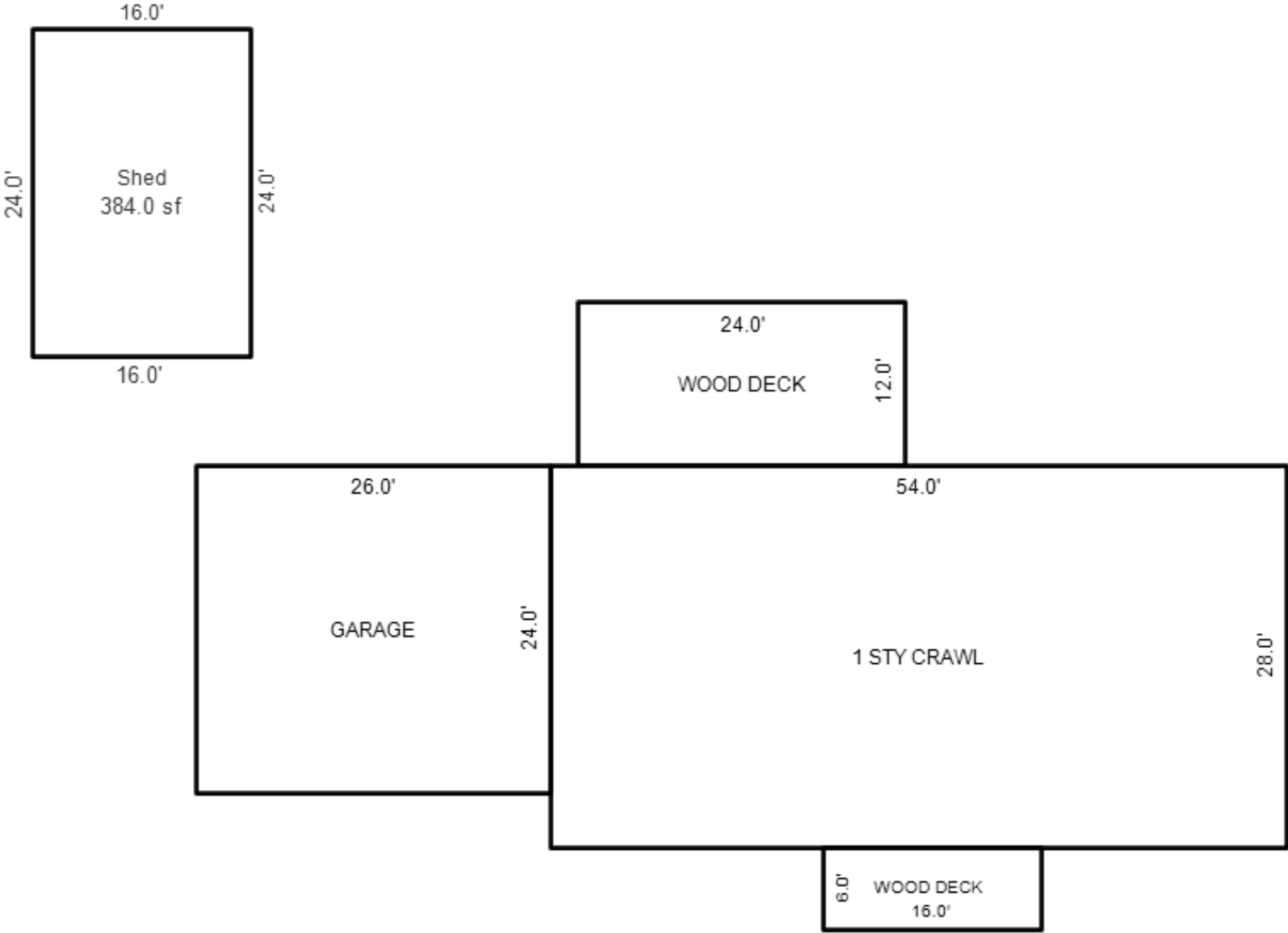
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	6,200	108,200	114,400			71,796C
X	Low	High	2024	6,500	93,500	100,000			69,638C
X	Landscaped	Swamp	2023	5,000	92,300	97,300			66,322C
X	Wooded	Pond	2022	2,500	83,100	85,600			63,164C
	Waterfront	Ravine							
	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 18 Floor Area: 1,512 Total Base New : 229,879 Total Depr Cost: 188,496 Estimated T.C.V: 207,346						
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1998			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1512 SF Floor Area = 1512 SF.					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation Size					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space		Total: 1,512			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments					
X	Many Avg. Few	X	Large Avg. Small				1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					1 1000 Gal Septic 1 2000 Gal Septic			Deck					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood					
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:			Treated Wood						
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:						Garages					
Chimney:										Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall					
										Totals: 229,879					
										Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 207,346			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILSON JAMES V & CAROL R	EISENGA DAVID J & CONNIE	115,000	10/30/2015	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
		12,575	07/01/2000	WD	33-TO BE DETERMINED	2:199	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 11/20/2015

Owner's Name/Address: EISENGA DAVID J & CONNIE S
 10614 W KELLY RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 6,593

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	60.00	400.00	1.3512	0.9036	90	100	1/2 LOT 18	6,593	
	Gravel Road	60 Actual Front Feet, 0.55 Total Acres							Total Est. Land Value =	6,593

Tax Description: SEC 17 T22N R8W (2*2000) E 1/2 OF LOT 18.
 HOFFMAN'S TIMBER ACRES

Comments/Influences: 00SPLIT 1/2 LOT TO 019-00 FOR 01

- X Paved Road
- Storm Sewer
- Sidewalk
- Water Sewer
- 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



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON TIMOTHY K & MICH	SANDELIUS DAN & KELLY J	240,000	04/20/2015	WD	03-ARM'S LENGTH	2015-01483	PROPERTY TRANSFER	100.0
		15,000	12/01/2001	WD	33-TO BE DETERMINED	01-0:4809	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10658 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Garage	07/06/2005	20050215	Complete
Owner's Name/Address	P.R.E. 100% 05/04/2015					
SANDELIUS DAN 10658 W KELLY RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 416,953 TCV/TFA: 204.39					

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 17 T22N R8W (4*2000) LOT 19, 20, & W 1/2 OF LOT 18. HOFFMAN'S TIMBER ACRES	X	Dirt Road		A 200' @ 90/	120.00	400.00	0.9036	0.9036	90	100		8,818
Combination of 340-019 & 340-020 for 07.	X	Gravel Road		A 200' @ 90/	120.00	400.00	0.9036	0.9036	90	100		8,818
Comments/Influences	X	Paved Road		A 200' @ 90/	60.00	400.00	0.9036	0.9036	90	100	1/2 LOT 18	4,409
779-6908		Storm Sewer		300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =							22,045	
NEW HOUSE FOR 03 UIP = 2 12X40 ROOF STRUCTURES ATTACHED TO GARAGE.	X	Sidewalk										
00 COMBO W/ 1/2 LOT 18 FOR 01		Water										
06 Combo w/340-020-00 for 07.	X	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: Brick on Sand	17.76	142	50	1,261	
D/W/P: Asphalt Paving	3.06	1800	50	2,754	
Wood Frame	22.25	960	50	10,680	
Wood Frame	25.63	168	94	4,048	
Total Estimated Land Improvements True Cash Value =					21,051

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,000	197,500	208,500			153,196C
2024	11,500	171,000	182,500			148,590C
2023	8,900	168,500	177,400			141,515C
2022	6,200	151,800	158,000			134,777C

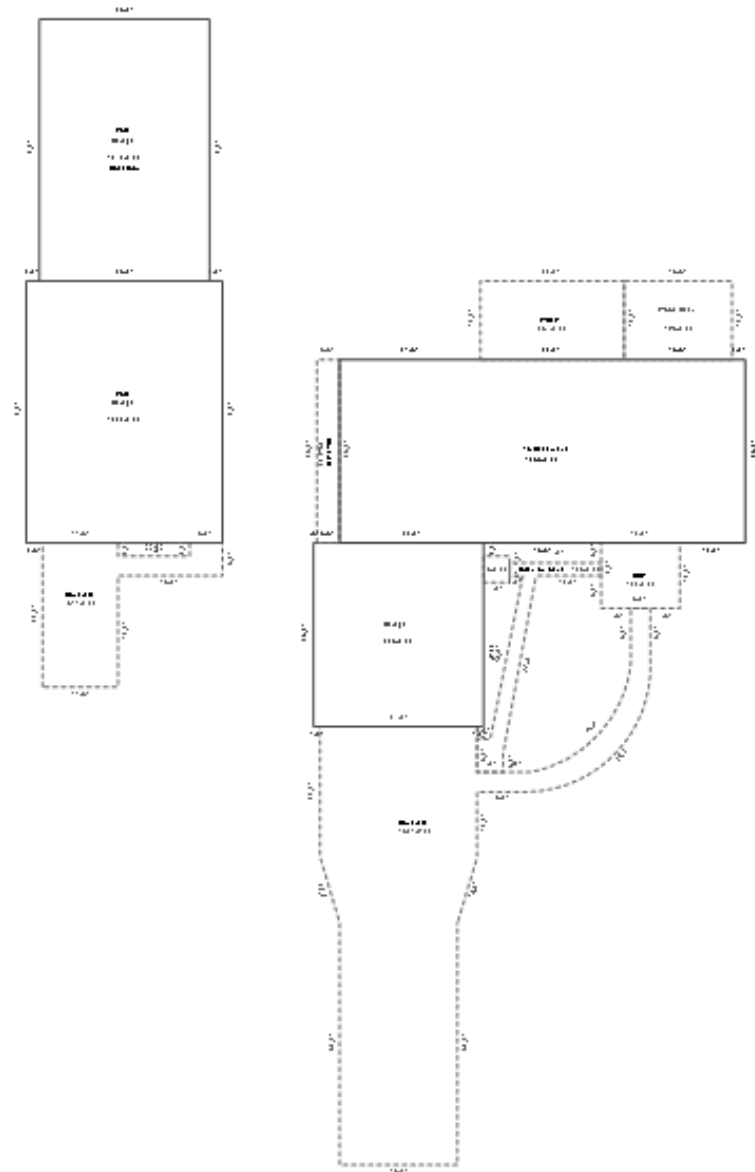
Who When What

TPC 05/06/2019 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 04/27/2016 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 Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 135 396	Type WCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 2,040 Total Base New : 414,490 Total Depr Cost: 339,870 Estimated T.C.V: 373,857			E.C.F. X 1.100		Bsmnt Garage:	
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling								Roof:	
Condition: Average		Lg		X	Ord		Small	120 Amps Service								
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2002			
2	Basement	(5) Floors		Kitchen:			No./Qual. of Fixtures			(11) Heating System: Forced Heat & Cool Ground Area = 2040 SF Floor Area = 2040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82						
1st	Floor	Other:		Other:			Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 2,040 Total: 298,678 244,906						
2nd	Floor	No. of Elec. Outlets		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments Recreation Room 979 18,660 15,301 Plumbing Average Fixture(s) 1 1,455 1,193 3 Fixture Bath 1 4,580 3,756 2 Fixture Bath 1 3,064 2,512 Water/Sewer 1000 Gal Septic 1 4,795 3,932 Water Well, 100 Feet 1 5,725 4,694 Porches WCP (1 Story) 135 5,976 4,900 Deck Treated Wood 396 6,387 5,237 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 32,921 26,995 Common Wall: 1 Wall 1 -2,647 -2,171 Door Opener 2 1,078 884 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,536 23,400 Built-Ins Appliance Allow. 1 2,727 2,236						
4	Bedrooms	(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:						
(1) Exterior		X Drywall		(7) Excavation			Basement: 2040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									
Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
(2) Windows		Many Avg. X Avg. Few Small		(9) Basement Finish												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		979 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
(3) Roof		X Gable Hip Flat X Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER GREG ESTATE	TERRILL L COCKERAM II	79,900	08/13/2010	PTA	33-TO BE DETERMINED	2010-3804	DEED	100.0
MEYER GREG	MEYER GREG ESTATE, PER DC	0	05/19/2009	OTH	21-NOT USED/OTHER	2009/2425	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10702 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/13/2010					
Owner's Name/Address	MAP #:					
COCKERAM TERRILL L II 10702 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 165,159 TCV/TFA: 117.97					

Tax Description	Public Improvements	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SEC 17 T22N R8W LOT 21 HOFFMAN'S TIMBER ACRES	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/ 120.00 400.00 1.1362 0.9036 90 100 11,088 120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 11,088

Comments/Influences	Land Improvement Cost Estimates
21001390 \$89,900-82,900	Description Rate Size % Good Cash Value Wood Frame 26.60 70 50 931 Total Estimated Land Improvements True Cash Value = 931

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2025	5,500	77,100	82,600			46,555C



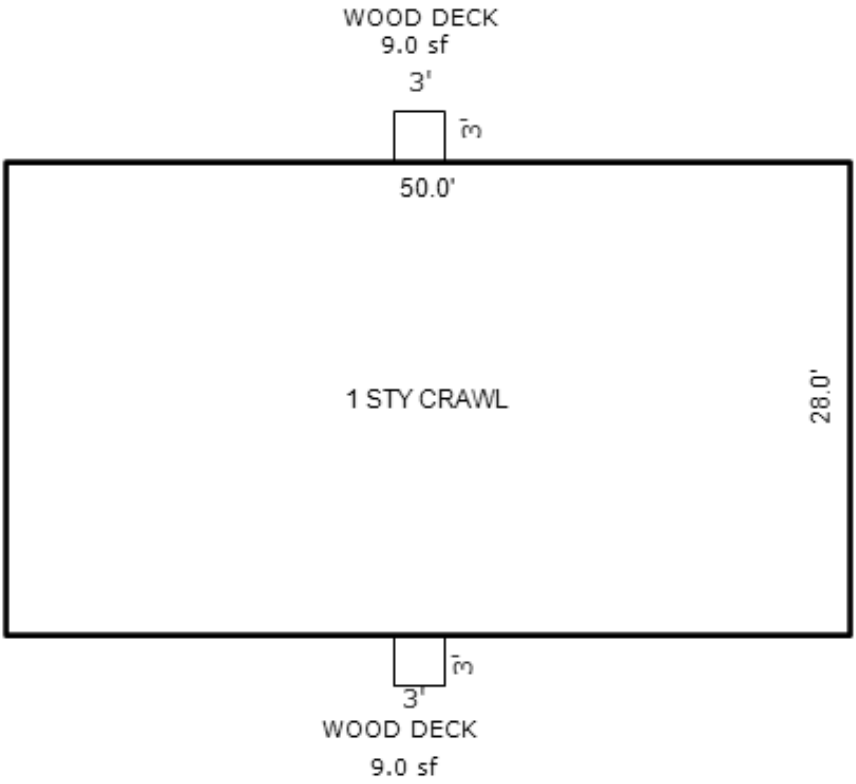
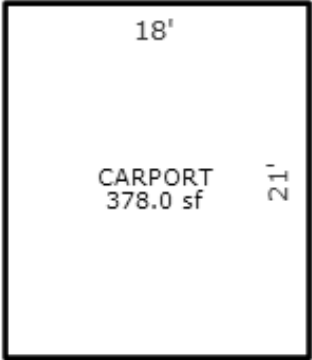
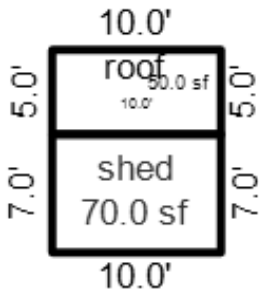
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	5,800	66,900	72,700			45,156C
TPC	04/30/2021	INSPECTED	2023	4,500	66,200	70,700			43,006C
TPC	05/14/2019	INSPECTED	2022	2,500	59,600	62,100			40,959C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 9 Treated Wood 9 Treated Wood 50 Roof Cover Onl	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D +10 Effec. Age: 20 Floor Area: 1,400 Total Base New : 174,023 Total Depr Cost: 139,218 Estimated T.C.V: 153,140			E.C.F. X 1.100		Bsmnt Garage: Carport Area: 378 Roof: Aluminum	
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 = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					Cls D 10 Blt 2000	
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas						
Condition: Average		Size of Closets					(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 1,400						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			150 Amps Service			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Plumbing			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Average Fixture(s)						
	Insulation	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Water/Sewer						
(2) Windows		Basement: 0 S.F. Crawl: 1400 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet						
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Lump Sum Items:			Notes:			Average Fixture(s)					
	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					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 153,140			Water/Sewer						
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tub Alcove Vent Fan						Appliance Allow.						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support								Treated Wood					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:								w/Roof (Roof portion)						
										Carports						
										Aluminum						
										Totals:						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUSER JEREMY	RUDE WILLIAM & LINDSAY	135,000	06/29/2018	WD	03-ARM'S LENGTH	2018-02122	PROPERTY TRANSFER	100.0
MERCER RICHARD O & RUTH A	HOUSER JEREMY	99,900	04/12/2013	WD	03-ARM'S LENGTH	2013-01365	DEED	100.0
		78,930	04/01/1996	WD	33-TO BE DETERMINED	03-0:5357	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10724 W KELLY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/02/2018					
	MAP #:					
	2025 Est TCV 218,720 TCV/TFA: 156.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
				Description	Frontage	Depth	Value
SEC 17 T22N R8W LOT 22 & E 1/2 OF LOT 23. HOFFMAN'S TIMBER ACRES	X			A 200' @ 90/	180.00	400.00	15,029
Comments/Influences				180 Actual Front Feet, 1.65 Total Acres			15,029

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Description</th> <th colspan="2">* Factors *</th> <th rowspan="2">Rate</th> <th rowspan="2">%Adj.</th> <th rowspan="2">Reason</th> <th rowspan="2">Cash Value</th>	X	Description	* Factors *		Rate	%Adj.	Reason	Cash Value
			Front	Depth				
99 COMBO W 023-00 FOR 00	X	Dirt Road			30.45	180	0	0
		Gravel Road			8.06	432	0	0
		Paved Road			3.06	1200	0	0
		Storm Sewer			15.39	72	0	0
		Sidewalk			29.11	96	50	1,397

Comments/Influences	X	Description	Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
			Description	Rate				
		Fencing: Wd, Solid, 6 ft.		2,500.00	2,500.00	1	100	2,500
		D/W/P: 4in Ren. Conc.						
		D/W/P: Asphalt Paving						
		D/W/P: Patio Blocks						
		Wood Frame						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value = 3,897						

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2025	7,500	101,900	109,400			77,280C
	X	Rolling	2024	7,800	87,700	95,500			74,957C
	X	Low	2023	6,100	86,600	92,700			71,388C
	X	High	2022	4,800	78,200	83,000			67,989C
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

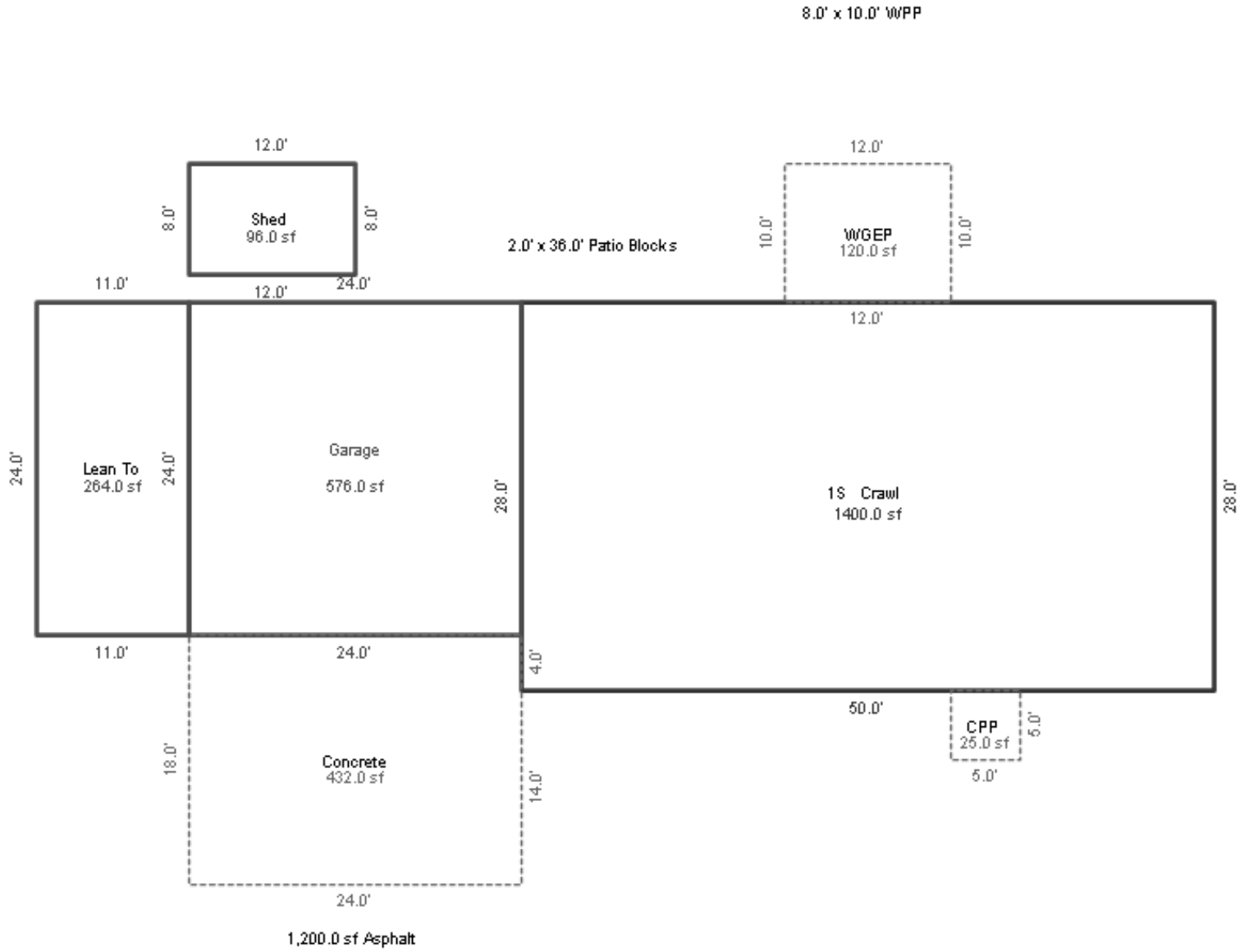


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*** Information herein deemed reliable but not guaranteed***

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	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	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration				120	WGEP (1 Story)				
Building Style: 1S				Ex X Ord Min						80 WPP			264 Roof Cover Onl			
Yr Built 1995	Remodeled 0	Size of Closets		Lg X Ord Small			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,400 Total Base New : 242,178 Total Depr Cost: 181,631 Estimated T.C.V: 199,794			E.C.F. X 1.100			
Condition: Average		Doors		Solid X H.C.			(12) Electric			200 Amps Service			Bsmnt Garage:			
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1995			
	Basement 1st Floor 2nd Floor 3 Bedrooms						Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,400 Total: 177,261 132,944						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1400 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	Many Avg. X Avg. Few	Large Avg. Small					1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches						
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			WGEP (1 Story) 120 10,801 8,101 CPP 25 709 532 WPP 80 2,654 1,990						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages						
Chimney: Metal							Notes: BOCA MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 199,794			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 22,075 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404 Built-Ins Appliance Allow. 1 2,727 2,045 Deck w/Roof (Roof portion) 264 4,145 3,109 Totals: 242,178 181,631						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER GERALD L & MARC	HOEKWATER GERALD L & MARC	0	04/20/2018	WD	09-FAMILY	2018-01544	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/11/2002

Owner's Name/Address: HOEKWATER GERALD L & MARCIA K
 10768 W KELLY ROAD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 6,593

Land Value Estimates for Land Table 4101.4101 RURAL SUBS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 A 200' @ 90/ 60.00 400.00 1.3512 0.9036 90 100 1/2 LOT 23 6,593
 60 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 6,593

Improved X Vacant
 Public Improvements

Tax Description: SEC 17 T22N R8W W 1/2 OF LOT 23. (0*1998)
 HOFFMAN'S TIMBER ACRES.
 Comments/Influences: 98 SPLIT FROM 023-00 FOR 99

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,300	0	3,300			2,220C
		TPC 12/27/2017 INSPECTED	2024	3,400	0	3,400			2,154C
		TPC 04/21/2016 INSPECTED	2023	2,700	0	2,700			2,052C
		TPC 08/01/2011 INSPECTED	2022	2,300	0	2,300			1,955C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER GERALD L & MARC	HOEKWATER GERALD L & MARC	0	04/20/2018	WD	09-FAMILY	2018-01544	PROPERTY TRANSFER	0.0
		11,625	10/01/1998	WD	33-TO BE DETERMINED	322:1323	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10768 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
HOEKWATER GERALD L & MARCIA K 10768 W KELLY ROAD LAKE CITY MI 49651	MAP #: 2025 Est TCV 365,836 TCV/TFA: 167.51					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
HOEKWATER GERALD L & MARCIA K 10768 W KELLY ROAD LAKE CITY MI 49651	X		A 200' @ 90/	120.00	400.00	1.1362	0.9036	90	100	11,088
			120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 11,088							

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
SEC 17 T22N R8W LOT 24 HOFFMAN'S TIMBER ACRES	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		D/W/P: 4in Ren. Conc.	8.06	900	0	0	
		Residential Local Cost Land Improvements					
		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		LAND IMPROVE 2500	2,500.00	1	97	2,425	
		Total Estimated Land Improvements True Cash Value =				2,425	

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



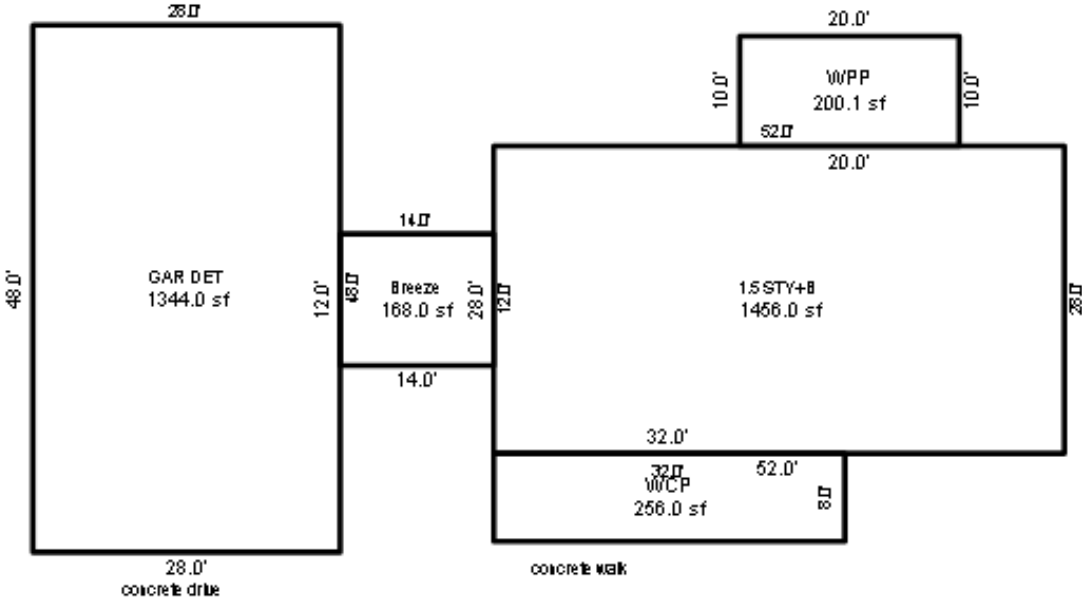
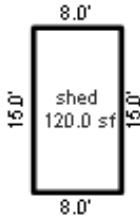
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Licensed To: Township of Lake, County of Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	177,400	182,900			113,987C
2024	5,800	152,300	158,100			110,560C
2023	4,500	150,600	155,100			105,296C
2022	2,500	135,800	138,300			100,282C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							256	WCP (1 Story)																																																																																																							
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: 2,184 Total Base New : 400,343 Total Depr Cost: 320,294 Estimated T.C.V: 352,323			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:																																																																																																				
Yr Built 2000	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 4 Bedrooms	(5) Floors		(12) Electric			200 Amps Service																																																																																																													
(1) Exterior		Kitchen: Other: Other:		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																																																																																																									
		X	Drywall																																																																																																																	
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																													
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																																	
(3) Roof		(9) Basement Finish																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																	
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Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																		
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td>Total:</td> <td>295,190 236,172</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,455</td> <td>1,164</td> </tr> <tr> <td>3 Fixture Bath</td> <td>4,580</td> <td>3,664</td> </tr> <tr> <td>2 Fixture Bath</td> <td>3,064</td> <td>2,451</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,795</td> <td>3,836</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,725</td> <td>4,580</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>256</td> <td>9,088</td> </tr> <tr> <td>WPP</td> <td>200</td> <td>4,486</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>431</td> <td colspan="2"></td> </tr> <tr> <td>Base Cost</td> <td>1344</td> <td>57,295</td> <td>45,836</td> <td colspan="2"></td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>2,182</td> <td colspan="2"></td> </tr> <tr> <td colspan="6">Breezeways</td> </tr> <tr> <td>Frame Wall</td> <td>168</td> <td>11,399</td> <td>9,119</td> <td colspan="2"></td> </tr> <tr> <td colspan="4"></td> <td>Totals:</td> <td>400,343 320,294</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,456							Total:	295,190 236,172	Average Fixture(s)	Cost	Depr.	1	1,455	1,164	3 Fixture Bath	4,580	3,664	2 Fixture Bath	3,064	2,451	Water/Sewer			1000 Gal Septic	4,795	3,836	Water Well, 100 Feet	5,725	4,580	Porches			WCP (1 Story)	256	9,088	WPP	200	4,486	Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						Door Opener	1	539	431			Base Cost	1344	57,295	45,836			Built-Ins						Appliance Allow.	1	2,727	2,182			Breezeways						Frame Wall	168	11,399	9,119							Totals:	400,343 320,294	Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 352,323		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDERSON CINDY FKA GILSO	HANNAH SETH & AMY	0	01/30/2023	WD	16-LC PAYOFF	2023-00317	DEED	0.0
SANDERSON CINDY	HANNAH SETH & AMY	140,000	08/19/2020	LC	09-FAMILY	2020-02356	DEED	100.0
		8,750	05/01/2001	WD	33-TO BE DETERMINED	01-0:1690	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10790 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/18/2022	2022-0563	100%

Owner's Name/Address	MAP #:
HANNAH SETH & AMY 10790 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 270,888 TCV/TFA: 220.41

X Improved	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								
	Gravel Road								
X	Paved Road	120.00	400.00	1.1362	0.9036	90	100		11,088
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
X	Standard Utilities								
	Underground Utils.								

Tax Description	SEC 17 T22N R8W LOT 25 HOFFMAN'S TIMBER ACRES

Comments/Influences	NEW HOUSE @45% FOR 03 COMP FOR 04

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	8.06	1553	50	6,258
	D/W/P: Asphalt Paving	3.06	1352	50	2,068
	Wood Frame	27.60	120	50	1,656
	Total Estimated Land Improvements True Cash Value =				9,982

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	5,500	129,900	135,400			115,232C
2024	5,800	112,200	118,000			111,768C
2023	4,500	110,600	115,100			106,446C
2022	2,500	75,900	78,400			76,235C

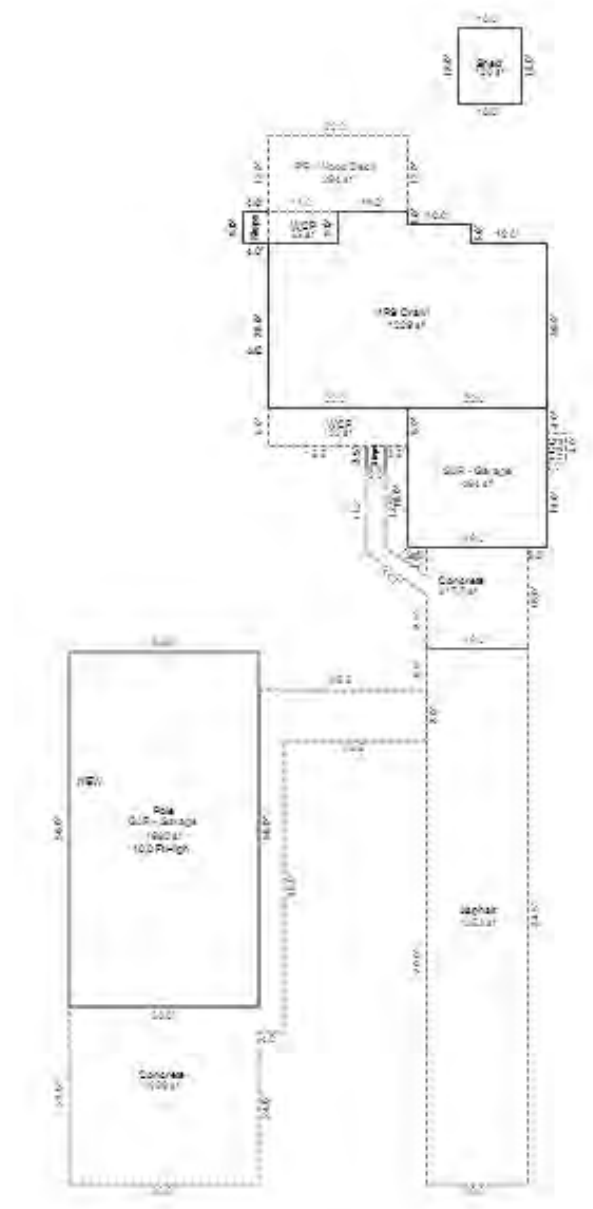
Who When What 2025 5,500 129,900 135,400 115,232C
 JWV 09/29/2022 INSPECTED 2024 5,800 112,200 118,000 111,768C
 TPC 05/13/2019 INSPECTED 2023 4,500 110,600 115,100 106,446C
 TPC 12/27/2017 INSPECTED 2022 2,500 75,900 78,400 76,235C

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 55 264	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
Building Style: 1+S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Condition: Average		Size of Closets		Lg	X	Ord	Small	X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Room List		Doors	Solid	X	H.C.	X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		X			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		X			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		X			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 18 Floor Area: 1,229 Total Base New : 276,974 Total Depr Cost: 227,107 Estimated T.C.V: 249,818			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON DAVID L & LISA A	SWANSON DAVID L & LISA A	0	08/25/2023	PTA	15-LADY BIRD	PTA	PROPERTY TRANSFER	0.0
OLMSTEAD MARK W & HEIDI J	SWANSON DAVID L & LISA A	14,000	07/29/2005	WD	03-ARM'S LENGTH	05-0/3007	DEED	100.0
HOFFMAN GARY TRUST	OLMSTEAD MARK W & HEIDI J	0	07/27/2005	OTH	21-NOT USED/OTHER	05-0/3006	DEED	0.0
		8,450	09/01/1997	WD	33-TO BE DETERMINED	313:1257	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10812 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/29/2006	20060210	Complete
	P.R.E. 100% 12/06/2006					
Owner's Name/Address	MAP #:					
SWANSON DAVID L & LISA A 10812 W KELLY RD Lake City MI 49651	2025 Est TCV 357,524 TCV/TFA: 166.14					

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 17 T22N R8W LOT 26 HOFFMAN'S TIMBER ACRES	X		Dirt Road	120.00	400.00	1.1362	0.9036	90	100	11,088	
Comments/Influences	X		Gravel Road	120 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	11,088
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	Size	% Good	Cash Value			
			Sidewalk	D/W/P: 4in Ren. Conc.	8.06	288	0	0			
			Water	D/W/P: Asphalt Paving	3.06	720	0	0			
	X		Sewer	Residential Local Cost Land Improvements							
			Electric	Description	Rate	Size	% Good	Cash Value			
			Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375			
			Curb	Total Estimated Land Improvements True Cash Value =						2,375	
			Street Lights								
			Standard Utilities								
	X		Underground Utils.								



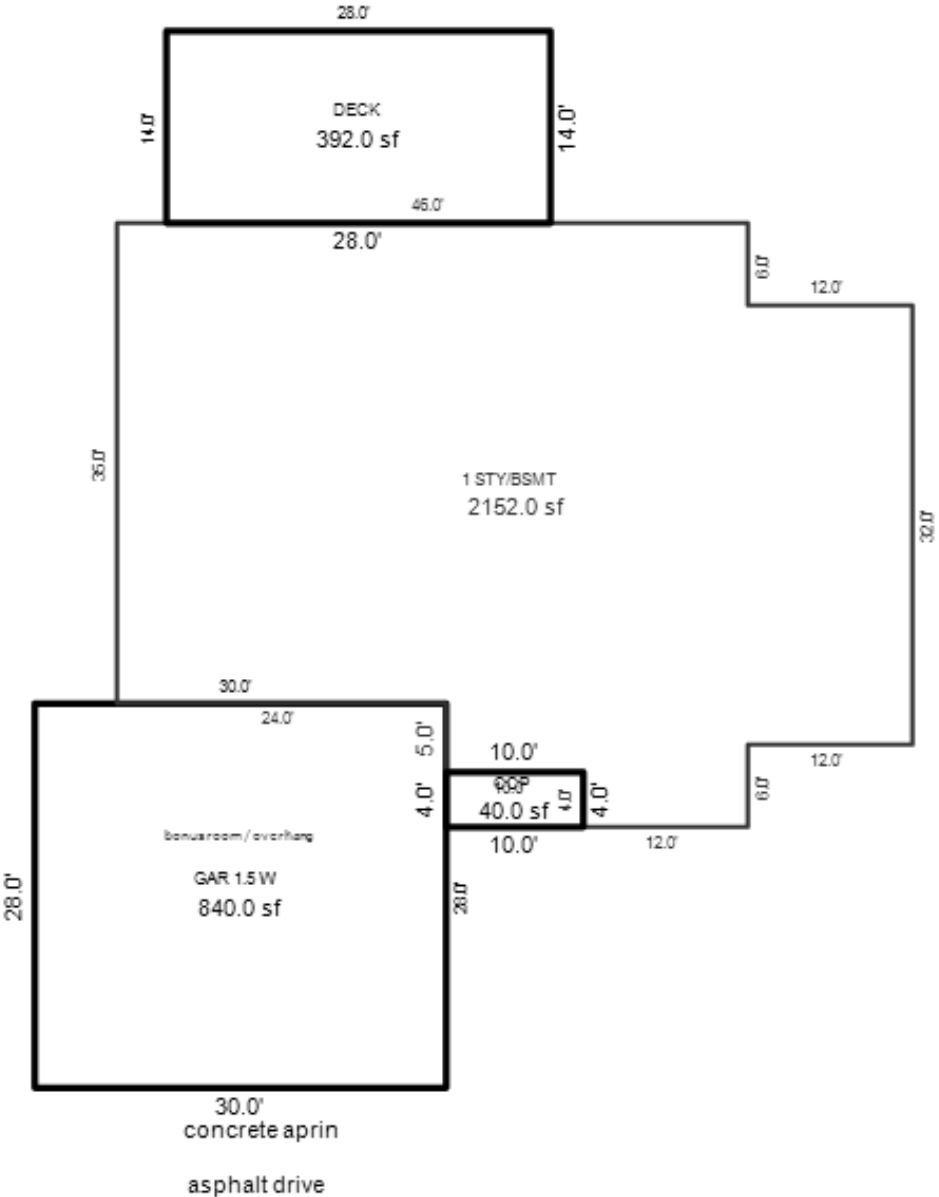
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,500	173,300	178,800			111,509C
Rolling	2024	5,800	148,700	154,500			108,157C
Low	2023	4,500	147,100	151,600			103,007C
High	2022	2,500	132,600	135,100			98,102C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 04/30/2021	INSPECTED						
TPC 05/14/2019	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 Wood Stove Direct-Vented Ga	Area 40 392	Type CCP (1 Story) Treated Wood	Year Built: 2006 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: 840 % Good: 0 Storage Area: 560 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: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 2,152 Total Base New : 367,978 Total Depr Cost: 312,783 Estimated T.C.V: 344,061			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 2006	
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 = 2152 SF Floor Area = 2152 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(1) Exterior		(6) Ceilings		No. of Plumbing			X			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 2152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 2,152			Total: 297,786		253,119	
(2) Windows		(8) Basement		Basement Finish			(13) Plumbing			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			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 CCP (1 Story) 40 1,243 1,057 Deck Treated Wood 392 6,346 5,394 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 840 38,632 32,837 Storage Over Garage 560 7,582 6,445 Common Wall: 1.5 Wall 1 -3,971 -3,375 Door Opener 2 1,078 916 Built-Ins Appliance Allow. 1 2,727 2,318			Totals: 367,978		312,783	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			(14) Water/Sewer			Notes:						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow.			Totals: 367,978		312,783		
X	Asphalt Shingle	(10) Floor Support		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 344,061												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
PETERSON TIMOTHY K & MICH	BELANGER CAMEON P	234,900	12/18/2017	WD	03-ARM'S LENGTH	2017-04033	PROPERTY TRANSFER	100.0											
WARREN DONALD B & SUSAN L	PETERSON TIMOTHY K & MICH	1	03/23/2015	QC	21-NOT USED/OTHER	2015-00947&014	DEED	100.0											
WARREN DONALD B & SUSAN L	WARREN DONALD B & SUSAN L	1	05/29/2009	WD	21-NOT USED/OTHER	2009/2216	DEED	0.0											
LEHMAN JAMES E & DIANE K	WARREN DONALD B & SUSAN L	23,000	09/08/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4002	DEED	100.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
10824 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		POOL		04/29/2021		2021-0221	100%										
Owner's Name/Address		P.R.E. 100% 01/12/2018		New House		04/24/2015		2015-0101	100%										
BELANGER CAMEON P 10824 W KELLY RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 401,950 TCV/TFA: 188.00															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS													
SEC 17 T22N R8W LOT 27 HOFFMAN'S TIMBER ACRES		X		Public Improvements		* Factors *													
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
21102844		X		Paved Road		A 200' @ 90/		120.00	400.00	1.1362	0.9036	90	100		11,088				
		X		Storm Sewer		120 Actual Front Feet, 1.10 Total Acres		Total Est. Land Value =						11,088					
		X		Sidewalk		Land Improvement Cost Estimates													
		X		Water		Description		Rate	Size	% Good	Cash Value								
		X		Sewer		D/W/P: 4in Ren. Conc.		8.06	2456	0	0								
		X		Electric		Wood Frame		24.64	192	50	2,365								
		X		Gas		Residential Local Cost Land Improvements													
		X		Curb		Description		Rate	Size	% Good	Cash Value								
		X		Street Lights		LAND IMPROVE 5000		5,000.00	1	100	5,000								
		X		Standard Utilities		Ad-Hoc Unit-In-Place Items													
		X		Underground Utils.		Description		Rate	Size	% Good	Cash Value								
		X		Topography of Site		/CI16/YARI/ABOP/12L		1,930.00	1	50	965								
		X		Level		Total Estimated Land Improvements True Cash Value =						8,330							
		X		Rolling															
		X		Low															
		X		High															
		X		Landscaped															
		X		Swamp															
		X		Wooded															
		X		Pond															
		X		Waterfront															
		X		Ravine															
		X		Wetland															
		X		Flood Plain															
		X		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X		Who		When		What		2025		5,500		195,500		201,000		144,000C	
		X		TPC 04/30/2021		INSPECTED		2024		5,800		168,200		174,000				139,671C	
		X		TPC 12/27/2017		INSPECTED		2023		4,500		166,300		170,800				133,020C	
		X		TPC 07/11/2017		INSPECTED		2022		2,500		150,100		152,600				126,686C	

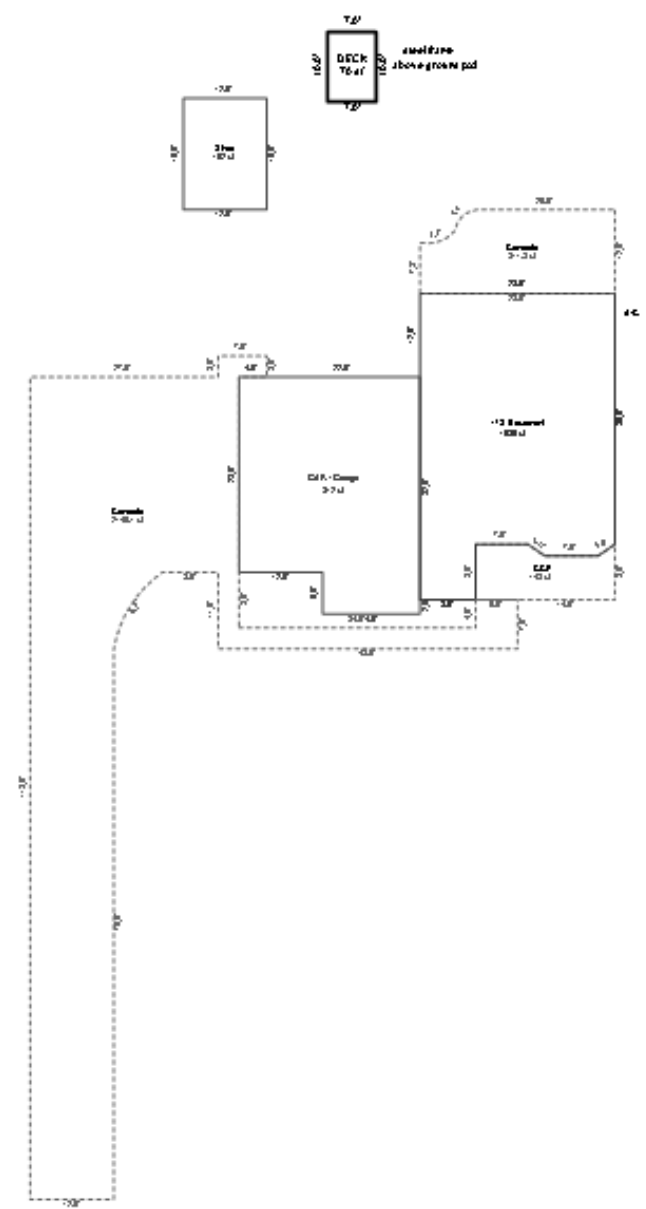


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 143 625 70	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 2015 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: 831 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric			Class: C +5 Effec. Age: 5 Floor Area: 2,138 Total Base New : 366,059 Total Depr Cost: 347,756 Estimated T.C.V: 382,532
Wood Frame		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			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 2138 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Cls C 5 Blt 2015	
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets Many Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Yr Built 2015	Remodeled 0	Ex	Ord	Min	X			(13) Plumbing			1.75 Story Siding Basement 1,118 0.5 Story Siding Overhang 364			Total: 264,970 251,721		
Condition: Average		Size of Closets		0 Amps Service			(14) Water/Sewer			Other Additions/Adjustments			Recreation Room 952 18,145 17,238			
Room List		Doors	Solid	H.C.	1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing		
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
2nd Floor	5 Bedrooms	Kitchen: Other: Other:		Basement: 1118 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Wood/Shingle	Aluminum/Vinyl	No. of Elec. Outlets Many Ave. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Brick	Insulation	(7) Excavation		(9) Basement Finish			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
(2) Windows		Basement: 1118 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Wood Sash	Metal Sash	952		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Vinyl Sash	Double Hung	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Horiz. Slide Casement	Double Glass	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Patio Doors	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Gable	Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Hip	Mansard	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Flat	Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 2000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 9,159 8,701 2 Fixture Bath 1 3,064 2,911 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 100 Feet 1 5,725 5,439			Plumbing			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG KAREN A	GREEN MICHAEL E & MICHAEL	172,000	10/12/2017	WD	03-ARM'S LENGTH	2017-03186	DEED	100.0
FEDERAL HOME LOAN MOTGAGE	GREGG KAREN A	100,000	06/13/2014	CD	11-FROM LENDING INSTITUT	2014-02163	PROPERTY TRANSFER	100.0
HOSE TRACY B	CHEMICAL BANK	112,414	09/20/2013	SD	10-FORECLOSURE	2013-03294 SD	DEED	0.0
WARREN DONALD B & SUSAN L	HOSE TRACY B (F)	146,000	05/22/2006	WD	03-ARM'S LENGTH	06-0/1944	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10856 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/17/2004	20040449	Complete
	P.R.E. 100% 10/12/2017					

Owner's Name/Address	MAP #:
GREEN MICHAEL E & MICHAEL K 10856 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 266,283 TCV/TFA: 182.89

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	120.00	400.00	1.1362	0.9036	90	100		11,088
120 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value = 11,088

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 17 T22N R8W LOT 28 HOFFMAN'S TIMBER ACRES	X	Dirt Road				
		Gravel Road				
		Paved Road				
		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 Ren. Conc.	8.06	288	0	0
Residential Local Cost Land Improvements						
		Description <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th>	Rate	Size	% Good	Cash Value
	X	Gas	1,000.00	1	97	970
		LAND IMPROVE 1000				
Total Estimated Land Improvements True Cash Value =						970

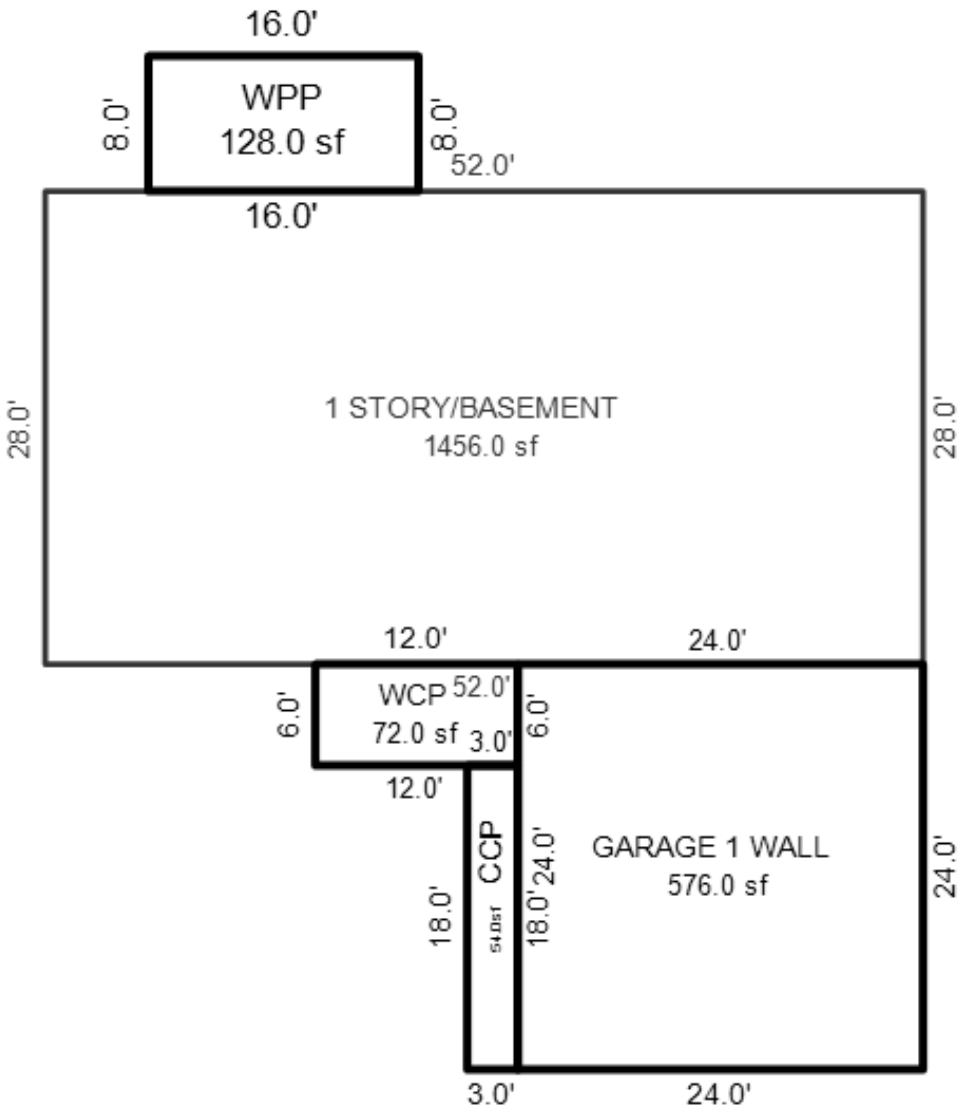
Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	127,600	133,100			100,999C
2024	5,800	109,500	115,300			97,963C
2023	4,500	108,300	112,800			93,299C
2022	2,500	97,600	100,100			88,857C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOOLITTLE MATTHEW	HAMMOND JENNIFER L	1	02/09/2024	QC	09-FAMILY	2024-00303	DEED	0.0
KLEEBERGER SETH M & LORI	DOOLITTLE MATTHEW & JENNI	151,900	05/24/2005	WD	03-ARM'S LENGTH	05-0/2264	DEED	100.0
		134,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1360	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10878 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	09/01/2023	2023-0525	100%

Owner's Name/Address	MAP #:
HAMMOND JENNIFER L 10878 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 255,541 TCV/TFA: 140.41

Tax Description	Public Improvements	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SEC 17 T22N R8W LOT 29 HOFFMAN'S TIMBER ACRES	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/ 120.00 400.00 1.1362 0.9036 90 100 11,088 120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 11,088

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.24 883 50 3,196 Metal Prefab 12.89 240 50 1,547

Ad-Hoc Unit-In-Place Items	Description	Rate	Size	% Good	Cash Value
	/CI16/YARI/PATR/ALUOSBEL	7.77	240	50	932

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Low <input checked="" 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	2025	5,500	122,300	127,800			80,548C

	2024	5,800	96,800	102,600			72,986C
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	2023	4,500	95,700	100,200			69,511C
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	2022	2,500	86,300	88,800			66,201C
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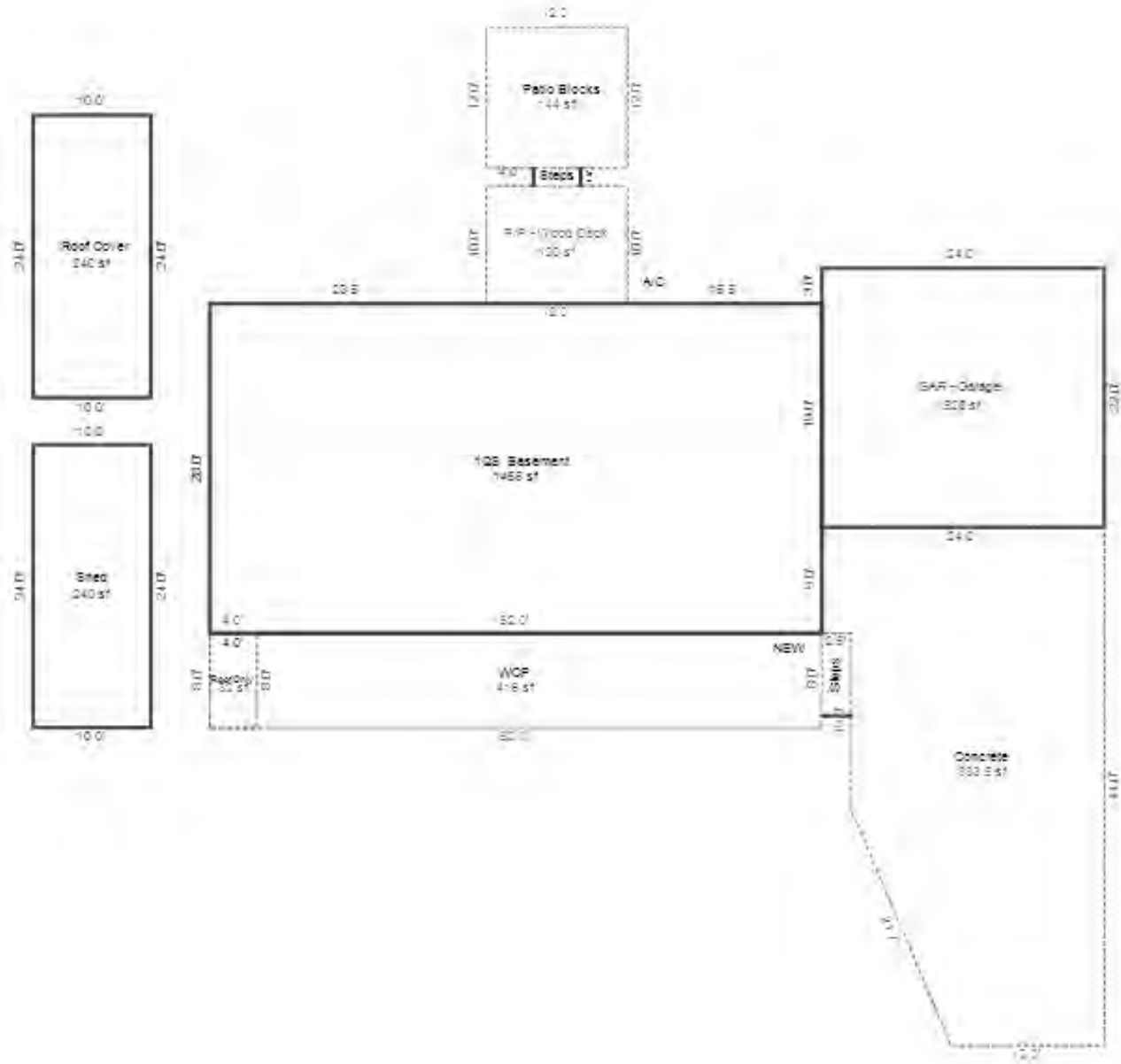
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Who	When	What
TPC	08/07/2024	INSPECTED
JWV	09/01/2023	INSPECTED
TPC	12/27/2017	INSPECTED

*** 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 416 120 144 32	Type WCP (1 Story) Treated Wood 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: 528 % 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		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,820 Total Base New : 271,340 Total Depr Cost: 217,071 Estimated T.C.V: 238,778			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:										
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 1998										
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1456 SF Floor Area = 1820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Many			1.25 Story			Siding		Basement		1,456		Total:		210,684		168,547		
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			X			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,212		970	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			X			3 Fixture Bath			Average Fixture(s)			3 Fixture Bath		2		7,610		6,088			
(2) Windows		(7) Excavation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2 Fixture Bath			Softener, Auto			Softener, Manual		2		2,559		2,047			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			No Plumbing			Water/Sewer			1000 Gal Septic		1		4,485		3,588			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		(9) Basement Finish			1			Extra Toilet			Extra Sink			Separate Shower			1		5,560		4,448		
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		(10) Floor Support			1			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			1		2,839		2,271		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			Vent Fan			Porches			WCP (1 Story)		416		11,960		9,568			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			Public Water			Deck			Treated Wood		120		2,839		2,574				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Public Sewer			Treated Wood			144		3,218		2,574					
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Water Well			w/Roof (Roof portion)			32		629		503					
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			1000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		528		20,676		16,541	
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			2000 Gal Septic			Common Wall: 1 Wall			Door Opener		1		-2,476		-1,981			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Lump Sum Items:			Appliance Allow.					1		1,906		1,525			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Totals:			271,340		217,071		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



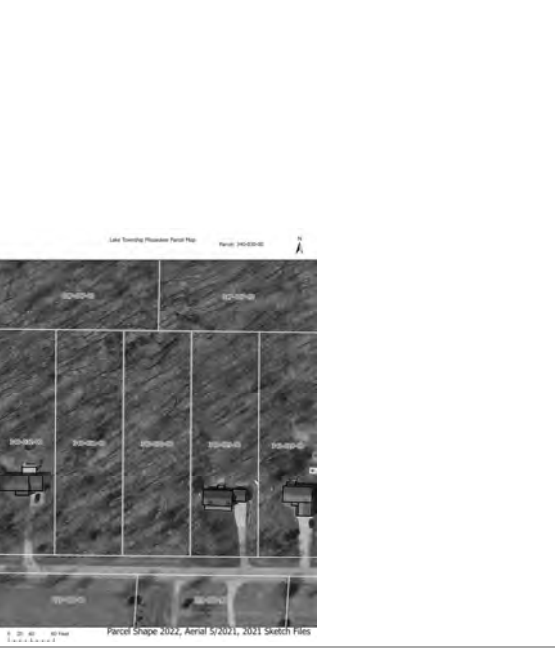
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARES RICHARD & MARCELLA	PEARSON JOHN L	11,500	03/17/2022	WD	03-ARM'S LENGTH	2022-00649	REALTOR	100.0
MARES RICHARD	MARES RICHARD & MARCELLA	0	06/13/2008	QC	21-NOT USED/OTHER	2008/2096	DEED	0.0
MARES KATHLEEN (DECEASED)	MARES RICHARD (SPOUSE)	0	02/01/2003	OTH	21-NOT USED/OTHER	2008/2095	DEED	0.0
		9,500	04/01/2002	WD	33-TO BE DETERMINED	02-0:2122	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 03/17/2022				
Owner's Name/Address	MAP #:					
PEARSON JOHN L 10919 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 11,088					

Tax Description	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
SEC 17 T22N R8W LOT 30 HOFFMAN'S TIMBER ACRES	X			A 200' @ 90/	120.00	400.00	1.1362	0.9036	90	100	11,088
Comments/Influences	X			120 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =		11,088

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	5,500	0	5,500			4,871C
2024	5,800	0	5,800			4,725C
2023	4,500	0	4,500			4,500S
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.
SILER BRADLEY S	MERRITT CHRISTOPHER & WEN	344,900	10/25/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02744	PROPERTY TRANSFER	100.0
ROSE JEREMY & ELLEN J	SILER BRADLEY S	161,500	09/06/2016	WD	19-MULTI PARCEL ARM'S LE	2016-02927	DEED	100.0
SMITH MARK B & SUZANNE M	ROSE JEREMY	150,000	03/04/2015	WD	03-ARM'S LENGTH	2015-00763	PROPERTY TRANSFER	100.0
		9,750	06/01/2000	WD	33-TO BE DETERMINED	338:555	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 10/25/2024

Owner's Name/Address: MERRITT CHRISTOPHER & WENDY
 10944 W KELLY RD
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 12,934

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/	120.00	400.00	1.1362	0.9036	90	100		11,088	
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								11,088	

Tax Description: SEC 17 T22N R8W LOT 31 HOFFMAN'S TIMBER ACRES

Comments/Influences: Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.08	160	50	1,846
Total Estimated Land Improvements True Cash Value =				1,846

Topography of Site

X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,500	1,000	6,500			6,500S
TPC	04/30/2021	INSPECTED	2024	5,800	900	6,700			3,010C
TPC	12/27/2017	INSPECTED	2023	4,500	900	5,400			2,867C
TPC	08/01/2011	INSPECTED	2022	2,500	800	3,300			2,731C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILER BRADLEY S	MERRITT CHRISTOPHER & WEN	344,900	10/25/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02744	PROPERTY TRANSFER	100.0
ROSE JEREMY & ELLEN J	SILER BRADLEY S	161,500	09/06/2016	WD	03-ARM'S LENGTH	2016-02927	PROPERTY TRANSFER	100.0
SMITH MARK B & SUZANNE M	ROSE JEREMY	150,000	03/04/2015	WD	03-ARM'S LENGTH	2015-00763	PROPERTY TRANSFER	100.0
		131,000	07/01/1999	LC	33-TO BE DETERMINED	330:247	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10944 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/25/2024					

Owner's Name/Address	MAP #:
MERRITT CHRISTOPHER & WENDY 10944 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 290,062 TCV/TFA: 191.84

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS																													
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LOT 32</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> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/</td> <td>120.00</td> <td>400.00</td> <td>1.1362</td> <td>0.9036</td> <td>90</td> <td>100</td> </tr> <tr> <td colspan="6">120 Actual Front Feet, 1.10 Total Acres</td> <td>Total Est. Land Value =</td> <td>11,088</td> </tr> </tbody> </table>	Public Improvements		* Factors *		LOT 32			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	A 200' @ 90/	120.00	400.00	1.1362	0.9036	90	100	120 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	11,088
Public Improvements		* Factors *		LOT 32																											
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason																									
A 200' @ 90/	120.00	400.00	1.1362	0.9036	90	100																									
120 Actual Front Feet, 1.10 Total Acres						Total Est. Land Value =	11,088																								

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 17 T22N R8W LOT 32 HOFFMAN'S TIMBER ACRES	X	Dirt Road				
FORMERLY ASSESSED WITH LOT 33: SEC 17 T22N R8W LOT 32 & 33. HOFFMAN'S TIMBER ACRES	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	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
FOR 2015 LOT 33 ON PIN 340-033-00	X	Residential Local Cost Land Improvements				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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



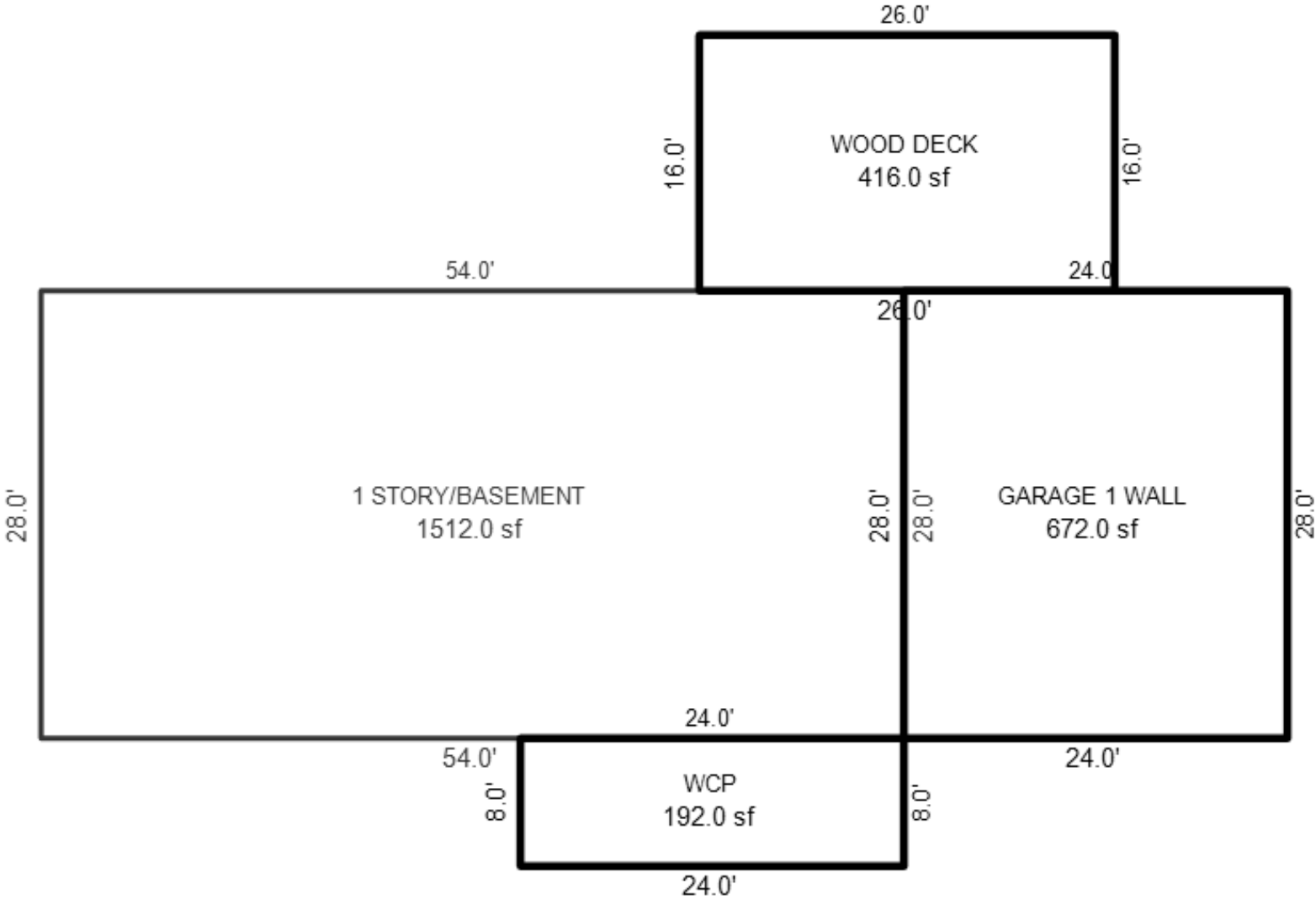
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,500	139,500	145,000			145,000S
2024	5,800	109,500	115,300		115,300A	92,640C
2023	4,500	108,300	112,800			88,229C
2022	2,500	97,600	100,100			84,028C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 192 416	Type WCP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,512 Total Base New : 315,904 Total Depr Cost: 252,731 Estimated T.C.V: 278,004		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1998	Remodeled 2022	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							
Condition: Average		X	Lg	Ord	Small	200 Amps Service			Cls C 5 Blt 1998							
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Ground Area = 1512 SF Floor Area = 1512 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Ex. X Ord. Min			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Ex. X Ord. Min			1 2 3 Fixture Bath			1 Story Siding Basement 1,512 Total: 230,608 184,495						
X	Many Avg. X Few	Large Avg. X Small		Basement: 1512 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			Other Additions/Adjustments Recreation Room 1100 20,966 16,773 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 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 100 Feet 1 5,725 4,580 Porches WCP (1 Story) 192 7,709 6,167 Deck Treated Wood 416 6,598 5,278 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,270 21,816 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 1 539 431 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Wood Stove 1 2,515 2,012						
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			1000 Gal Septic 2000 Gal Septic Lump Sum Items:						
(3) Roof		(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH MARK B & SUZANNE M	YARMAK BILL&PEARSON-YARMA	9,000	02/18/2021	WD	03-ARM'S LENGTH	2021-00573	PROPERTY TRANSFER	100.0
	SMITH MARK B & SUZANNE M	9,750	08/01/1999	WD	33-TO BE DETERMINED	330:197	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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10944 W KELLY 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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YARMAK BILL&PEARSON-YARMAK MARILYNN 3299 JACK MORRIS DR WEST BRANCH MI 48661	2025 Est TCV 11,088
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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/	120.00	400.00	1.1362	0.9036	90	100		11,088
120 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								11,088

Tax Description	Improvements
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SEC 17 T22N R8W LOT 33 HOFFMAN'S TIMBER ACRES 12/31/2014 SPLIT FROM 009-340-032-00 FORMERLY ASSESSED WITH LOT 32	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Comments/Influences	Topography of Site
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YEARS 2000 - 2014 SEC 17 T22N R8W LOTS 32 & 33 HOFFMAN'S TIMBER ACRES	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	5,500	0	5,500			2,841C
TPC 05/13/2019	INSPECTED		2024	5,800	0	5,800			2,756C
TPC 12/27/2017	INSPECTED		2023	4,500	0	4,500			2,625C
TPC 04/21/2016	INSPECTED		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.
STOREY RYAN	WADDELL THOMAS & ASHLEY	165,000	02/25/2022	WD	03-ARM'S LENGTH	2022-00772	PROPERTY TRANSFER	100.0
BARRON LARRY C & MARTHA J	STOREY RYAN	66,301	08/26/2021	SD	11-FROM LENDING INSTITUT	2021-00847	DEED	100.0
BARRON LARRY C & MARTHA J	US BANK NATIONAL ASSOCIAT	66,301	02/26/2021	SD	10-FORECLOSURE	2021-00847	DEED	0.0
ORLANDO MICHAEL V & SARAH	BARRON LARRY C & MARTHA J	0	06/24/2010	QC	09-FAMILY	2010-2579QC	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10281 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/28/2022					

Owner's Name/Address	MAP #:
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WADDELL THOMAS & ASHLEY 10281 ROSTED RD LAKE CITY MI 49651	2025 Est TCV 165,273 TCV/TFA: 95.20
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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

A 200' @ 90/FF	240.00	540.00	0.9554	1.0779	90 100	22,245
240 Actual Front Feet, 2.98 Total Acres					Total Est. Land Value =	22,245

Tax Description	X	Topography of Site
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SEC 17 T22N R8W LOT 34 HOFFMAN'S TIMBER ACRES	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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	X	Level
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	X	Rolling
--	---	---------

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

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

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

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

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

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

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

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

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

	X	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	11,100	71,500	82,600			73,180C
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2024	11,100	68,000	79,100			70,980C
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2023	8,700	58,900	67,600			67,600S
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2022	6,000	42,900	48,900			48,900S
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Who	When	What
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TPC 02/22/2022	INSPECTED	
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TPC 05/06/2018	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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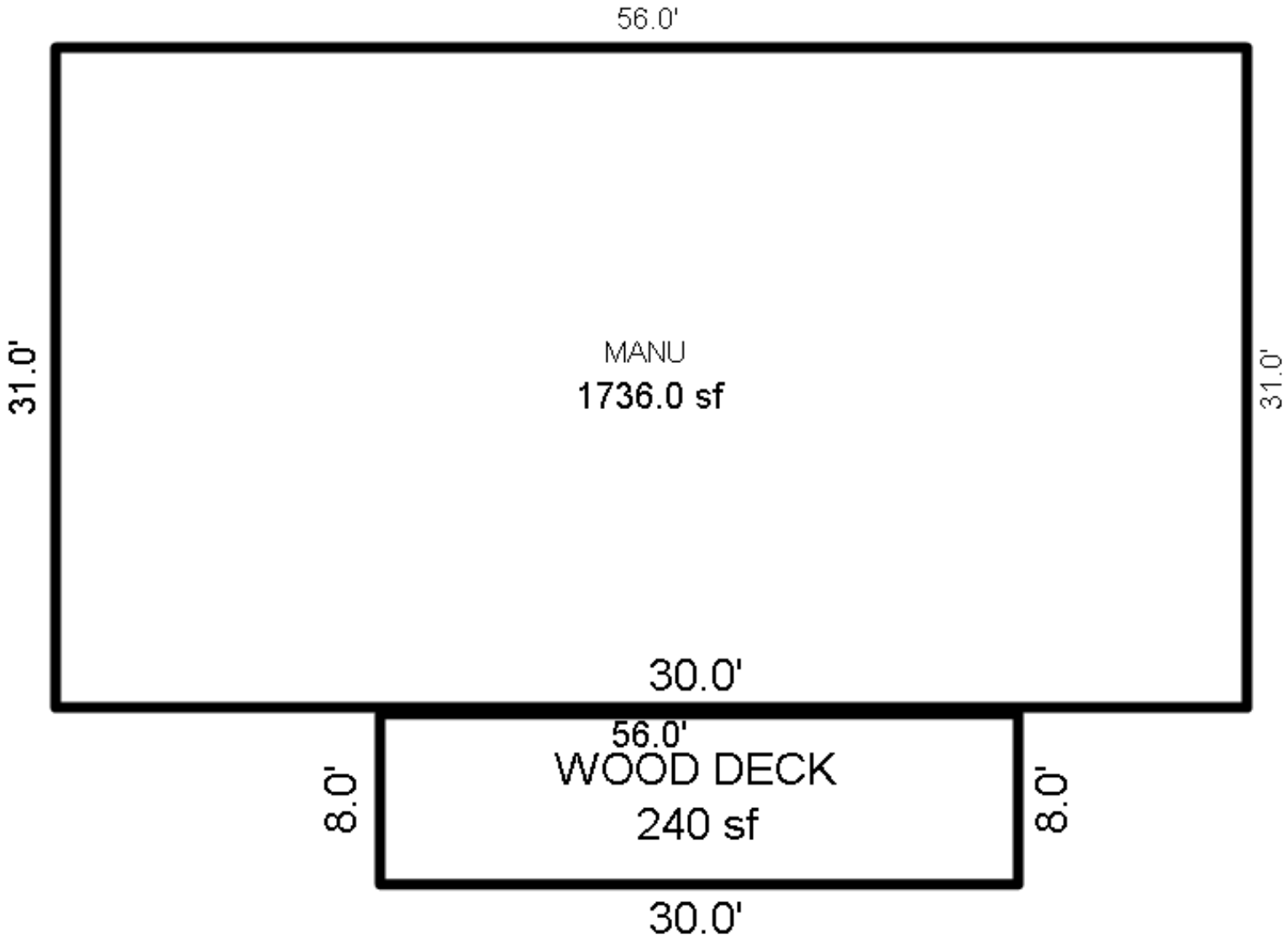
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*** Information herein deemed reliable but not guaranteed***



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 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 20 Floor Area: 1,736 Total Base New : 223,480 Total Depr Cost: 178,785 Estimated T.C.V: 143,028		E.C.F. X 0.800		Bsmnt Garage:					
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 223,480 Total Depr Cost: 178,785 Estimated T.C.V: 143,028		E.C.F. X 0.800		Carpport Area:				
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 1998				
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 1736 SF		Floor Area = 1736 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story		Siding	Piers	1,736	Total:	199,595	159,677	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,455	1,164
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Water/Sewer		3 Fixture Bath		1	4,580	3,664		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		240	4,603	3,682		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1	2,727	2,182		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:		ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		143,028				
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.
BAC HOME LOANS SERVICING		0	05/02/2012	OTH	05-CORRECTING TITLE	2012-01724 AFF	PROPERTY TRANSFER	0.0
BAC TAX SERVICES CORP	JONES KIMBERLEE	35,900	03/19/2012	CD	21-NOT USED/OTHER	2012-02223 WD	DEED	100.0
FANNIE MAE	BAC HOME LOANS SERVICING	0	09/13/2011	QC	21-NOT USED/OTHER	2011-02955	PROPERTY TRANSFER	0.0
HARDING FRANK L & KELLEY	FANNIE MAE	1	05/11/2011	QC	10-FORECLOSURE	2011-01654	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10311 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/09/2020					

Owner's Name/Address	MAP #:
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JONES KIMBERLEE 10311 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 111,378 TCV/TFA: 107.09
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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SEC 17 T22N R8W LOT 35 HOFFMAN'S TIMBER ACRES	A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100	13,227
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Comments/Influences	120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 13,227							
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NEW MHD FOR 03 NEW PC GRG FOR 04	X Electric							
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	X Gas							
	X Curb							
	X Street Lights							
	X Standard Utilities							
	X Underground Utils.							



12.5 12:47

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	6,600	49,100	55,700			28,218C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2025	6,600	49,100	55,700		28,218C
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TPC 05/06/2018 INSPECTED	2024	6,600	46,700	53,300			27,370C
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TPC 12/27/2017 INSPECTED	2023	5,100	40,500	45,600			26,067C
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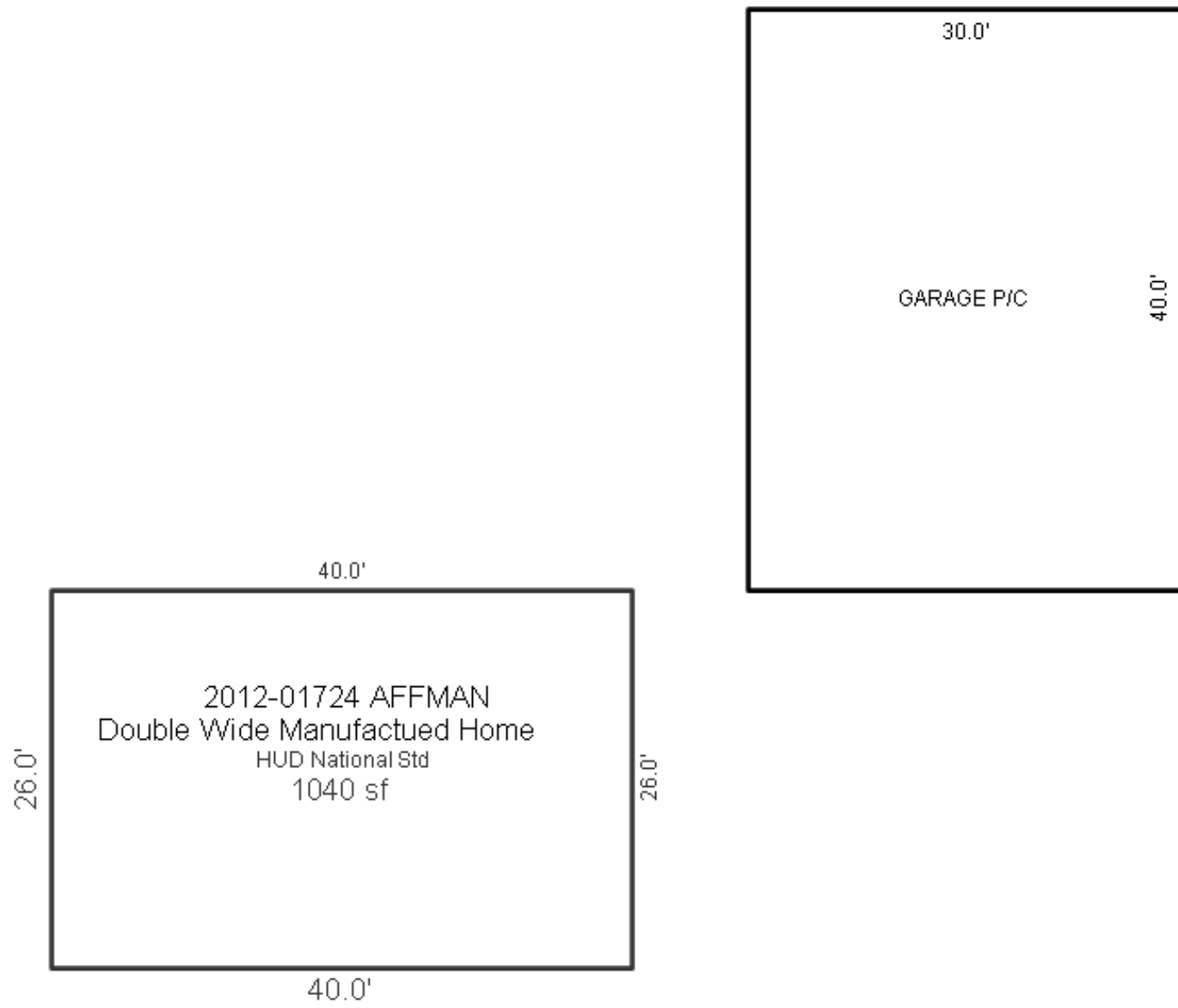
	2022	3,000	35,400	38,400			24,826C
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*** Information herein deemed reliable but not guaranteed***

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 20 Floor Area: 1,040 Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas			Total Base New : 153,360 Total Depr Cost: 122,689 Estimated T.C.V: 98,151		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Exterior Foundation Siding Piers			Total: 110,844		88,676		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			Other Additions/Adjustments			Total: 110,844		88,676			
X	Asphalt Shingle	(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 110,844		88,676			
Chimney: Metal		(10) Floor Support		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Total: 110,844		88,676			
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: PATROIT LPP13002ABIN ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			Total: 110,844		88,676			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAND RAPIDS PROP MGMNT L	SHIVLIE JAMES R (SM)	57,150	10/03/2005	WD	03-ARM'S LENGTH	05-0/4060	DEED	100.0
GREEN TREE SERVICING LLC	GRAND RAPIDS PROP MGMNT L	37,000	11/01/2004	WD	21-NOT USED/OTHER	04-0/4784	DEED	100.0
STOCKER DONALD	GREEN TREE SERVICING LLC	68,410	11/07/2003	OTH	21-NOT USED/OTHER	04-0/355	DEED	0.0
		7,950	06/01/2000	WD	33-TO BE DETERMINED	337:1194	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10335 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/03/2007	20070519	Complete
	P.R.E. 100% 10/03/2005		HUD/NATIONAL STD	06/15/2000	2000-0245	0%

Owner's Name/Address	MAP #:
SHIVLIE JAMES R 10335 W ROSTED ROAD LAKE CITY MI 49651	2025 Est TCV 119,471 TCV/TFA: 124.45

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
DOVENMUEHLE MORTGAGE INC P.O. BOX 59720 Schaumburg IL 60173-9720	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100	13,227
		120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =							13,227

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 17 T22N R8W LOT 36 HOFFMAN'S TIMBER ACRES	X						

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	6,600	53,100	59,700			28,022C
	2024	6,600	50,600	57,200			27,180C
	2023	5,100	43,900	49,000			25,886C
	2022	3,000	38,500	41,500			24,654C



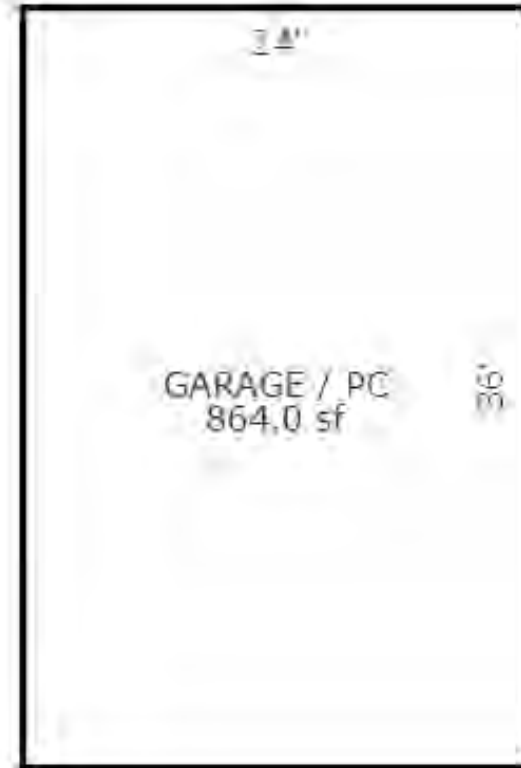
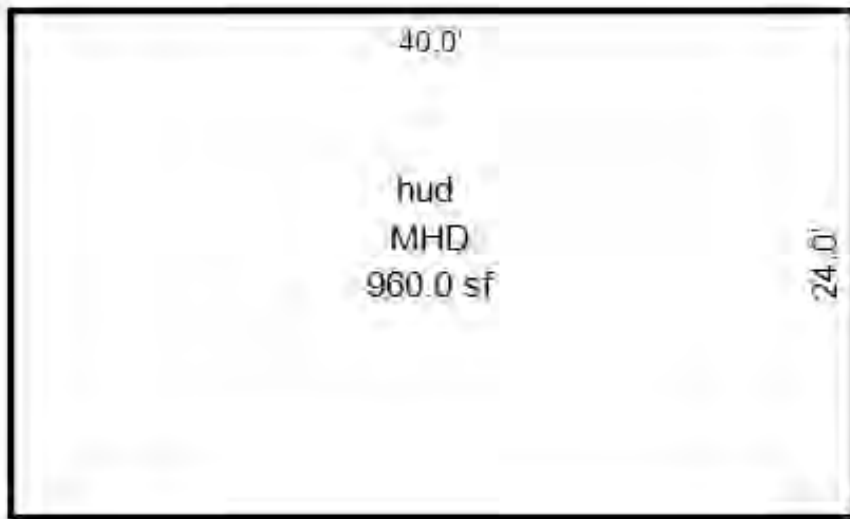
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/13/2018	INSPECTED	2025	6,600	53,100	59,700			28,022C
			2024	6,600	50,600	57,200			27,180C
			2023	5,100	43,900	49,000			25,886C
			2022	3,000	38,500	41,500			24,654C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2007 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: 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: 20 Floor Area: 960 Total Base New : 164,535 Total Depr Cost: 131,630 Estimated T.C.V: 105,304			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 2000	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family HUD					Cls C -5 Blt 2000		
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						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									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
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									
(3) Roof		(9) Basement Finish					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Metal																
Notes: REDMAN MHD										ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:		105,304				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Piers	960	111,276	89,023		
Other Additions/Adjustments										Plumbing						
Average Fixture(s)										1		1,455	1,164			
3 Fixture Bath										1		4,580	3,664			
Water/Sewer																
1000 Gal Septic										1		4,795	3,836			
Water Well, 100 Feet										1		5,725	4,580			
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost										864		32,538	26,030			
Door Opener										1		539	431			
Built-Ins																
Appliance Allow.										1		2,727	2,182			
Deck																
Treated Wood										20		900	720			
Totals:												164,535	131,630			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,950	03/01/1999	WD	33-TO BE DETERMINED	326:1112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10361 W ROSTED RD			Garage	05/06/2010	20100190	100%
	P.R.E. 100% 12/13/1999		Addition	04/08/2010	20100120	100%
Owner's Name/Address	MAP #:					
NOWICKI GARY L & DESIREE 10361 W ROSTED ROAD LAKE CITY MI 49651	2025 Est TCV 123,903 TCV/TFA: 76.63					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 17 T22N R8W LOT 37 HOFFMAN'S TIMBER ACRES	X		Dirt Road	120.00	540.00	1.1362	1.0779	90	100	13,227
	X		Gravel Road	120 Actual	Front Feet,	1.49	Total Acres	Total Est. Land Value =		13,227

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements			
	X	Electric	2,500.00	1 94	2,350
		Total Estimated Land Improvements True Cash Value =			2,350

Topography of Site	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
Level	X	LAND IMPROVE 2500	2,500.00	1 94	2,350
Rolling	X				
Low					
High	X				
Landscaped					
Swamp					
Wooded	X				
Pond					
Waterfront					
Ravine					
Wetland					
Flood Plain					



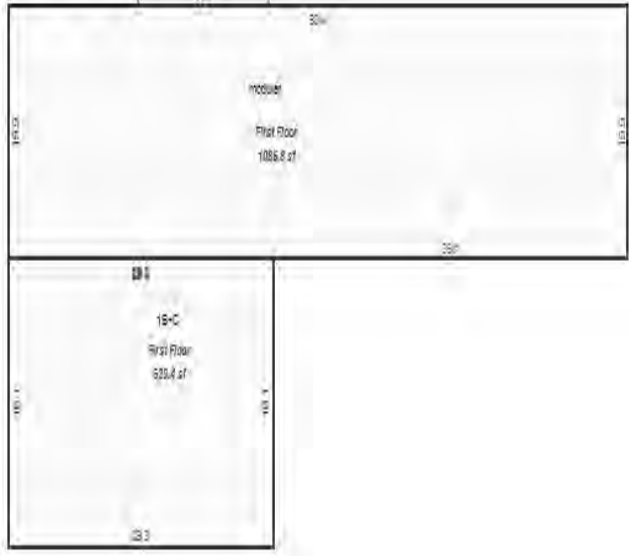
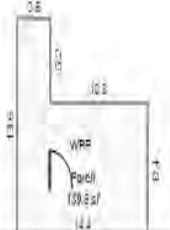
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,600	55,400	62,000			47,831C
2024	6,600	56,100	62,700			46,393C
2023	5,100	61,200	66,300			44,184C
2022	3,000	50,600	53,600			42,080C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 139 60	Type WCP (1 Story) WPP	Year Built: 2010 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 913 % Good: 0 Storage Area: 457 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				Plaster Wood T&G	Trim & Decoration								
Yr Built 1998	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg	X	Ord		Small	Room List								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Central Air Wood Furnace			(12) Electric									
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets									
(2) Windows		X	Drywall	Many X Ave. Few			(13) Plumbing									
X	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 529 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1617 SF Floor Area = 1617 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer									
X	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 529 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		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Siding Comp.Shingle 1088 Addition Siding Crawl 529 Total: 123,456 80,246							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 160 1,883 1,224 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, 100 Feet 1 6,156 4,001 Porches WCP (1 Story) 139 6,700 4,355 WPP 60 2,880 1,872 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 913 43,915 28,545 Storage Over Garage 457 8,098 5,264 Door Opener 1 673 437 Built-Ins Appliance Allow. 1 3,918 2,547 Totals: 208,320 135,407							
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		Notes: 1998 SCHULT ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV: 108,326							
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:												
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

*** 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.
		16,400	06/01/1999	WD	33-TO BE DETERMINED	328:1326	DEED	0.0

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

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

Owner's Name/Address: SILVERBURG ROBERT A
 211 S TOMPKINS ST
 HOWELL MI 48843-2043

2025 Est TCV 13,227

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

Public Improvements * Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value

A 200' @ 90/FF 120.00 540.00 1.1362 1.0779 90 100 13,227

120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 13,227

Tax Description: SEC 17 T22N R8W LOT 38 HOFFMAN'S TIMBER ACRES

Comments/Influences: 2012-00422 COTRED

2012-00422 COTRED

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 6,600 0 6,600 2,816C

2024 6,600 0 6,600 2,732C

2023 5,100 0 5,100 2,602C

2022 3,000 0 3,000 2,479C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 08/01/2016 INSPECTED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W ROSTED 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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SILVERBURG ROBERT A 221 S TOMPKINS ST HOWELL MI 48843-2043	2025 Est TCV 42,538 TCV/TFA: 43.41					
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	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
--	------------	--------	--	--	--	--

	Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100	13,227
120 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =	13,227

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.
SEC 17 T22N R8W LOT 39 HOFFMAN'S TIMBER ACRES	

Comments/Influences	
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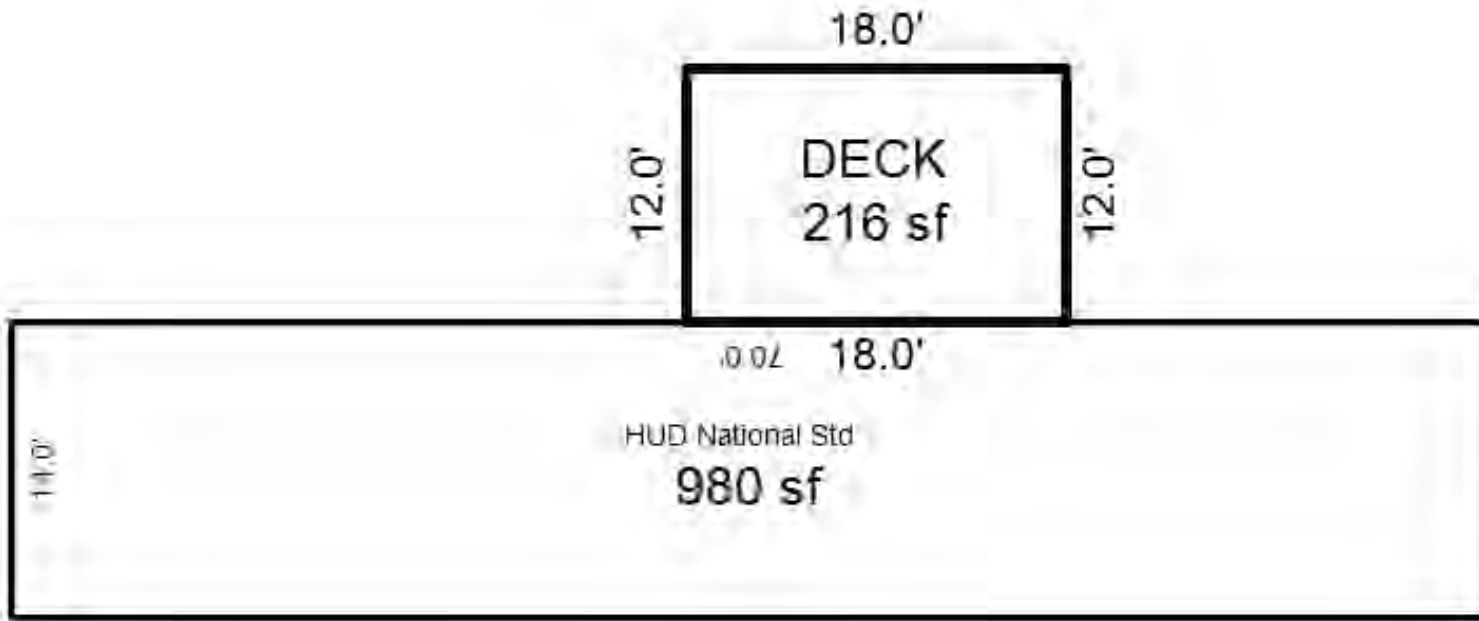
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	Topography of Site								
	Level								
	X Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	X Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2025	6,600	14,700	21,300		11,281C
				2024	6,600	14,900	21,500		10,942C
				2023	5,100	16,300	21,400		10,421C
				2022	3,000	13,000	16,000		9,925C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 25 Floor Area: Total Base New : 83,270 Total Depr Cost: 36,639 Estimated T.C.V: 29,311			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 1991	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 1991			
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Warm Air								
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 980 SF Floor Area = 980 SF.							
(1) Exterior		No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many X Ave. Few			Building Areas									
	(2) Windows	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Main Home Siding Comp.Shingle			Total: 59,883		26,349				
	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments			168 1,882		828			
(3) Roof		(9) Basement Finish			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			1 950		418				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer			1 3,010		1,324			
	X	Asphalt Shingle	(10) Floor Support			1			Deck			1 4,795		2,110			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			Built-Ins			1 5,725		2,519				
					1			Appliance Allow.			216 4,298		1,891				
					1			Notes: 1991 SKYLINE MH			1 2,727		1,200				
					1			Totals: 83,270			83,270		36,639				
					1			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			29,311		29,311				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUST DARIC	REZMER LEONARD & CONNIE	190,000	11/18/2024	WD	03-ARM'S LENGTH	2024-02929	PROPERTY TRANSFER	100.0
LALONE FRANKLIN D & BEVER	FOUST DARIC	180,000	01/30/2023	WD	03-ARM'S LENGTH	2023-0247	PROPERTY TRANSFER	100.0
LALONE FRANKLIN D & BEVER	LALONE FRANKLIN D & BEVER	0	05/07/2018	QC	09-FAMILY	2018-01528	DEED	0.0
LALONE FRANKLIN D & BEVER		0	10/19/2010	OTH	05-CORRECTING TITLE	2010-4971	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10423 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	11/10/2010	2010-4971	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
REZMER LEONARD & CONNIE 11830 E 28 3/4 RD CADILLAC MI 49601	2025 Est TCV 180,857 TCV/TFA: 114.18

X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90 100	13,227	
			120 Actual Front Feet, 1.49 Total Acres						Total Est. Land Value =	13,227

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SEC 17 T22N R8W LOT 40 HOFFMAN'S TIMBER ACRES	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	540	0	0	
		Gravel Road	D/W/P: 3.5 Concrete	6.49	384	0	0	
	X	Paved Road	Wood Frame	26.62	144	50	1,916	
		Storm Sewer	Wood Frame	23.65	264	50	3,122	
		Sidewalk	Residential Local Cost Land Improvements					
		Water	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Sewer	LAND IMPROVE 2500	2,500.00	1	100	2,500	
	X	Electric	Total Estimated Land Improvements True Cash Value =					7,538
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
	X	Underground Utils.						

Comments/Influences	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	6,600	83,800	90,400			90,400S
2024	6,600	79,900	86,500			86,500S
2023	5,100	78,800	83,900			41,980C
2022	3,000	68,000	71,000			39,981C

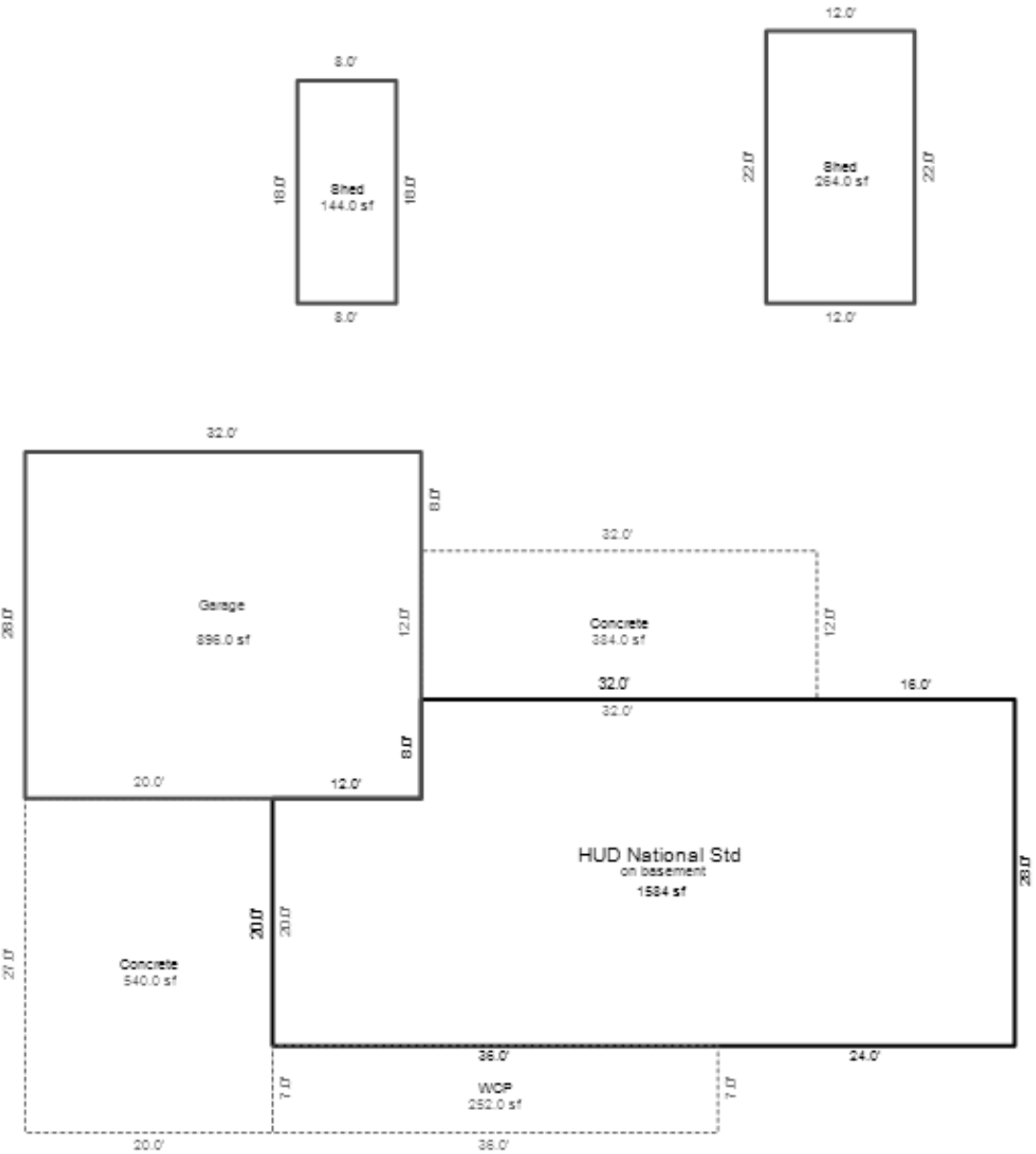


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior									252	WCP	(1 Story)				
	Building Style: HUD		Drywall Paneled															
	Yr Built 1999	Remodeled 0	Plaster Wood T&G															
	Condition: Average		Trim & Decoration															
	Room List		Ex X Ord															
	Basement 1st Floor 2nd Floor 3 Bedrooms		Min															
	(1) Exterior		Size of Closets															
	Wood/Shingle Aluminum/Vinyl Brick		Lg X Ord															
	Insulation		Small															
	(2) Windows		Doors															
	Many Avg. Few		Solid X H.C.															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(5) Floors															
			Kitchen: Other: Other:															
			(6) Ceilings															
			(7) Excavation															
			Basement: 0 S.F. Crawl: 1584 S.F. Slab: 0 S.F. Height to Joists: 0.0															
			(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
			(9) Basement Finish															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
			(11) Heating/Cooling															
			Central Air Wood Furnace															
			(12) Electric															
			150 Amps Service															
			No./Qual. of Fixtures															
			Ex. X Ord. Min															
			(13) Plumbing															
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
			(14) Water/Sewer															
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
			Lump Sum Items:															
			(15) Heating/Cooling															
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
			(16) Porches/Decks															
			Class: C Effec. Age: 25 Floor Area: 1,584 Total Base New : 266,823 Total Depr Cost: 200,115 Estimated T.C.V: 160,092															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,584 Total: 203,419 152,563 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Water/Sewer 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294 Porches WCP (1 Story) 252 9,022 6,766 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 896 33,484 25,113 Door Opener 3 1,616 1,212 Built-Ins Appliance Allow. 1 2,727 2,045 Totals: 266,823 200,115 Notes: ECF (4012 RURAL METES & BOUNDS) 0.800 => TC.V: 160,092															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEPHEN & PATRICI	LEWIS MARGO	0	01/13/2017	WD	16-LC PAYOFF	2017-0152	DEED	0.0
ANDRASH STEPHEN & PATRICI	LEWIS MARGO	38,500	08/16/2013	LC	03-ARM'S LENGTH	2013-02817 LCT	PROPERTY TRANSFER	100.0
MYERS DEAN (SM)	ANDRASH STEPHEN & PATRICI	0	05/23/2008	QC	21-NOT USED/OTHER	2008/2394	DEED	0.0
MYERS RANDI	MYERS DEAN	0	10/18/2005	OTH	21-NOT USED/OTHER	05-0/4115	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10449 W ROSTED RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/30/2013					

Owner's Name/Address	MAP #:
LEWIS MARGO 10449 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 125,546 TCV/TFA: 117.99

Tax Description	Public Improvements	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
SEC 17 T22N R8W LOT 41 HOFFMAN'S TIMBER ACRES	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/FF 120.00 540.00 1.1362 1.0779 90 100 13,227 120 Actual Front Feet, 1.49 Total Acres Total Est. Land Value = 13,227
Comments/Influences	X Dirt Road Gravel Road Paved Road 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 Wood Frame 21.23 140 95 2,823 Total Estimated Land Improvements True Cash Value = 2,823



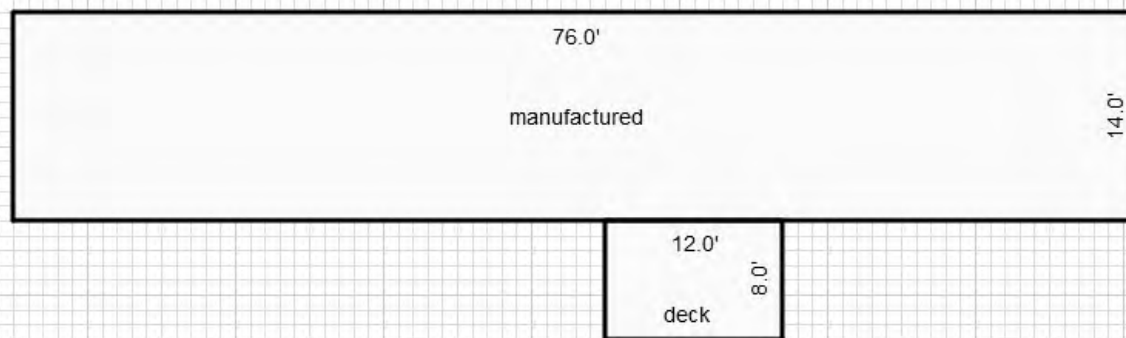
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	X High	2025	6,600	56,200	62,800			22,778C
X High	Landscaped	TPC 12/27/2017 INSPECTED	6,600	48,400	55,000			22,094C
	Swamp		5,100	43,600	48,700			21,042C
	Wooded		3,000	37,500	40,500			20,040C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																							
X	Wood Frame		(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: BOCA/STATE				Ex	X	Ord		Min																																																														
	Yr Built 1990	Remodeled 0			Size of Closets Lg X Ord Small																																																																		
	Condition: Average				Doors			Solid	X	H.C.																																																													
	Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 150 Amps Service																																																																		
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets Many X Ave. Few																																																																		
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																		
X	Many Avg. X Few	Large Avg. Small			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																																																																		
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X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																				
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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1990 (11) Heating System: Forced Air w/ Ducts Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>1,064</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>105,180</td> <td>84,142</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,010</td> <td>808</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,199</td> <td>2,559</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,203</td> <td>3,362</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>5,428</td> <td>4,342</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood w/Roof (Deck Portion)</td> <td>96</td> <td>2,350</td> </tr> <tr> <td>Treated Wood w/Roof (Roof portion)</td> <td>96</td> <td>1,446</td> </tr> <tr> <td colspan="3">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,292</td> </tr> <tr> <td colspan="4">Totals:</td> <td>124,431</td> <td>99,542</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV: 109,496															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,064			Total:				105,180	84,142	Average Fixture(s)	Cost	Depr.	1	1,010	808	3 Fixture Bath	3,199	2,559	Water/Sewer			1000 Gal Septic	4,203	3,362	Water Well, 100 Feet	5,428	4,342	Deck			Treated Wood w/Roof (Deck Portion)	96	2,350	Treated Wood w/Roof (Roof portion)	96	1,446	Built-Ins			Appliance Allow.	1	1,292	Totals:				124,431	99,542
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																		
1 Story	Siding	Piers	1,064																																																																				
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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.			
SIMPSON TODD	SIMPSON TODD & SHILTON KI	1	02/14/2017	QC	09-FAMILY	2017-00447	DEED	0.0			
GUNNERSON MATTHEW A	SIMPSON TODD	69,900	04/01/2013	LC	16-LC PAYOFF	2013-01422 MEM	PROPERTY TRANSFER	100.0			
CHEMICAL BANK	GUNNERSON MATTHEW A	48,000	08/24/2012	CD	21-NOT USED/OTHER	2012-02934	PROPERTY TRANSFER	100.0			
SARNA ELIZABETH	CHEMICAL BANK	43,560	05/11/2012	SD	10-FORECLOSURE	2012-01875 SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
10467 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 08/30/2013									
SIMPSON TODD & SHILTON KITTY 10467 W ROSTED RD LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 131,331 TCV/TFA: 110.55									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
SEC 17 T22N R8W LOT 42 HOFFMAN'S TIMBER ACRES		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
2012MLS21106319ASK48,900 DOM35 Death Certificate of Lawrence Sarna recorded @ 04-0/4091.		Gravel Road		A 200' @ 90/FF	120.00	540.00	1.1362	1.0779	90	100	13,227
		Paved Road		120 Actual Front Feet, 1.49 Total Acres					Total Est. Land Value =	13,227	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		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	6,600	59,100	65,700		39,697C	
		TPC 12/27/2017 INSPECTED			2024	6,600	56,200	62,800		38,504C	
		TPC 09/22/2012 INSPECTED			2023	5,100	48,700	53,800		36,671C	
					2022	3,000	42,600	45,600		34,925C	

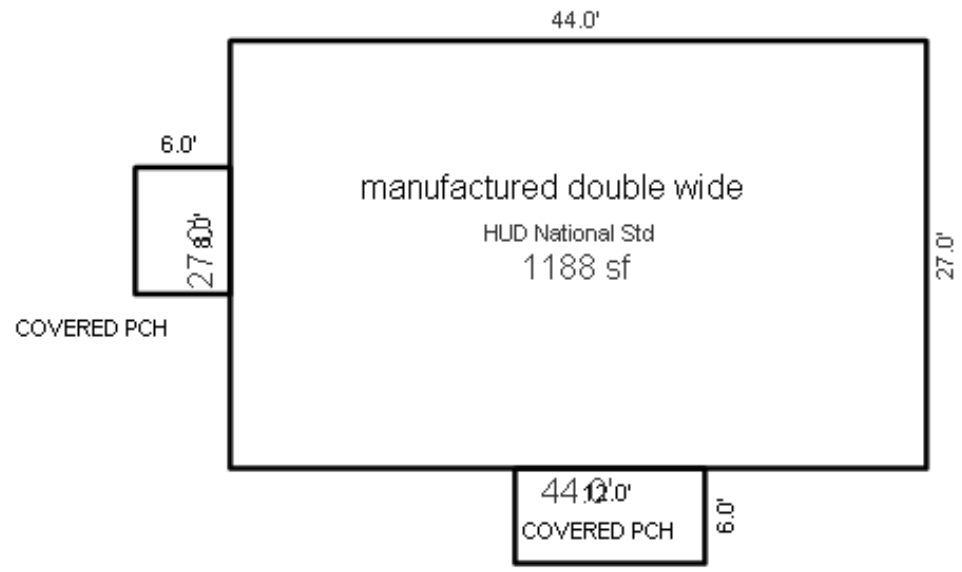
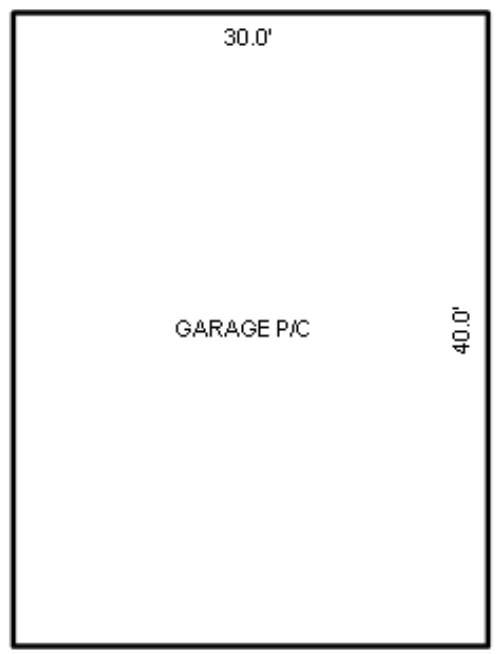


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	48 CCP (1 Story) 72 CCP (1 Story)	Year Built: 2001 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: 20 Floor Area: 1,188 Total Base New : 184,535 Total Depr Cost: 147,630 Estimated T.C.V: 118,104			E.C.F. X 0.800		Bsmnt Garage:				
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Total Base New : 184,535 Total Depr Cost: 147,630 Estimated T.C.V: 118,104			E.C.F. X 0.800		Carpport Area: Roof:				
Yr Built 2000		Remodeled 0		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 2000		
Condition: Average		Ex	X Ord	Min	150 Amps Service			Ground Area = 1188 SF Floor Area = 1188 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Many X Ave. Few			1 Story Siding Crawl Space 1,188			Total: 138,805 111,045				
(1) Exterior		(6) Ceilings		(12) Electric			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1188 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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet				
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			CCP (1 Story) CCP (1 Story)			Built-Ins				
(2) Windows		Many Avg. Few	X Avg. Small	(9) Basement Finish			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost			1200 25,548 20,438 Totals: 184,535 147,630				
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)			(13) Plumbing			Notes: 2000 BARRING MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:			118,104				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPRAD KENNETH J & KATHRY		0	10/27/2010	OTH	05-CORRECTING TITLE	2010-4925 OTHE	PROPERTY TRANSFER	0.0
HASSE JAMES D & KAREN A	LAPRAD KENNETH J & KATHRY	85,000	09/23/2010	WD	03-ARM'S LENGTH	2010-4536WD	PROPERTY TRANSFER	100.0
		98,000	04/01/2000	WD	33-TO BE DETERMINED	336:640	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10515 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	10/18/2010	2010-4925	100%

Owner's Name/Address	MAP #:
LAPRAD KENNETH J & KATHRYN A 10515 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 299,319 TCV/TFA: 169.30

X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
		<p style="text-align: center;">* Factors *</p> <p style="text-align: center;">LOTS 43 & 44</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>240.00</td> <td>575.00</td> <td>0.9554</td> <td>1.0950</td> <td>90</td> <td>100</td> <td></td> <td>22,598</td> </tr> <tr> <td colspan="8">240 Actual Front Feet, 3.17 Total Acres</td> <td>Total Est. Land Value = 22,598</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	240.00	575.00	0.9554	1.0950	90	100		22,598	240 Actual Front Feet, 3.17 Total Acres								Total Est. Land Value = 22,598
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A 200' @ 90/FF	240.00	575.00	0.9554	1.0950	90	100		22,598																					
240 Actual Front Feet, 3.17 Total Acres								Total Est. Land Value = 22,598																					

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
SEC 17 T22N R8W LOTS 43 & 44 HOFFMAN'S TIMBER ACRES.	X	Dirt Road	Fencing: Wd, Split, 2 Rail	14.41	140	50	1,008	
Comments/Influences	X	Gravel Road	Wood Frame	19.27	200	50	1,927	
NEW MHD , GRG ETC FOR 98 NEW PC GRG FOR 01	X	Paved Road	Wood Frame	21.62	128	50	1,383	
NEW PC GRG FOR 04	X	Storm Sewer	Ad-Hoc Unit-In-Place Items					
98 COMBO PF 043-00 FOR 99	X	Sidewalk	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	X	Water	/CI16/YARI/WOOF/6SL	20.15	150	50	1,511	
	X	Sewer	Total Estimated Land Improvements True Cash Value =					5,829
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



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

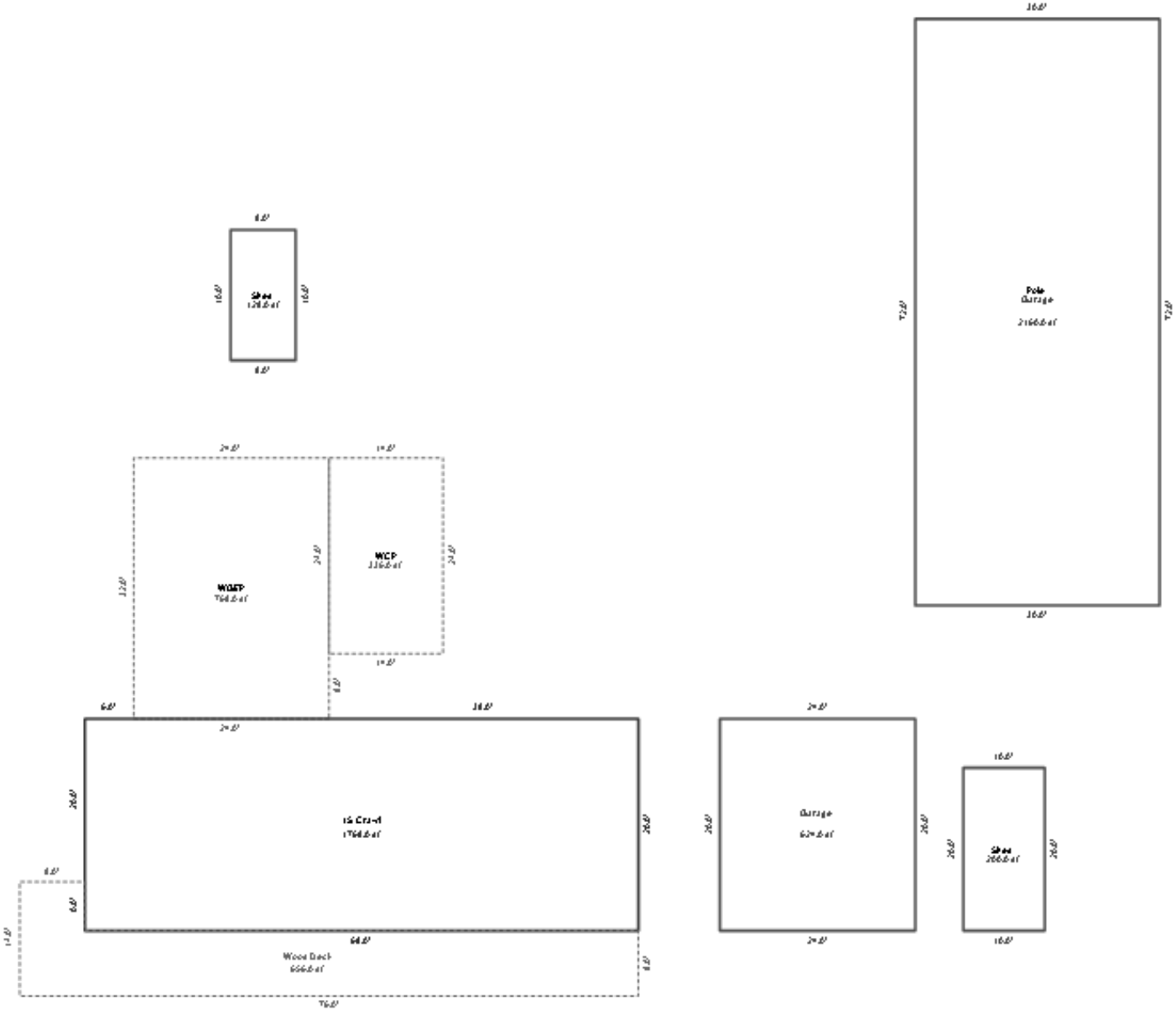
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	11,300	138,400	149,700			58,612C
2024	11,300	118,300	129,600			56,850C
2023	8,800	106,500	115,300			54,143C
2022	6,000	91,700	97,700			51,565C

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Building Type		(3) Roof (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 1 Direct-Vented Ga	Area 768 336 656	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1997		Remodeled 0		X	Ex	Ord	Min								
Condition: Average		Size of Closets			Lg	X	Ord	Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		Ex.	X	Ord.	Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing										
			Basement: 0 S.F. Crawl: 1768 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)									
					2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well									
X	Asphalt Shingle	(10) Floor Support			1	1000 Gal Septic 2000 Gal Septic									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE										Cls D		Blt 1997			
(11) Heating System: Forced Heat & Cool										Ground Area = 1768 SF		Floor Area = 1768 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 1,768										Total:		176,303 141,041			
Other Additions/Adjustments										Plumbing		Average Fixture(s) 1 1,010 808			
										3 Fixture Bath 1 3,199 2,559		Water/Sewer			
										1000 Gal Septic 1 4,203 3,362		Water Well, 100 Feet 1 5,428 4,342			
										Porches		WCP (1 Story) 336 8,632 6,906			
										WGEP (1 Story) 768 27,295 21,836		Deck			
										Treated Wood 656 8,476 6,781		Garages			
										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 624 23,150 18,520			
										Door Opener 1 478 382		Class: CD Exterior: Pole (Unfinished)			
										Base Cost 2160 45,986 36,789		Built-Ins			
										Appliance Allow. 1 1,615 1,292		Fireplaces			
										Direct-Vented Gas 1 2,059 1,647		<<<<< 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.
KURZATKOWSKI MARK	KURZATKOWSKI KATHLEEN	0	09/29/2015	QC	06-COURT JUDGEMENT	2015-03434	PROPERTY TRANSFER	0.0
		14,000	10/01/1999	WD	33-TO BE DETERMINED	03-0:5257	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10537 ROSTED RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/12/2004					
Owner's Name/Address	MAP #:					
KURZATKOWSKI KATHLEEN 10537 ROSTED ROAD LAKE CITY MI 49651	2025 Est TCV 135,121 TCV/TFA: 80.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 17 T22N R8W LOT 45 HOFFMAN'S TIMBER ACRES	X		Dirt Road	120.00	575.00	1.1362	1.0950	90	100	13,437
Comments/Influences	X		Gravel Road	120 Actual Front Feet,	1.58 Total Acres	Total Est. Land Value =			13,437	



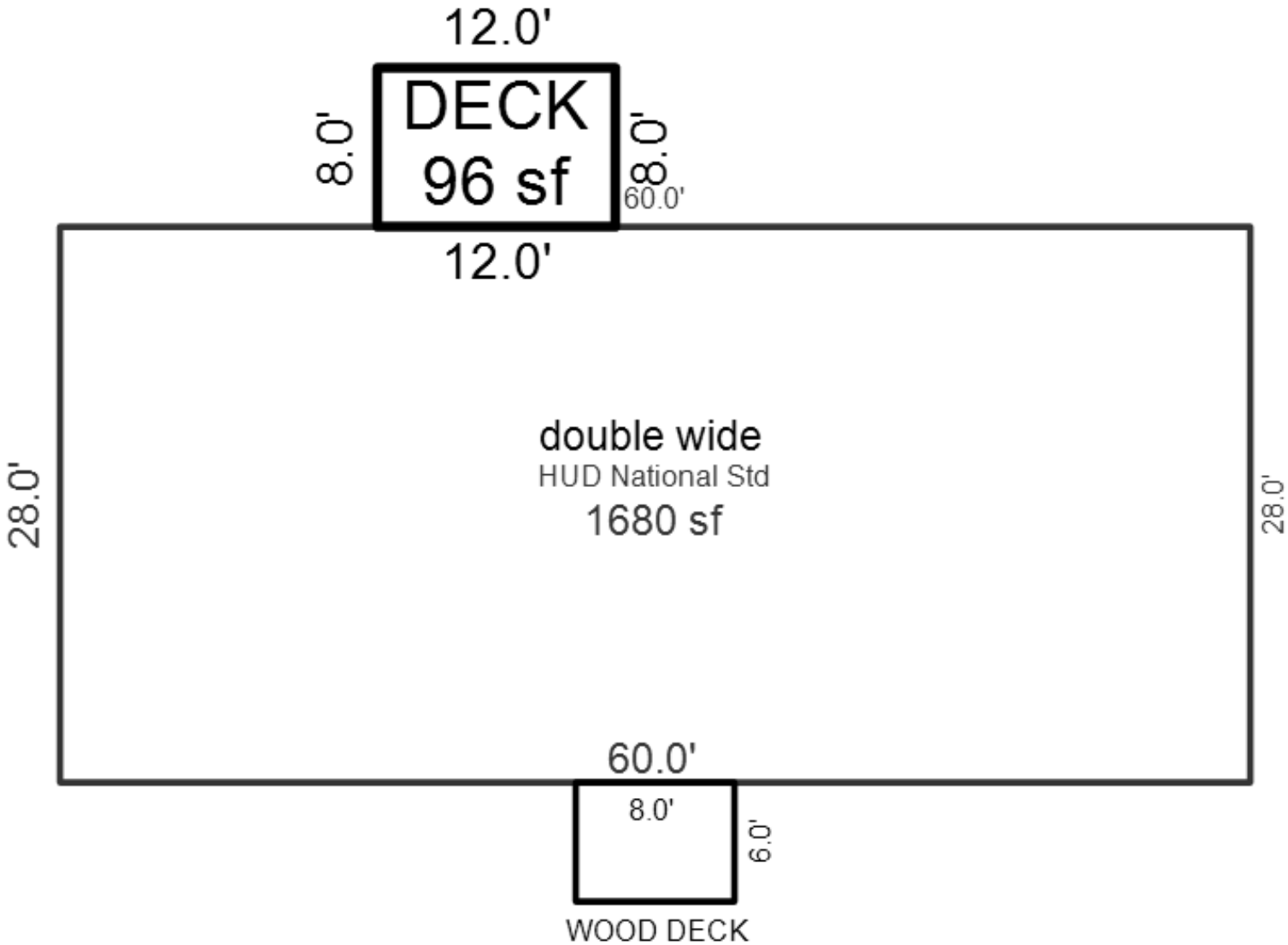
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	6,700	60,900	67,600			32,328C
		TPC 05/30/2022 INSPECTED	2024	5,000	57,200	62,200			31,356C
		TPC 04/30/2021 INSPECTED	2023	3,500	49,600	53,100			29,863C
		TPC 12/27/2017 INSPECTED	2022	3,000	43,400	46,400			28,441C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 25 Floor Area: 1,680 Total Base New : 202,808 Total Depr Cost: 152,105 Estimated T.C.V: 121,684			48	Treated Wood			
Building Style: HUD		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD			Blt 1991			
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Total Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			E.C.F. X 0.800			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Crawl Space 1,680						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Total: 181,765 136,323						
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Exc. X Ord. Min			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 1,212 909 3 Fixture Bath 3,805 2,854						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			1000 Gal Septic Water Well, 100 Feet						
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small	(8) Basement			Deck			Treated Wood Treated Wood							
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			Built-Ins			Appliance Allow.						
(3) Roof		(10) Floor Support		(14) Water/Sewer			Notes: 1991 FRIENDSHIP MHD ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY: 121,684			Totals: 202,808 152,105						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

*** 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.
BOLSER MARVIN & VIRGINIA	ELZINGA KIMBERLY J & DOBS	210,000	08/15/2024	WD	03-ARM'S LENGTH	2024-02026	PROPERTY TRANSFER	100.0
HOFFMAN GARY C TRUST	BOLSER MARVIN & VIRGINIA	68,500	05/14/2007	WD	03-ARM'S LENGTH	2007/1807	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10559 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/13/2007	20070347	Complete
	P.R.E. 100% 08/15/2024					

Owner's Name/Address	MAP #:
ELZINGA KIMBERLY J & DOBSON HUNTER 10559 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 208,465 TCV/TFA: 143.18

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																											
SEC 17 T22N R8W LOT 46 & E'LY 10FT OF LOT 47 HOFFMAN'S TIMBER ACRES COMBINE WITH 340-047-90 E'RLY 10 FEET OF LOT 47 FORMERLY SEC 17 T22N R8W LOT 46 HOFFMAN'S TIMBER ACRES	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>130.00</td> <td>575.00</td> <td>1.1137</td> <td>1.0950</td> <td>90</td> <td>100</td> <td></td> <td>14,268</td> </tr> <tr> <td colspan="8">130 Actual Front Feet, 1.72 Total Acres</td> <td>Total Est. Land Value = 14,268</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	130.00	575.00	1.1137	1.0950	90	100		14,268	130 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 14,268
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	130.00	575.00	1.1137	1.0950	90	100		14,268																						
130 Actual Front Feet, 1.72 Total Acres								Total Est. Land Value = 14,268																						

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates															
10/2019 COMBINE E'LY 10' LOT 47 PIN 009-340-047-90	X	Level	<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>7.24</td> <td>288</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>22.35</td> <td>180</td> <td>50</td> <td>2,011</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	7.24	288	0	0	Wood Frame	22.35	180	50	2,011
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Ren. Conc.	7.24	288	0	0														
Wood Frame	22.35	180	50	2,011														

Comments/Influences	X	Topography of Site	Residential Local Cost Land Improvements										
10/2019 COMBINE E'LY 10' LOT 47 PIN 009-340-047-90	X	Level	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940
Description	Rate	Size	% Good	Cash Value									
LAND IMPROVE 1000	1,000.00	1	94	940									



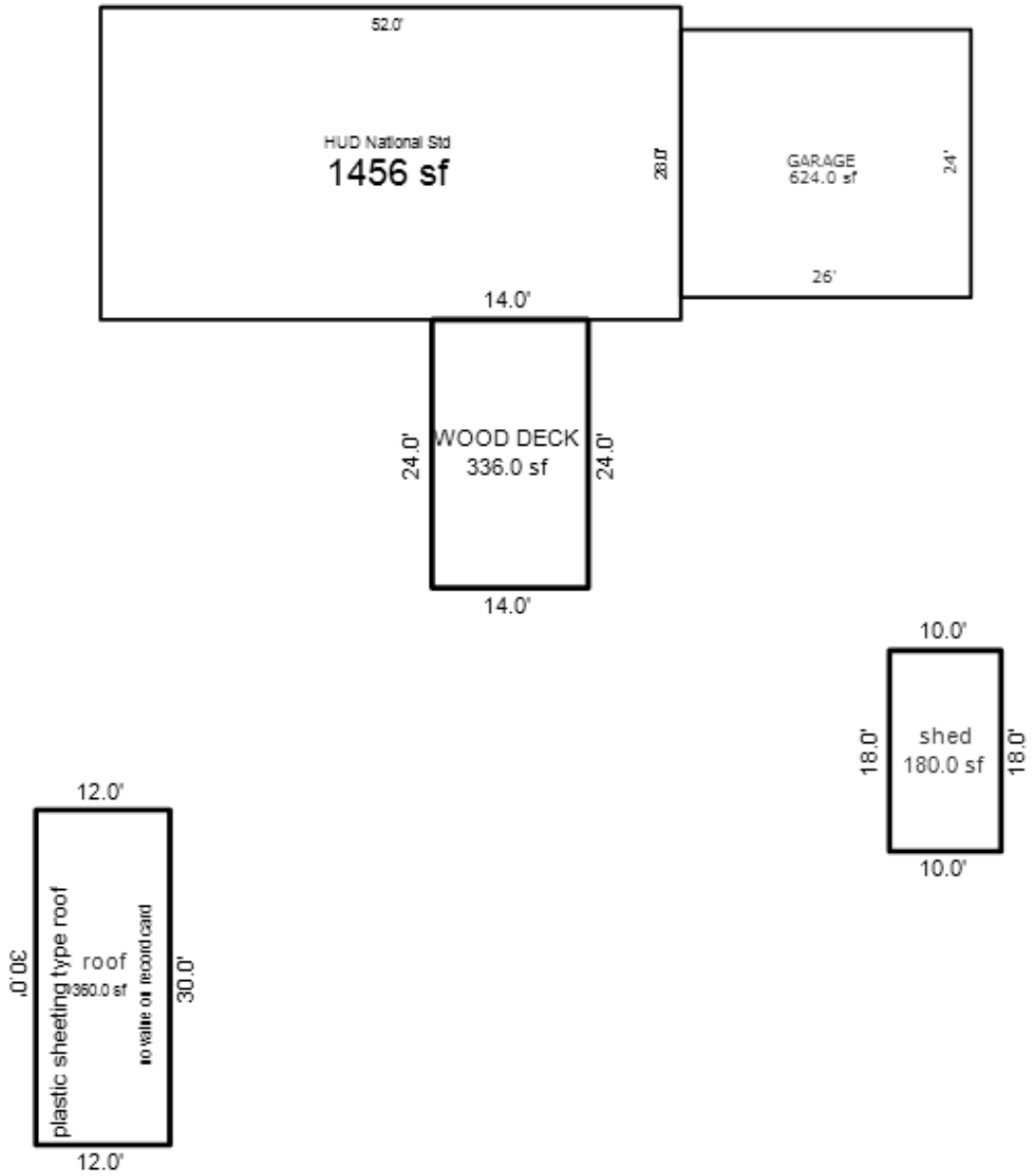
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	7,100	97,100	104,200			104,200S
TPC 07/11/2024	INSPECTED		2024	5,000	83,400	88,400			43,295C
TPC 05/30/2022	INSPECTED		2023	3,500	75,100	78,600			41,234C
TPC 04/30/2021	INSPECTED		2022	3,000	64,700	67,700			39,271C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 326	Type Treated Wood Treated Wood	Year Built: 2007 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: 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: 20 Floor Area: 1,456 Total Base New : 217,072 Total Depr Cost: 173,656 Estimated T.C.V: 191,022		E.C.F. X 1.100		Bsmnt Garage:																																																																																																																																			
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 217,072 Total Depr Cost: 173,656 Estimated T.C.V: 191,022		E.C.F. X 1.100		Carpport Area:																																																																																																																																			
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 217,072 Total Depr Cost: 173,656 Estimated T.C.V: 191,022		E.C.F. X 1.100		Roof:																																																																																																																																			
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/o Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD		Blt 1999																																																																																																																																			
Room List		Doors	Solid	X	H.C.		No. of Elec. Outlets			Building Areas		Depr. Cost																																																																																																																																					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories		Cost New																																																																																																																																					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Exterior		Depr. Cost																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation		Depr. Cost																																																																																																																																					
(2) Windows		(8) Basement		Basement Finish			1000 Gal Septic Water Well, 100 Feet			Foundation		Depr. Cost																																																																																																																																					
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Foundation		Depr. Cost																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation		Depr. Cost																																																																																																																																					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Foundation		Depr. Cost																																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation		Depr. Cost																																																																																																																																				
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Foundation		Depr. Cost																																																																																																																																					
Chimney: Metal		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Foundation		Depr. Cost																																																																																																																																					
<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Plumbing</th> <th>Water/Sewer</th> <th>Deck</th> <th>Garages</th> <th>Totals:</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>970</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,805</td> <td>3,044</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,485</td> <td>3,588</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>4,448</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>40</td> <td>1,541</td> <td>1,233</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>326</td> <td>5,503</td> <td>4,402</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>23,150</td> <td>18,520</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,476</td> <td>-1,981</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>478</td> <td>382</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>240</td> <td>12,526</td> <td>10,021</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,525</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td></td> <td>217,072</td> <td>173,656</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														Other Additions/Adjustments	Plumbing	Water/Sewer	Deck	Garages	Totals:	Cost New	Depr. Cost	Average Fixture(s)	1	1,212	970					3 Fixture Bath	1	3,805	3,044					1000 Gal Septic	1	4,485	3,588					Water Well, 100 Feet	1	5,560	4,448					Treated Wood	40	1,541	1,233					Treated Wood	326	5,503	4,402					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost	624	23,150	18,520					Common Wall: 1 Wall	1	-2,476	-1,981					Door Opener	1	478	382					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost	240	12,526	10,021					Built-Ins								Appliance Allow.	1	1,906	1,525					Totals:		217,072	173,656					Notes: ECF (4012 RURAL METES & BOUNDS) 1.100 => TCV:		191,022	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES THOMAS JR & JANICE	BOLSER SCOTT ALLEN	6,500	10/02/2019	WD	03-ARM'S LENGTH	2019-03078	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BOLSER SCOTT ALLEN 1317 MARSHWOOD CT SW 3B BYRON CENTER MI 49315	2025 Est TCV 12,588					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			A 200' @ 90/FF	110.00	575.00	1.1612 1.0950	90 100	12,588	
			110 Actual Front Feet, 1.45 Total Acres					Total Est. Land Value =	12,588

Tax Description
 SEC 17 T22N R8W LOT 47 EXC E'LY 10FT THOF
 HOFFMAN'S TIMBER ACRES
 SPLIT PART TO 009-340-047-90
 FORMELRY SEC 17 T22N R8W LOT 47 HOFFMAN'S
 TIMBER ACRES
 Comments/Influences
 Split/Comb. on 10/22/2019 completed
 10/22/2019 TIM ;
 Parent Parcel(s): 009-340-047-00;
 Child Parcel(s): 009-340-047-90;

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



- Topography of Site
- X Level
- 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	0	6,300			2,934C
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C

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 Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FARGO BANK TRUSTEE	PAULEY CLIFFORD A & IRMGA	24,900	08/13/2012	CD	21-NOT USED/OTHER	2012-02780 WD	PROPERTY TRANSFER	100.0
SHERIFF	WELLS FARGO BANK TRUSTEE	77,277	11/20/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0
THOMPSON RONALD D & MARY	WELLS FARGO BANK TRUSTEE	77,277	05/20/2011	SD	10-FORECLOSURE	2011-01775	DEED	0.0
		6,950	08/01/1997	WD	33-TO BE DETERMINED	312:1289	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10603 W ROSTED RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/24/2021					
Owner's Name/Address	MAP #:					
PAULEY CLIFFORD A & IRMGARD 1118 PLETT RD CADILLAC MI 49601	2025 Est TCV 120,514 TCV/TFA: 82.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
			* Factors *						
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SEC 17 T22N R8W LOT 48 HOFFMAN'S TIMBER ACRES			A 200' @ 90/FF	120.00	575.00	1.1362	1.0950	90 100	13,437
2012 AFFMAN			120 Actual Front Feet, 1.58 Total Acres Total Est. Land Value = 13,437						

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
2012 AFFMAN			Fencing: Wd, Split, 2 Rail	15.31	30 89	409
			Total Estimated Land Improvements True Cash Value = 409			

Comments/Influences	X	Gas	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
2012 AFFMAN			Fencing: Wd, Split, 2 Rail	15.31	30 89	409
			Total Estimated Land Improvements True Cash Value = 409			



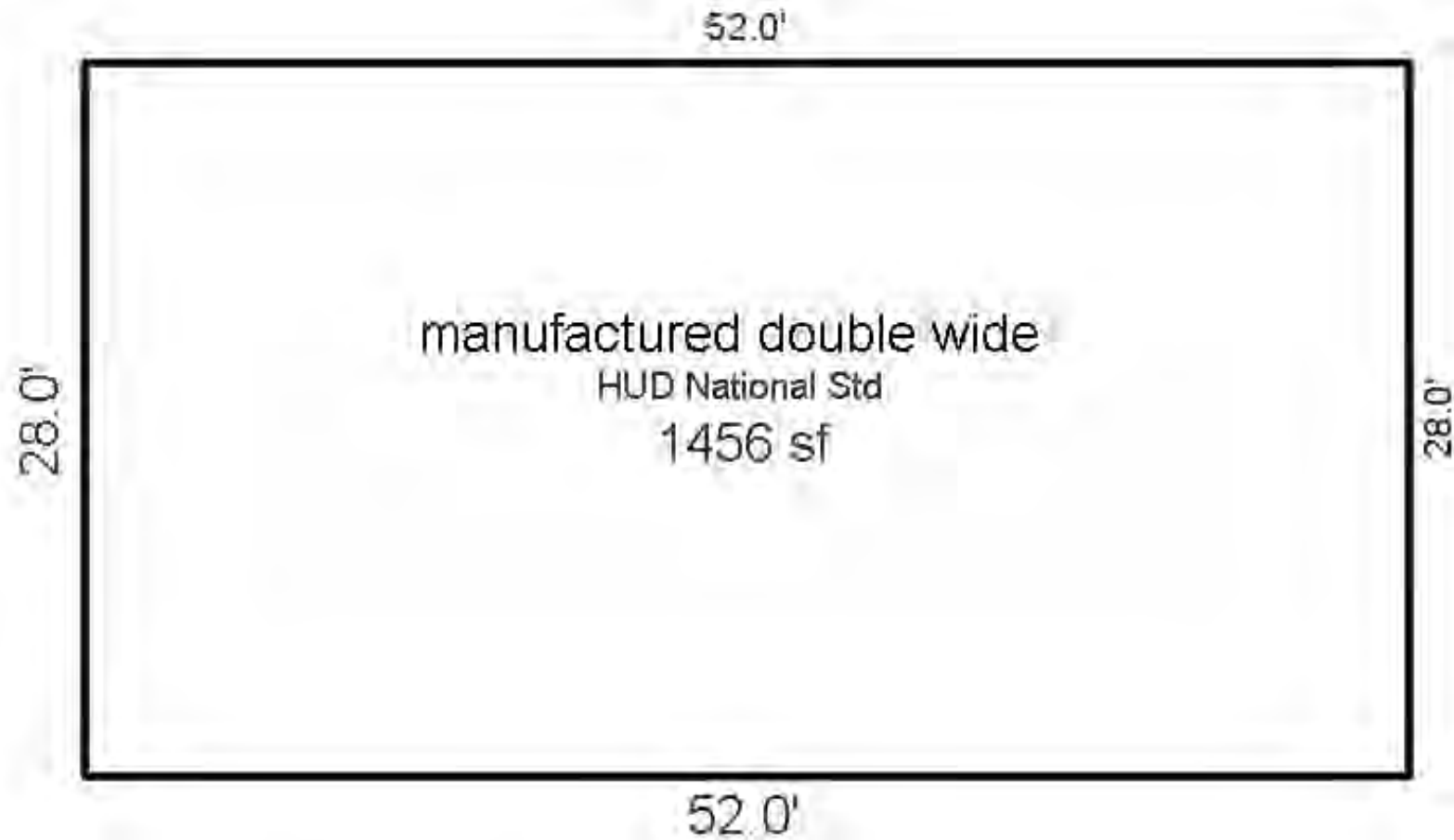
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2012 AFFMAN			2025	6,700	53,600	60,300			35,108C
			2024	5,000	54,300	59,300			34,053C
			2023	3,500	47,100	50,600			32,432C
			2022	3,000	41,200	44,200			30,888C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,456 Total Base New : 177,782 Total Depr Cost: 133,335 Estimated T.C.V: 106,668		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																									
Building Style: HUD		Size of Closets		No./Qual. of Fixtures		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997																											
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/o Ducts		Floor Area = 1456 SF		Floor Area = 1456 SF.																											
Condition: Average		Lg		X	Ord	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.	Many		X	Ave.	Few		(13) Plumbing		1 Average Fixture(s)		1 Story		Siding		Crawl Space		1,456		Total:		159,382		119,535									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen:		Other:		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			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	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		X	Ave.	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	
(2) Windows		(7) Excavation		Basement: 0 S.F.		Crawl: 1456 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		1000 Gal Septic		2000 Gal Septic			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F.		Crawl: 1456 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		1000 Gal Septic		2000 Gal Septic			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Chimney: Metal																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Metal																													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Chimney: Metal																															
Notes: CENTURY AFFMAN 2012 ECF (4012 RURAL METES & BOUNDS) 0.800 => TCV:																																							
Totals:																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGEE CHRISTIAN B	OVERSTREET STEVEN	98,000	06/26/2020	WD	03-ARM'S LENGTH	2020-01840	REALTOR	100.0
WRIGHT JAMES D	MCGEE CHRISTIAN B	94,000	05/24/2018	WD	03-ARM'S LENGTH	2018-01735	PROPERTY TRANSFER	100.0
JOHN GEORGE A & DEANNA M	WRIGHT JAMES D	79,646	06/28/2017	WD	03-ARM'S LENGTH	2017-0257	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10625 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/26/2020					

Owner's Name/Address	MAP #:
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OVERSTREET STEVEN 10625 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 135,756 TCV/TFA: 101.01
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X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		A 200' @ 90/FF	120.00	575.00	1.1362	1.0950	90	100		13,437	
		120 Actual Front Feet, 1.58 Total Acres								Total Est. Land Value =	13,437

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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SEC 17 T22N R8W LOT 49 HOFFMAN'S TIMBER ACRES				
Comments/Influences				
NEW MHD FOR 00 NEW GRG FOR 04				
	X	Dirt Road		
		Gravel Road		
	X	Paved Road		
		Storm Sewer		
		Sidewalk		
		Water		
		Sewer		
	X	Electric		
		Gas		
		Curb		
		Street Lights		
		Standard Utilities		
	X	Underground Utils.		

Description	Rate	Size	% Good	Cash Value
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D/W/P: 4in Ren. Conc.	7.24	240	0	0
D/W/P: 3.5 Concrete	6.07	240	0	0
Wood Frame	29.53	72	50	1,063
Wood Frame	30.75	64	50	984

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

LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,047

Topography of Site

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

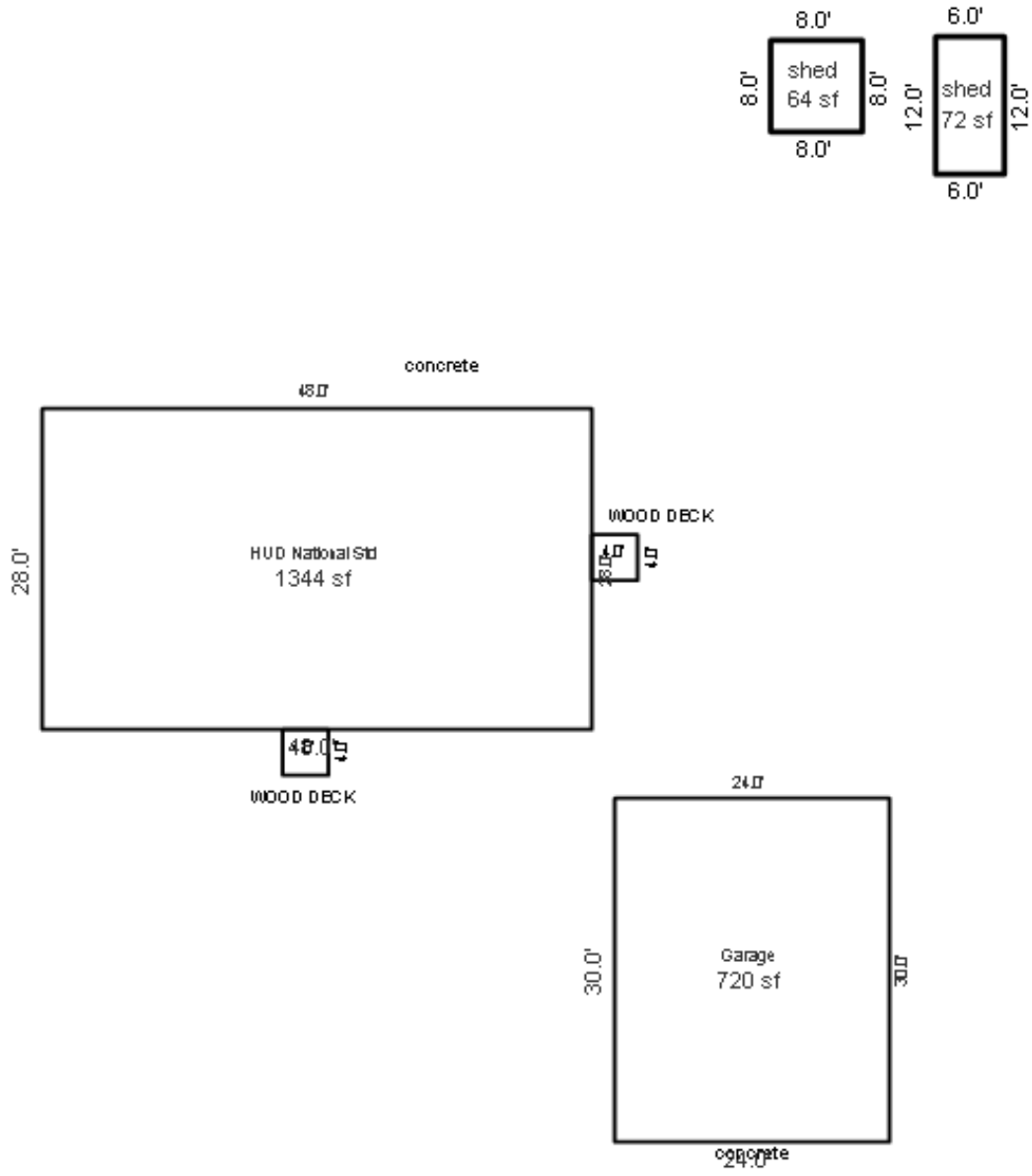
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,700	61,200	67,900			55,537C
2024	5,000	62,000	67,000			53,868C
2023	3,500	53,900	57,400			51,303C
2022	3,000	47,300	50,300			48,860C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 16	Type Treated Wood 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: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,344 Total Base New : 198,788 Total Depr Cost: 149,090 Estimated T.C.V: 119,272		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1999																												
Yr Built 1999 HUD	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1344 SF		Floor Area = 1344 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																												
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																				
Room List		Doors		Solid	X	H.C.	Many			X			Ave.			Few			1 Story			Siding		Crawl Space		1,344		Total:		150,086		112,563										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		909		3 Fixture Bath		1		3,805		2,854														
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			2			2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1			Separate Shower			1		1,172		879								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		1			Separate Shower			1		1,172		879								
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(9) Basement Finish			(14) Water/Sewer			Public Water		Public Sewer		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water		Public Sewer		Water Well		1			1000 Gal Septic			2000 Gal Septic	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			1			1000 Gal Septic		2000 Gal Septic		Notes: HUD			ECF (4012 RURAL METES & BOUNDS) 0.800 => TCY:		119,272																							
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal		Lump Sum Items:			Public Water		Public Sewer		Water Well		1			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.
EDOFF GURI L	EDOF GURI L ETAL	0	12/20/2004	QC	21-NOT USED/OTHER	04-0/5169	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9449 W OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	10/05/2004	20040395	Complete

Owner's Name/Address	MAP #:
EDOF GURI L ETAL 2384 NIAGARA TROY MI 48083	2025 Est TCV 377,903 TCV/TFA: 230.85

Tax Description	Public Improvements	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
LOT 1 INDIAN HILL PLAT	X Dirt Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 80'@\$1400/FF 90.00 164.00 0.9710 1.0403 1400 100 127,280 90 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 127,280
Comments/Influences	X Gravel Road	

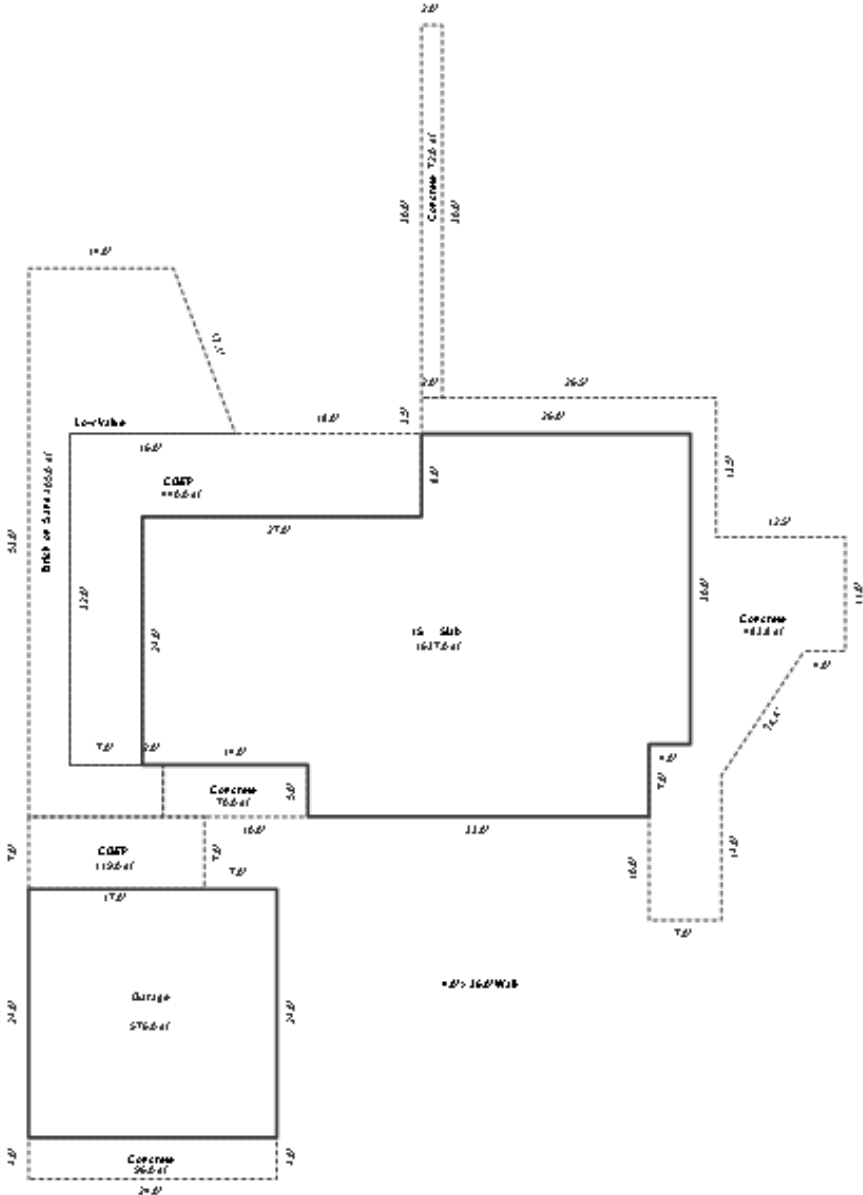
ADD SEWER FOR 05	Water	Rate	Size % Good	Cash Value
	D/W/P: 3.5 Concrete	6.49	769 50	2,495
	X Sewer	6.87	96 50	330
	X Electric	17.76	465 25	2,064

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	63,600	125,400	189,000			97,356C
	X High	2024	65,900	132,400	198,300			94,429C
	X Landscaped	2023	48,300	126,300	174,600			89,933C
	Swamp	2022	33,800	121,300	155,100			85,651C
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM J SR	TAYLOR BARBARA JO	0	11/13/2018	AFF	09-FAMILY	2018-04004	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9461 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/24/2001					
TAYLOR BARBARA JO 9461 W OAK DRIVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 366,694 TCV/TFA: 238.73					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
		Public Improvements			* Factors *							
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 2 INDIAN HILL PLAT.				A 80'@\$1400/FF	90.00	215.00	0.9710	1.1132	1400	100		136,195
ADD 16X42 1S , GRG ETC FOR 02				90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 136,195								
ADD SEWER FOR 05				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
	X			D/W/P: 4in Ren. Conc.	8.06	1200	0	0				
	X			Wood Frame	26.62	144	50	1,916				
				Residential Local Cost Land Improvements								
				Description	Rate	Size	% Good	Cash Value				
				LAND IMPROVE 2500	2,500.00	1	95	2,375				
				Total Estimated Land Improvements True Cash Value = 4,291								



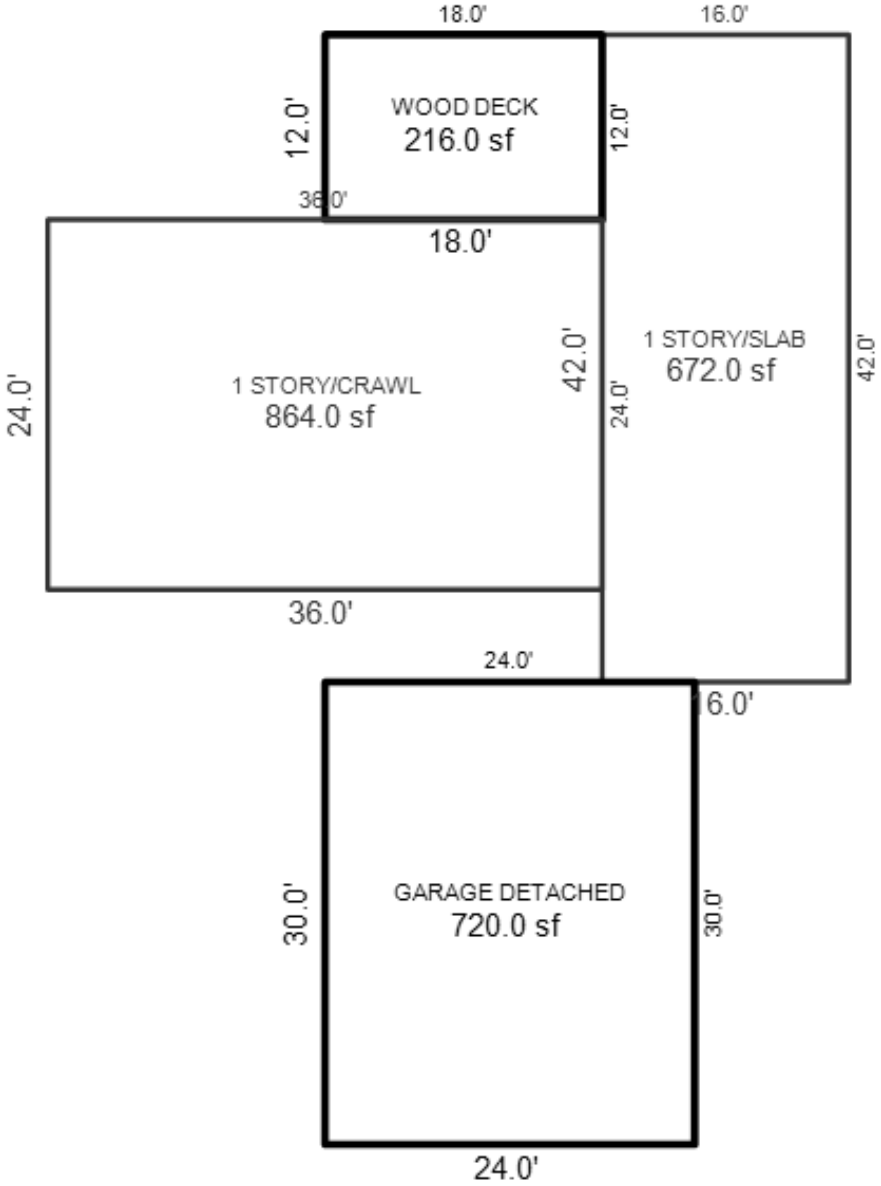
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	68,100	115,200	183,300			108,330C
X	Low	High	2024	70,500	121,800	192,300			105,073C
X	Landscaped	Swamp	2023	50,300	116,300	166,600			100,070C
X	Wooded	Pond	2022	33,800	111,700	145,500			95,305C
X	Waterfront	Ravine							
X	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	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 216	Type Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1967		Remodeled 2001			Ex	Ord	X	Min								
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 864 S.F. Slab: 672 S.F. Height to Joists: 0.0			(13) Plumbing											
X		(8) Basement		1	Average Fixture(s)											
X		(9) Basement Finish		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		(10) Floor Support			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1967				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Crawl Space	864				
1 Story										Siding	Slab	672				
										Total:			195,287	126,937		
Other Additions/Adjustments																
Plumbing										Average Fixture(s)		1	1,455	946		
										3 Fixture Bath		1	4,580	2,977		
Deck										Treated Wood		216	4,298	2,794		
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost		720	28,613	18,598		
										Door Opener		2	1,078	701		
Water/Sewer										Public Sewer		1	1,473	957		
										Water Well, 50 Feet		1	2,648	1,721		
Built-Ins										Appliance Allow.		1	2,727	1,773		
Fireplaces										Exterior 1 Story		1	6,420	4,173		
Local Cost Items										SANITARY SEWER		1	0	0		
Notes:										Totals:			248,579	161,577		
										ECF (4085 CROOKED LAKE) 1.400 => TCV:			226,208			

*** 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.
NEMECEK MARTHA JANE	NEMECEK MARTHA JANE TRUST	1	04/03/2024	QC	09-FAMILY	2024-00707	PROPERTY TRANSFER	0.0
NEMECEK JOHN D	NEMECEK MARTHA JANE	0	07/23/2023	OTH	07-DEATH CERTIFICATE	2024-00128	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9471 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2002					
Owner's Name/Address	MAP #:					
NEMECEK MARTHA JANE TRUST 9471 W OAK DR LAKE CITY MI 49651	2025 Est TCV 589,177 TCV/TFA: 324.44					

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
. LOT 3 INDIAN HILL PLAT.	X	Dirt Road		A 80'@\$1400/FF	101.00	237.00	0.9434	1.1407	1400	100	152,159
Comments/Influences		Gravel Road		101 Actual Front Feet, 0.55 Total Acres						Total Est. Land Value =	152,159

REMOVE OLD STRUCTURES..ADD NEW HOUSE FOR 02 ADD SEWER FOR 05	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X	Electric <td>D/W/P: Asphalt Paving</td> <td>3.06</td> <td>1200</td> <td>0</td> <td>0</td>	D/W/P: Asphalt Paving	3.06	1200	0	0	
	X	Gas <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>300</td> <td>0</td> <td>0</td>	D/W/P: 4in Ren. Conc.	8.06	300	0	0	
	X	Curb <td>Wood Frame</td> <td>26.62</td> <td>144</td> <td>50</td> <td>1,916</td>	Wood Frame	26.62	144	50	1,916	
		Street Lights <td colspan="4">Residential Local Cost Land Improvements</td> <td></td> <td></td>	Residential Local Cost Land Improvements					
		Standard Utilities <td>Description</td> <td>Rate</td> <td>Size <td>% Good</td> <td>Cash Value</td> </td>	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Underground Utils. <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td>	LAND IMPROVE 2500	2,500.00	1	95	2,375	
			Total Estimated Land Improvements True Cash Value =				4,291	

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	76,100	218,500	294,600			213,470C
	X Low	2024	78,800	231,000	309,800			207,052C
	X High	2023	55,600	220,600	276,200			197,193C
	X Landscaped	2022	36,200	222,200	258,400			187,803C
	X Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

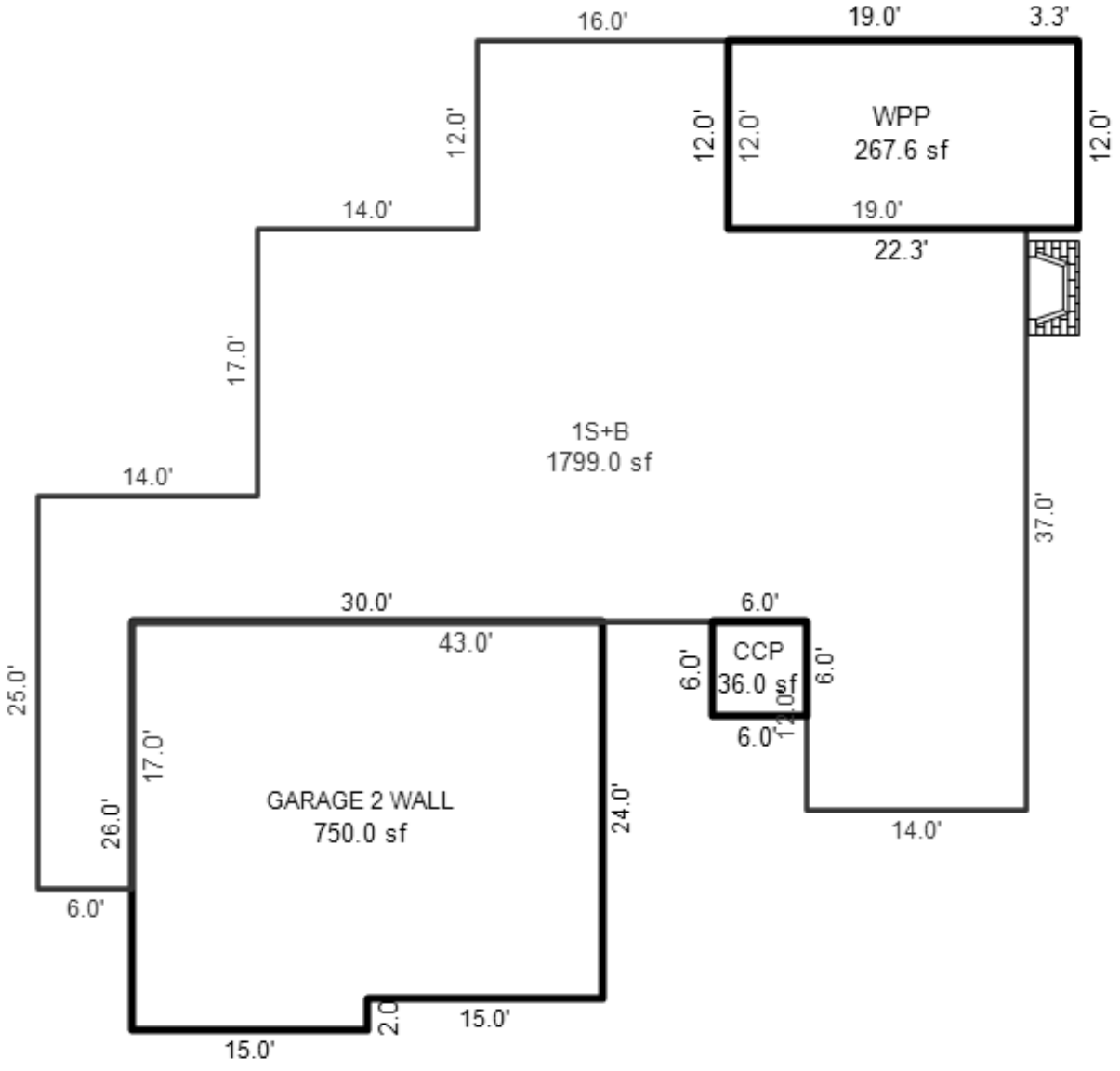


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 36 267	Type CCP (1 Story) WPP		Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 750 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 18 Floor Area: 1,816 Total Base New : 376,968 Total Depr Cost: 309,091 Estimated T.C.V: 432,727			E.C.F. X 1.400			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2002	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1816 SF Floor Area = 1816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82										
Condition: Average		X Lg		Ord	Small	No. of Elec. Outlets			Building Areas										
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement 1,816 Total: 283,000 232,039									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many			X	Ave.	Few	Recreation Room 1200 22,872 18,755 Basement, Outside Entrance, Below Grade 1 2,523 2,069 Plumbing Average Fixture(s) 1 1,455 1,193 3 Fixture Bath 2 9,159 7,510 Porches CCP (1 Story) 36 1,140 935 WPP 267 4,950 4,059 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 750 35,603 29,194 Common Wall: 1 Wall 1 -2,647 -2,171 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 Exterior 2 Story 1 7,910 6,486 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(2) Windows		(7) Excavation		Basement: 1816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. X Few	Large Avg. Small	Basement: 1816 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											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish												
(3) Roof		1200 Recreation SF Living SF		1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)		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***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SZUBA PRISCILLA	SZUBA PRISCILLA	0	08/25/2023	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SZUBA WALTER		0	08/03/2010	AFF	07-DEATH CERTIFICATE	2010-3791DC	PROPERTY TRANSFER	0.0
SZUBA WALTER	SZUBA WALTER & CLARA & PR	0	03/26/1979	QC	21-NOT USED/OTHER	201-776	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9483 W OAK DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:	2025 Est TCV 225,533 TC/TFA: 161.79
SZUBA CLARA SZUBA PRISCILLA 9483 W OAK DR LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																											
. E'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.																															
Comments/Influences																															
5/1/2015 PARCEL 009-004-006-00 BOUNDRY LINE SEPARATES THIS LOT FROM THE LAKE. WITH LAKE LEVEL FLUXUATION WATER MAY (AT TIMES) BE TO LOW TO PROVIDE NAVIGATABLE ACCESS TO THE LAKE. SITE INSPECTION AND AERIAL IMAGRY SHOW GRASS OF MAINTAINED YARD EXTENDS TO THE WATERS EDGE, IS NOT COVERED WITH SHORLINE BUSHES, CATTAILS, &	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		<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>C75'@\$300/FF</td> <td>150.00</td> <td>254.00</td> <td>0.8409</td> <td>1.3858</td> <td>300</td> <td>100</td> <td></td> <td>52,438</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.88 Total Acres</td> <td>Total Est. Land Value = 52,438</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C75'@\$300/FF	150.00	254.00	0.8409	1.3858	300	100		52,438	150 Actual Front Feet, 0.88 Total Acres								Total Est. Land Value = 52,438
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LAND IMPROVE 1000	1,000.00	1	95	950																											
Total Estimated Land Improvements True Cash Value =				2,082																											



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	26,200	86,600	112,800			63,069C
TPC 12/27/2017	INSPECTED		2024	12,500	91,500	104,000			61,173C
TPC 04/18/2016	INSPECTED		2023	12,500	87,400	99,900			58,260C
TPC 04/27/2015	INSPECTED		2022	12,500	83,900	96,400			55,486C

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*** 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.
THOMAS CALVIN O JR & DANA	MICHIGAN REEF DEVELOPMENT	70,000	07/21/2015	WD	03-ARM'S LENGTH	2015-0214	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9493 W OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MICHIGAN REEF DEVELOPMENT CORPORATI 8252 E LANSING RD DURAND MI 48429	MAP #:					
	2025 Est TCV 155,829 TCV/TFA: 149.84					

	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
	Public Improvements		* Factors *			150X288: BACK LOT			
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C75'@\$300/FF	150.00	288.00	0.8409	1.4481	300 100	54,795
			150 Actual Front Feet, 0.99 Total Acres				Total Est. Land Value =	54,795	

Tax Description
 . W'LY PORTION OF LOT 4 BEING 150 FT WIDE ON FRONT OR LAKE SIDE & 75 FT WIDE ON BACK INDIAN HILL PLAT.
 Comments/Influences

ROAD-5..LOC-85 DUE TO NO LAKE ACCESS
 ADD PC GRG FOR 02



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

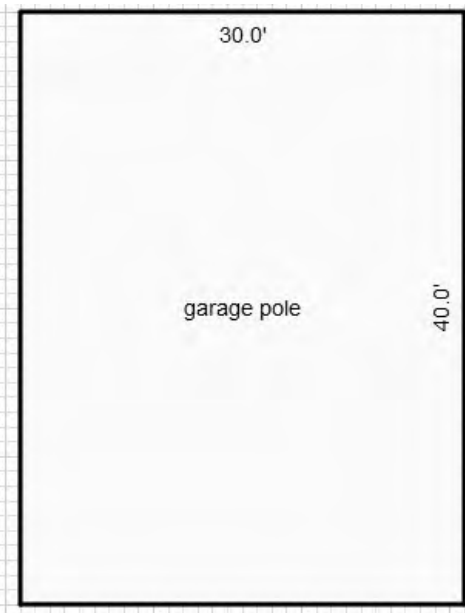
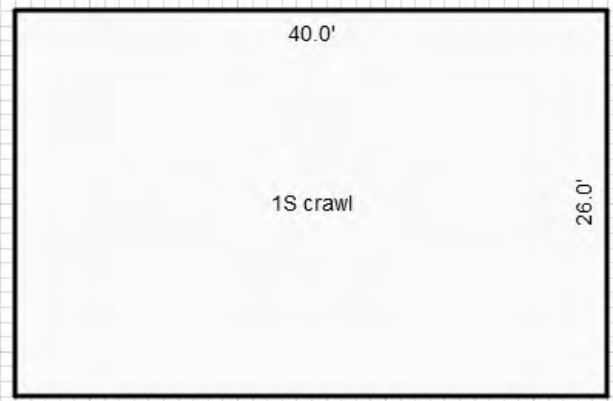
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	27,400	50,500	77,900			45,344C
2024	12,500	43,300	55,800			43,981C
2023	12,500	42,900	55,400			41,887C
2022	12,500	38,600	51,100			39,893C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			1	Class: CD Effec. Age: 45 Floor Area: 1,040 Total Base New : 166,999 Total Depr Cost: 91,849 Estimated T.C.V: 101,034			E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 1040 SF Floor Area = 1040 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 Crawl Space 1,040 Total: 120,287 66,158		Cls CD Blt 1971			
Yr Built 1971	Remodeled 0	Size of Closets		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Porches WPP 80 2,377 1,307 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 1 478 263 Base Cost 1200 37,884 20,836 Water/Sewer Public Sewer 1 1,307 719 Water Well, 50 Feet 1 2,548 1,401 Fireplaces Wood Stove 1 2,118 1,165 Local Cost Items SANITARY SEWER 1 0 0		Totals: 166,999 91,849		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 101,034				
Condition: Average		(5) Floors Kitchen: Other: Other:		(6) Ceilings X Drywall			(7) Excavation Basement: 0 S.F. Crawl: 1040 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:		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. Few Large Avg. Small		X Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(3) Roof X Gable Hip Flat Gambrel Mansard Shed		Chimney: Block		


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wpp

Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 60,807					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description		X Dirt Road		X Sewer		B 220@\$1400/FF 78.00 250.00 1.0063 0.5533 1400 100 60,807							
. BEG ON S LINE OF LOT 4 150 FT W OF SE COR OF LOT TH TO A PT ON N LINE OF LOT 75 FT W OF NE COR OF LOT TH NW'LY ALONG LOT LINE 33 FT TH TO A PT ON S LINE OF LOT 78 FT W OF POB TH E TO POB PART OF LOT 4 INDIAN HILL PLAT.		X Electric		Gas		78 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 60,807							
Comments/Influences		Curb		Street Lights									
ACCESS TO 006-00 RETAINED FOR EASEMENT TO MOUNTAIN		Standard Utilities		Underground Utils.									
		Topography of Site		Level									
		Rolling		X Low									
		High		X Swamp									
		Landscaped		Wooded									
		X 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	30,400	0	30,400		18,170C
		TPC 04/30/2021		INSPECTED				2024	20,000	0	20,000		17,624C
		TPC 12/27/2017		INSPECTED				2023	20,000	0	20,000		16,785C
		TPC 04/27/2015		INSPECTED				2022	20,000	0	20,000		15,986C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAILS JACK D & JANIS M	BAILS FAMILY TRUST	0	12/22/2016	QC	09-FAMILY	2017-00215	PROPERTY TRANSFER	0.0
		150,000	05/01/2000	WD	33-TO BE DETERMINED	336:1068	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1175 S ARROWHEAD TRL						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/23/2003					
Owner's Name/Address	MAP #:					
BAILS FAMILY TRUST 1175 S ARROWHEAD TRAIL LAKE CITY MI 49651	2025 Est TCV 826,374 TCV/TFA: 354.97					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
SECTIONS 3 & 10 T22N R8W UNIT 1. INDIAN LAKES WEST.	X		C 100' @1500/FF	125.00	476.00	234,901
99 SPLIT FROM 010-018-00 FOR 00	X		125 Actual Front Feet, 1.37 Total Acres			234,901

Comments/Influences	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	8.06	360 0	0
	X	Residential Local Cost Land Improvements			
	X	Gas	5,000.00	1 95	4,750
	X	LAND IMPROVE 5000			4,750

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														2024	110,800	273,900	384,700			242,396C
														2023	78,600	267,800	346,400			230,854C
														2022	62,400	241,500	303,900			219,861C

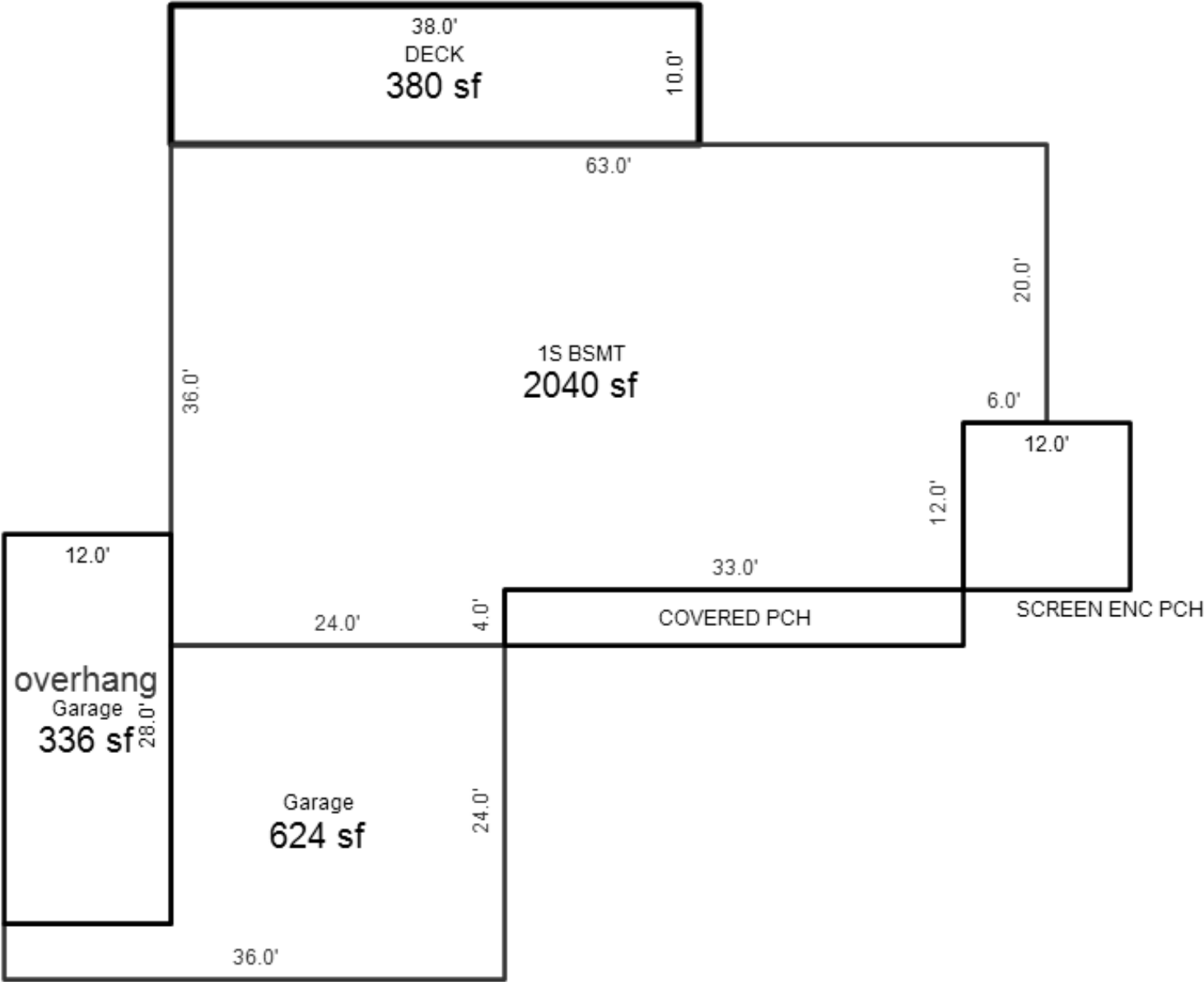


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																														
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 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: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																															
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G				1		132 WSEP (1 Story) 165 WCP (1 Story) 380 Treated Wood																																																																																																																																																																																	
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X	Gable Hip Flat	Gambrel Mansard Shed		1	Public Water																																																																																																																																																																																								
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<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2002</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 2040 SF Floor Area = 2328 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</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>2,040</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>337,564</td> <td>270,057</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Recreation Room</td> <td>1500</td> <td>28,590</td> <td>14,295</td> </tr> <tr> <td colspan="7">Exterior</td> </tr> <tr> <td colspan="4">Stone Veneer</td> <td>464</td> <td>17,363</td> <td>13,890</td> </tr> <tr> <td colspan="4">Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,523</td> <td>2,018</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,164</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>2</td> <td>9,159</td> <td>7,327</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td colspan="4">WSEP (1 Story)</td> <td>132</td> <td>7,335</td> <td>5,868</td> </tr> <tr> <td colspan="4">WCP (1 Story)</td> <td>165</td> <td>6,947</td> <td>5,558</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>380</td> <td>6,221</td> <td>4,977</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="4">Base Cost</td> <td>912</td> <td>41,241</td> <td>32,993</td> </tr> <tr> <td colspan="4">Common Wall: 1.5 Wall</td> <td>1</td> <td>-3,971</td> <td>-3,177</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>3</td> <td>1,616</td> <td>1,293</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td colspan="4">Public Sewer</td> <td>1</td> <td>1,473</td> <td>1,178</td> </tr> <tr> <td colspan="4">Water Well, 100 Feet</td> <td>1</td> <td>5,725</td> <td>4,580</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,040				1 Story	Siding	Overhang	288				Total:					337,564	270,057	Other Additions/Adjustments							Recreation Room				1500	28,590	14,295	Exterior							Stone Veneer				464	17,363	13,890	Basement, Outside Entrance, Below Grade				1	2,523	2,018	Plumbing							Average Fixture(s)				1	1,455	1,164	3 Fixture Bath				2	9,159	7,327	Porches							WSEP (1 Story)				132	7,335	5,868	WCP (1 Story)				165	6,947	5,558	Deck							Treated Wood				380	6,221	4,977	Garages							Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost				912	41,241	32,993	Common Wall: 1.5 Wall				1	-3,971	-3,177	Door Opener				3	1,616	1,293	Water/Sewer							Public Sewer				1	1,473	1,178	Water Well, 100 Feet				1	5,725	4,580
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Average Fixture(s)				1	1,455	1,164																																																																																																																																																																																							
3 Fixture Bath				2	9,159	7,327																																																																																																																																																																																							
Porches																																																																																																																																																																																													
WSEP (1 Story)				132	7,335	5,868																																																																																																																																																																																							
WCP (1 Story)				165	6,947	5,558																																																																																																																																																																																							
Deck																																																																																																																																																																																													
Treated Wood				380	6,221	4,977																																																																																																																																																																																							
Garages																																																																																																																																																																																													
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																																																																																																																																																																																													
Base Cost				912	41,241	32,993																																																																																																																																																																																							
Common Wall: 1.5 Wall				1	-3,971	-3,177																																																																																																																																																																																							
Door Opener				3	1,616	1,293																																																																																																																																																																																							
Water/Sewer																																																																																																																																																																																													
Public Sewer				1	1,473	1,178																																																																																																																																																																																							
Water Well, 100 Feet				1	5,725	4,580																																																																																																																																																																																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIC LTD	BAILS FAMILY TRUST	125,000	06/18/2020	WD	03-ARM'S LENGTH	2020-01786	PROPERTY TRANSFER	100.0
INDIAN LAKES DEVELOPMENT	MIC LTD	1	04/13/2000	CD	21-NOT USED/OTHER		DEED	0.0

Property Address: S ARROWHEAD 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: BAILS FAMILY TRUST
 1175 S ARROWHEAD TRL
 LAKE CITY MI 49651
 2025 Est TCV 218,737

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
X Sewer							
X Electric							
X Gas							
Curb							
Street Lights							
Standard Utilities							
X Underground Utils.							
			C 100' @1500/FF 127.00 377.00 0.9197 1.2484		1500	100	218,737
			127 Actual Front Feet, 1.10 Total Acres		Total Est. Land Value =		218,737

Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 2. INDIAN LAKES WEST.
 Comments/Influences: 99 SPLIT FROM 010-018-00 FOR 00

Topography of Site:
 Level
 X Rolling
 Low
 X High
 Landscaped
 Swamp
 X 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	109,400	0	109,400			71,838C
TPC	04/30/2021	INSPECTED	2024	107,000	0	107,000			69,678C
TPC	12/27/2017	INSPECTED	2023	77,900	0	77,900			66,360C
TPC	08/05/2015	INSPECTED	2022	63,200	0	63,200			63,200S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	04/09/2021	WD	16-LC PAYOFF	2021-01199	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0
INDIAN LAKES DEVELOPMENT	BAIRD BONNIE & ROMIG GERA	250,000	03/30/2018	LC	03-ARM'S LENGTH	2018-00980	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARROWHEAD 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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ROMIG GERALD III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893	2025 Est TCV 171,107					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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				C 100' @1500/FF	101.00	286.00	0.9965	1.1334	1500	100	171,107
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				101 Actual Front Feet, 0.66 Total Acres			Total Est. Land Value =	171,107
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Tax Description	Dirt Road										
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SECTIONS 3 & 10 T22N R8W UNIT 3. INDIAN LAKES WEST.	X	Gravel Road									
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Comments/Influences		Paved Road									
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99 SPLIT FROM 010-018-00 FOR 00		Storm Sewer									
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		Sidewalk									
--	--	----------	--	--	--	--	--	--	--	--	--

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

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

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

	X	Gas									
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		Curb									
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		Street Lights									
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		Standard Utilities									
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	X	Underground Utils.									
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		Topography of Site									
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		Level									
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	X	Rolling									
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		Low									
--	--	-----	--	--	--	--	--	--	--	--	--

	X	High									
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		Landscaped									
--	--	------------	--	--	--	--	--	--	--	--	--

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

	X	Wooded									
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		Pond									
--	--	------	--	--	--	--	--	--	--	--	--

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

		Wetland									
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	X	Flood Plain									
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		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	85,600	0	85,600			59,902C
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			TPC 04/30/2021 INSPECTED	2024	81,800	0	81,800			58,101C
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			TPC 12/27/2017 INSPECTED	2023	61,600	0	61,600			55,335C
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			TPC 08/05/2015 INSPECTED	2022	52,700	0	52,700			52,700S
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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.
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	04/09/2021	WD	16-LC PAYOFF	2021-01199	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0
INDIAN LAKES DEVELOPMENT	BAIRD BONNIE & ROMIG GERA	250,000	03/30/2018	LC	19-MULTI PARCEL ARM'S LE	2018-0098	PROPERTY TRANSFER	100.0
SHIELDS PATRICK W & CATHE	INDIAN LAKES DEVELOPMENT	1	07/28/2011	QC	21-NOT USED/OTHER	2011-02508	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
ROMIG GERALD III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893	2025 Est TCV 159,561

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason Value C 100' @1500/FF 102.00 230.00 0.9931 1.0501 1500 100 159,561 102 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 159,561	

Tax Description	X
SECTIONS 3 & 10 T22N R8W UNIT 4. INDIAN LAKES WEST.	

Comments/Influences
99 SPLIT FROM 010-018-00 FOR 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
X	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	79,800	0	79,800			60,356C
2024	78,800	0	78,800			58,542C
2023	60,900	0	60,900			55,755C
2022	53,100	0	53,100			53,100S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER JOE & ROCKWELL MA	ROMIG GERALD V III	1	09/14/2024	QC	21-NOT USED/OTHER	2024-02819	DEED	0.0
ROMIG GERALD III	ZIEGLER JOE & ROCKWELL MA	150,000	03/09/2023	MLC	03-ARM'S LENGTH	2023-00641	PROPERTY TRANSFER	100.0
INDIAN LAKES DEVELOPMENT	ROMIG GERALD III	0	03/22/2021	WD	16-LC PAYOFF	2021-01198	DEED	0.0
BAIRD BONNIE	ROMIG GERALD III	1	03/02/2020	QC	09-FAMILY	2020-00720	DEED	50.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
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ROMIG GERALD V III 2859 ALDEN HILLS COURT LOWELL MI 49331	2025 Est TCV 154,043
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SECTIONS 3 & 10 T22N R8W UNIT 5. INDIAN LAKES WEST.	C 100' @1500/FF 102.00	208.00	0.9931	1.0138	1500	100			154,043
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Comments/Influences	102 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 154,043								
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99 SPLIT FROM 010-108-00 FOR 00	X	Dirt Road							
99 SPLIT FROM 010-018-00 FOR 00	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	77,000	0	77,000			77,000S
2024	77,200	0	77,200			77,200S
2023	60,200	0	60,200			55,755C
2022	53,100	0	53,100			53,100S

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARROWHEAD 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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HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601	2025 Est TCV 197,849					
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
C 100' @1500/FF	150.08	207.55	0.8675	1.0131	1500	100	197,849
150 Actual Front Feet, 0.71 Total Acres						Total Est. Land Value =	197,849

Tax Description	X	Value
SECTIONS 3 & 10 T22N R8W UNIT 6 & S'LY 1/2 OF UNIT 7 INDIAN LAKES WEST. COMBINED ON 10/19/2024 FROM 009-354-006-00, 009-354-007-50;	X	197,849
Comments/Influences		
Split/Comb. on 10/19/2024 completed 10/19/2024 TIM ; Parent Parcel(s): 009-354-006-00, 009-354-007-50; Child Parcel(s): 009-354-006-01;	X	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	98,900	0	98,900			91,377C
2024	0	0	0			0
2023	0	0	0			0
2022	0	0	0			0

Who When What
 TPC 05/30/2022 INSPECTED
 TPC 04/30/2021 INSPECTED



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARROWHEAD TRL	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2025 Est TCV 75,780		
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Owner's Name/Address	INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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Tax Description	Public Improvements	* Factors *				Rate %Adj. Reason	Value		
SECTIONS 3 & 10 T22N R8W N'LY 1/2 UNIT 7. INDIAN LAKES WEST. MORE FULLY DESCRIBED AS UNIT"7A" THE NORTHERLY HALF OF UNIT 7, "INDIAN LAKES WEST" SITE CONDOMINIUM, PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 10, T22N-R8W DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 10, THENCE S88°39'18"E 219.32 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO A POINT ON A TRAVERSE LINE ALONG THE SHORE OF LAKE MISSAUKEE; THENCE SL2°47'55"E 271.90 FEET ALONG SAID	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.	C 100'	@1500/FF	50.00	206.00	1.0000	1.0104	1500 100	75,780
2020 Lake Township Parcel Map	Topography of Site	50 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =	75,780		

NTINUING ALONG 9'10"E 70.39 FEET NER OF UNIT 7 AND THENCE CONTINUING S33°39'10"E TO A POINT ON THE AND A POINT ON N ON FILE***



0 completed ;
4-007-00;
-007-50;

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	2025	PRIVATE RD	2025	37,900	0	37,900			6,877C
X	2024	TPC 04/30/2021 INSPECTED	2024	37,800	0	37,800			6,671C
X	2023	TPC 05/06/2018 INSPECTED	2023	29,600	0	29,600			6,354C
X	2022	TPC 12/27/2017 INSPECTED	2022	30,000	0	30,000			6,052C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1067 S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 926,930 TCV/TFA: 316.36										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SECTIONS 3 & 10 T22N R8W UNIT 8. INDIAN LAKES WEST.		Public Improvements		* Factors * LAKE MISSAUKEE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
208065524 \$860,000		Gravel Road		C 100' @1500/FF		103.00	193.00	0.9897	0.9876	1500	100	151,015
NEW HOUSE @ 40% FOR 02 COMP FOR 03		Paved Road		103 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =		151,015
99 SPLIT FROM 010-018-00 FOR 00		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			
		Curb										
		Street Lights										
		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	75,500	388,000	463,500			291,916C		
		Low										
		X High		2024	76,700	368,100	444,800			283,139C		
		Landscaped										
		Swamp										
		X Wooded		2023	60,300	364,900	425,200			269,657C		
		Pond										
		X Waterfront		2022	53,500	329,600	383,100			256,817C		
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD										
Who		When	What									
TPC 04/30/2021		INSPECTED										
TPC 12/27/2017		INSPECTED										
TPC 11/22/2011		INSPECTED										

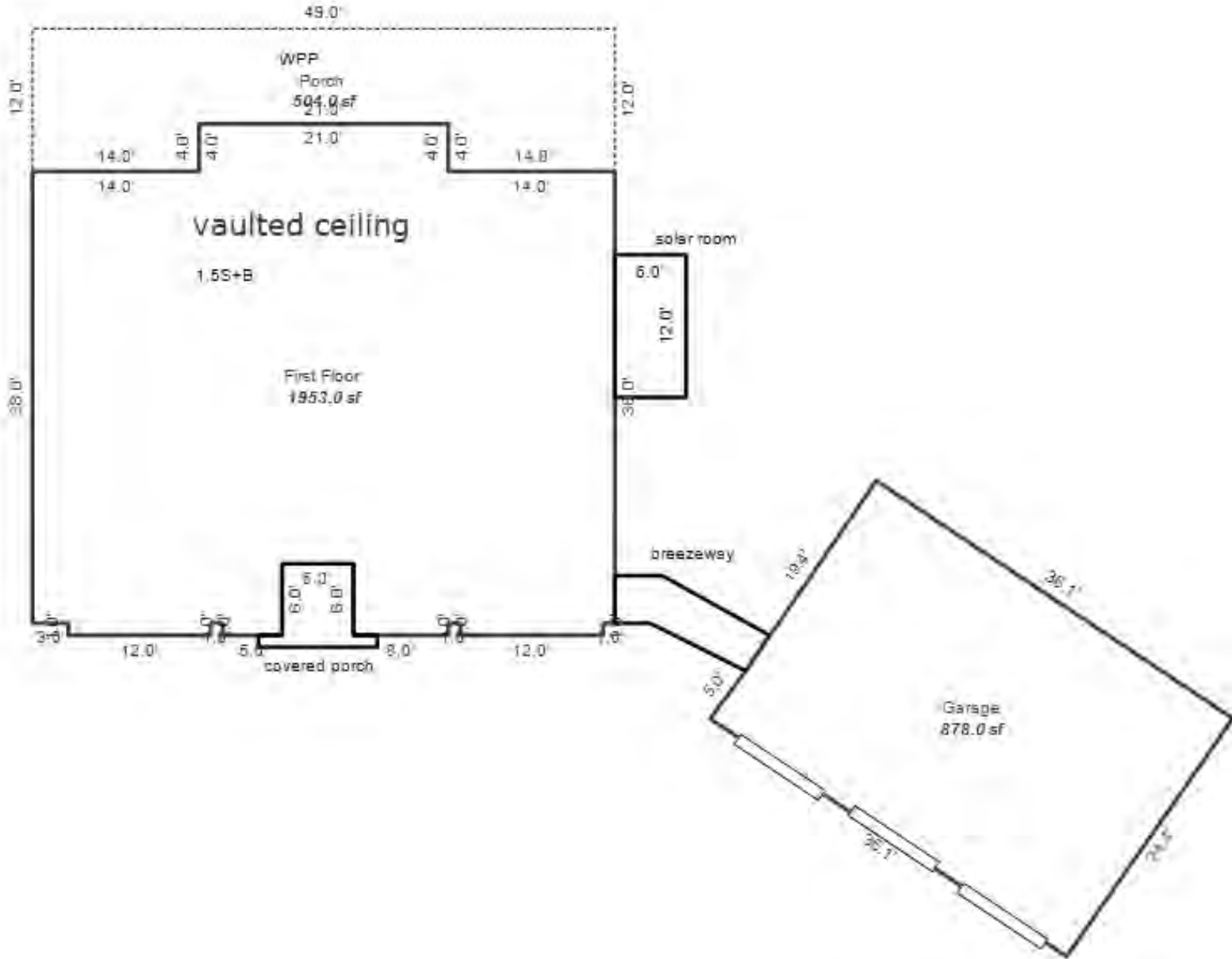


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*** Information herein deemed reliable but not guaranteed***

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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 504 73	Type CCP (2 Story) Treated Wood Brzwy, FW	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		X	Drywall	X	Paneled	X	Plaster Wood T&G									
Yr Built 2001	Remodeled 0	X	Ex		Ord		Min									
Condition: Average		Size of Closets		X	Lg		Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall													
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat		1953 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S												Cls	BC	Blt	2001	
(11) Heating System: Forced Heat & Cool																
Ground Area = 1953 SF Floor Area = 2930 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 1,953																
Total: 433,944 325,458																
Other Additions/Adjustments																
Recreation Room 1953 52,614 26,307																
Exterior																
Stone Veneer 1152 52,957 39,718																
Basement, Outside Entrance, Below Grade 2 7,085 5,314																
Plumbing																
Average Fixture(s)																
1 2,142 1,606																
3 Fixture Bath 1 6,735 5,051																
2 Fixture Bath 1 4,512 3,384																
Porches																
CCP (2 Story) 48 2,217 1,663																
Deck																
Treated Wood 504 7,933 5,950																
Garages																
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)																
Base Cost 864 50,034 37,525																
Door Opener 3 2,020 1,515																
Water/Sewer																
Public Sewer 1 1,886 1,414																
Water Well, 100 Feet 1 6,156 4,617																
Built-Ins																
Appliance Allow. 1 3,918 2,938																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 148,013								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
SECTIONS 3 & 10 T22N R8W UNIT 9. INDIAN LAKES WEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
99 SPLIT FROM 010-018-00 FOR 00		X Gravel Road		C 100' @1500/FF		101.00	189.00	0.9965	0.9804	1500	100	148,013
		X Paved Road		101 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 148,013								
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	74,000	0	74,000		13,840C		
		TPC 04/30/2021 INSPECTED			2024	75,000	0	75,000		13,424C		
		TPC 12/27/2017 INSPECTED			2023	59,100	0	59,100		12,785C		
					2022	52,700	0	52,700		12,177C		



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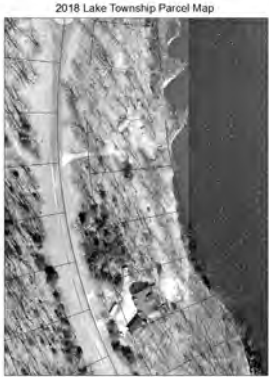
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 148,133							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		Dirt Road		C 100' @1500/FF 102.00 186.00 0.9931 0.9749 1500 100		148,133									
SECTIONS 3 & 10 T22N R8W UNIT 10. INDIAN LAKES WEST.		X Paved Road		102 Actual Front Feet, 0.44 Total Acres		Total Est. Land Value = 148,133									
Comments/Influences		Storm Sewer													
99 SPLIT FROM 010-018-00 FOR 00		Sidewalk													
		Water													
		X Sewer													
		X Electric													
		X Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		Level													
		X Rolling													
		Low													
		X High													
		Landscaped													
		Swamp													
		X 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		74,100	0	74,100			13,992C
								2024		75,400	0	75,400			13,572C
								2023		59,600	0	59,600			12,926C
								2022		53,100	0	53,100			12,311C
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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 ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 144,159						
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		Dirt Road		X Paved Road		C 100' @1500/FF 104.00 166.00 0.9864 0.9369 1500 100 144,159								
SECTIONS 3 & 10 T22N R8W UNIT 11. INDIAN LAKES WEST.		X Storm Sewer		Sidewalk		104 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 144,159								
Comments/Influences		Water		X Sewer										
99 SPLIT FROM 003-001-00 FOR 00		X Electric		X Gas										
		Curb		Street Lights										
		Standard Utilities		X Underground Utils.										
		Topography of Site		Level										
		X Rolling		Low										
		X High		Landscaped										
		Swamp		X 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 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED				2025	72,100	0	72,100			12,598C
								2024	75,000	0	75,000			12,220C
								2023	59,900	0	59,900			11,639C
								2022	53,900	0	53,900			11,085C



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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 ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 137,068							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		Dirt Road		C 100' @1500/FF 102.00 149.00 0.9931 0.9021 1500 100		137,068									
SECTIONS 3 & 10 T22N R8W UNIT 12. INDIAN LAKES WEST.		X Gravel Road		102 Actual Front Feet, 0.35 Total Acres		Total Est. Land Value = 137,068									
Comments/Influences		Storm Sewer													
99 SPLIT FROM 003-001-00 FOR 00		Sidewalk													
		Water													
		X Sewer													
		X Electric													
		X Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		X Underground Utils.													
		Topography of Site													
		Level													
		X Rolling													
		Low													
		X High													
		Landscaped													
		Swamp													
		X 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		68,500	0	68,500			12,360C
								2024		72,000	0	72,000			11,989C
								2023		58,300	0	58,300			11,419C
								2022		53,100	0	53,100			10,876C
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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 ARROWHEAD TRL School: LAKE CITY AREA SCHOOL DIST P.R.E. 0% MAP #:

Owner's Name/Address 2025 Est TCV 133,602

INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

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

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		C 100' @1500/FF	103.00	136.00	0.9897	0.8737	1500	100		133,602	
X Gravel Road		103 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	133,602

Tax Description
 SECTIONS 3 & 10 T22N R8W UNIT 13. INDIAN LAKES WEST.
 Comments/Influences

99 SPLIT FROM 003-001-00 FOR 00

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

Topography of Site

- X Level
- X Rolling
- Low
- X High
- Landscaped
- Swamp
- X 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	66,800	0	66,800			12,518C
2024	71,200	0	71,200			12,142C
2023	58,200	0	58,200			11,564C
2022	53,500	0	53,500			11,014C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 120,726									
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		104'X172' WETLAND ON REAR											
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SECTIONS 3 & 10 T22N R8W UNIT 14. INDIAN LAKES WEST.		X Paved Road		Storm Sewer		C 100' @1500/FF		104.00	100.00	0.9864	0.7846	1500	100		120,726		
Comments/Influences		Sidewalk		Water		104 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						120,726			
99 SPLIT FROM 003-001-00 FOR 00		X Sewer		X Electric													
		X Gas		Curb													
		Street Lights		Standard Utilities													
		X Underground Utils.		Topography of Site													
		Level		X Rolling													
		X Low		X High													
		Landscaped		Swamp													
		X Wooded		Pond													
		X Waterfront		Ravine													
		Wetland		Flood Plain													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		60,400		0		60,400		12,598C	
		TPC 04/30/2021		INSPECTED		2024		56,900		0		56,900				12,220C	
		TPC 04/30/2021		INSPECTED		2023		60,200		0		60,200				11,639C	
		TPC 12/27/2017		INSPECTED		2022		53,900		0		53,900				11,085C	



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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 ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 40,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
SECTIONS 3 & 10 T22N R8W UNIT 15. INDIAN LAKES WEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASKING PRICE \$ 74,800		X Gravel Road		<Site Value F> GROUP F 40K		40000		100				40,000
99 SPLIT FROM 003-001-00 FOR 00		X Paved Road		135 Actual Front Feet, 0.65 Total Acres		Total Est. Land Value =						40,000
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X 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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	20,000	0	20,000		219C		
		TPC 04/30/2021 INSPECTED			2024	20,000	0	20,000		213C		
		TPC 12/27/2017 INSPECTED			2023	20,000	0	20,000		203C		
					2022	20,000	0	20,000		194C		



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

Property Address: S ARROWHEAD 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: INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 40,000

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

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

<Site Value F> GROUP F 40K 40000 100 40,000
 118 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 40,000

Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 16. INDIAN LAKES WEST.

Comments/Influences: ASKING PRICE \$ 74,800
 99 SPLIT FROM 003-001-00 FOR 00

Topography of Site

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

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

2025 20,000 0 20,000 219C

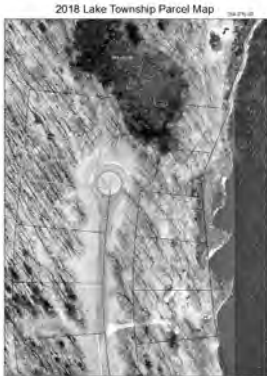
2024 20,000 0 20,000 213C

2023 20,000 0 20,000 203C

2022 20,000 0 20,000 194C

Who When What 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.									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 40,000									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		Gravel Road		<Site Value F> GROUP F 40K 40000 100 40,000											
SECTIONS 3 & 10 T22N R8W UNIT 17. INDIAN LAKES WEST.		X Paved Road		Storm Sewer		100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 40,000											
Comments/Influences		Sidewalk		Water													
ASKING PRICE \$ 74,800 99 SPLIT FROM 003-001-00 FOR 00		X Sewer		X Electric													
		X 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													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		20,000		0		20,000		219C	
		TPC 04/30/2021		INSPECTED		2024		20,000		0		20,000				213C	
		TPC 12/27/2017		INSPECTED		2023		20,000		0		20,000				203C	
		TPC 11/22/2011		INSPECTED		2022		20,000		0		20,000				194C	



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

Owner's Name/Address 2025 Est TCV 40,000

INDIAN LAKES DEVELOPMENT LLC
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

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

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

Tax Description <Site Value F> GROUP F 40K 40000 100 40,000

SECTIONS 3 & 10 T22N R8W UNIT 18. INDIAN LAKES WEST. 111 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 40,000

Comments/Influences Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water

ASKING PRICE \$88,000 X Sewer X Electric X Gas Curb Street Lights Standard Utilities X Underground Utils.

99 SPLIT FROM 003-001-00 FOR 00 Topography of Site

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

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

Who When What 2025 20,000 0 20,000 219C

TPC 04/30/2021 INSPECTED 2024 20,000 0 20,000 213C

TPC 12/27/2017 INSPECTED 2023 20,000 0 20,000 203C

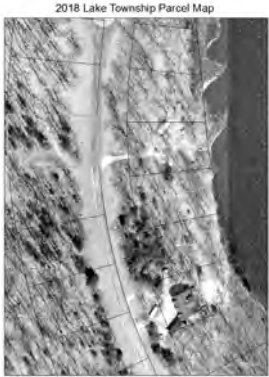
2022 20,000 0 20,000 194C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 40,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
SECTIONS 3 & 10 T22N R8W UNIT 19. INDIAN LAKES WEST.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ASKING PRICE \$88,000 99 SPLIT FROM 003-001-00 FOR 00		X Gravel Road		<Site Value F> GROUP F 40K		40000	100					40,000
		X Paved Road		111 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =						40,000
		X Storm Sewer										
		X Sidewalk										
		X Water										
		X Sewer										
		X Electric										
		X 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										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	20,000	0	20,000		219C		
		TPC 04/30/2021 INSPECTED			2024	20,000	0	20,000		213C		
		TPC 12/27/2017 INSPECTED			2023	20,000	0	20,000		203C		
					2022	20,000	0	20,000		194C		



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

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

Property Address: S ARROWHEAD 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: INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 40,000

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			<Site Value F> GROUP F 40K			40000	100		40,000
			111 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =						40,000

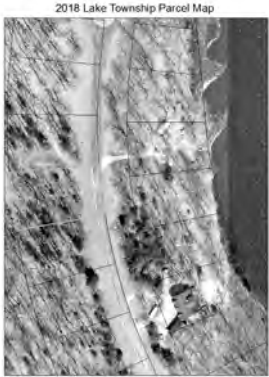
Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 20. INDIAN LAKES WEST.
 Comments/Influences:

ASKING PRICE \$82,500
 99 SPLIT FROM 010-022-00 FOR 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
- X PRIVATE RD



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	20,000	0	20,000			187C
2024	20,000	0	20,000			182C
2023	20,000	0	20,000			174C
2022	20,000	0	20,000			166C

*** 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 ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 40,000									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		X Gravel Road		<Site Value F> GROUP F 40K 40000 100 40,000											
SECTIONS 3 & 10 T22N R8W UNIT 21. INDIAN LAKES WEST.		X Paved Road		Storm Sewer		111 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 40,000											
Comments/Influences		Sidewalk		Water													
99 SPLIT FROM 010-022-00 FOR 00		X Sewer		X Electric													
		X 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													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		20,000		0		20,000		187C	
		TPC 04/30/2021 INSPECTED		2024		20,000		0		20,000				182C			
		TPC 12/27/2017 INSPECTED		2023		20,000		0		20,000				174C			
				2022		20,000		0		20,000				166C			



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S ARROWHEAD 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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INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 40,000				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements			* Factors *		
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Tax Description	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SECTIONS 3 & 10 T22N R8W UNIT 22. INDIAN LAKES WEST.	X	Gravel Road		<Site Value F> GROUP F 40K					40000	100		40,000
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Comments/Influences	X	Paved Road		111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			40,000
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99 SPLIT FROM 010-022-00 FOR 00	X	Storm Sewer										
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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										
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		Street Lights										
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	X	Standard Utilities										
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	X	Underground Utils.										
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		Topography of Site										
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	X	Level										
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	X	Rolling										
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		Low										
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	X	High										
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		Landscaped										
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	X	Swamp										
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		Wooded										
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		Pond										
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		Waterfront										
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		Ravine										
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		Wetland										
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	X	Flood Plain										
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	X	PRIVATE RD										
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		Year										
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		Land Value										
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		Building Value										
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		Assessed Value										
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		Board of Review										
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		Tribunal/Other										
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		Taxable Value										
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status			
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 40,000							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
SECTIONS 3 & 10 T22N R8W UNIT 23. INDIAN LAKES WEST.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
99 SPLIT FROM 010-022-00 FOR 00		X Gravel Road		<Site Value F> GROUP F 40K		40000	100				40,000
		X Paved Road		111 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =					40,000
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X 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									
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	20,000	0	20,000		187C	
		TPC 04/30/2021 INSPECTED		2024	20,000	0	20,000			182C	
		TPC 12/27/2017 INSPECTED		2023	20,000	0	20,000			174C	
				2022	20,000	0	20,000			166C	



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 40,000						
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		Dirt Road		X Paved Road		<Site Value F> GROUP F 40K 40000 100 40,000								
SECTIONS 3 & 10 T22N R8W UNIT 24. INDIAN LAKES WEST.		X Storm Sewer		X Sidewalk		111 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 40,000								
Comments/Influences		Water		X Sewer										
99 SPLIT FROM 010-018-00 FOR 00		X Electric		X Gas										
		Topography of Site		Level										
		X Rolling		Low										
		X 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
		TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED				2025	20,000	0	20,000			2,186C
								2024	20,000	0	20,000			2,121C
								2023	20,000	0	20,000			2,020C
								2022	20,000	0	20,000			1,924C

*** 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 ARROWHEAD 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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INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 40,000				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements			* Factors *		
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Tax Description	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SECTIONS 3 & 10 T22N R8W UNIT 25. INDIAN LAKES WEST.	X	Gravel Road		<Site Value F> GROUP F 40K					40000	100		40,000
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Comments/Influences	X	Paved Road		111 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =			40,000
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99 SPLIT FROM 010-018-00 FOR 00	X	Storm Sewer										
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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										
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		Street Lights										
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	X	Standard Utilities										
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	X	Underground Utils.										
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		Topography of Site										
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	X	Level										
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	X	Rolling										
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	X	Low										
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	X	High										
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	X	Landscaped										
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	X	Swamp										
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	X	Wooded										
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		Pond										
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		Waterfront										
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		Ravine										
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		Wetland										
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	X	Flood Plain										
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	X	PRIVATE RD										
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		Year										
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		Land Value										
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		Building Value										
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		Assessed Value										
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		Board of Review										
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		Tribunal/Other										
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		Taxable Value										
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*** Information herein deemed reliable but not guaranteed***

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

Property Address: S ARROWHEAD 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: INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 40,000

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			* Factors *									
			<Site Value F>	GROUP F	40K			40000	100		40,000	
			109 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =			40,000

Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 26. INDIAN LAKES WEST.
 Comments/Influences: 99 SPLIT FROM 010-018-00 FOR 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
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	20,000	0	20,000			2,186C
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 40,000									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		X Gravel Road		<Site Value F> GROUP F 40K 40000 100 40,000											
SECTIONS 3 & 10 T22N R8W UNIT 27. INDIAN LAKES WEST.		X Paved Road		Storm Sewer		111 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 40,000											
Comments/Influences		Sidewalk		Water													
99 SPLIT FROM 010-018-00 FOR 00		X Sewer		X Electric													
		X 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													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		20,000		0		20,000		2,186C	
		TPC 04/30/2021 INSPECTED		2024		20,000		0		20,000						2,121C	
		TPC 12/27/2017 INSPECTED		2023		20,000		0		20,000						2,020C	
				2022		20,000		0		20,000						1,924C	
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*** Information herein deemed reliable but not guaranteed***

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

Property Address: S ARROWHEAD 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: INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 40,000

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

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

<Site Value F> GROUP F 40K 40000 100 40,000
 90 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 40,000

Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 28. INDIAN LAKES WEST.

Comments/Influences: 99 SPLIT FROM 010-018-00 FOR 00

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	20,000	0	20,000			2,186C
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C

Who When What

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.									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
S ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 40,000									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X Dirt Road		X Gravel Road		<Site Value F> GROUP F 40K 40000 100 40,000											
SECTIONS 3 & 10 T22N R8W UNIT 29. INDIAN LAKES WEST.		X Paved Road		X Storm Sewer		101 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 40,000											
Comments/Influences		X Sidewalk		X Water													
99 SPLIT FROM 010-018-00 FOR 00		X Sewer		X Electric													
		X Gas		Curb													
		Street Lights		Standard Utilities													
		X Underground Utils.		Topography of Site													
		Level		X Rolling													
		X Low		X High													
		Landscaped		Swamp													
		X Wooded		Pond													
		Waterfront		Ravine													
		Wetland		Flood Plain													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		20,000		0		20,000		2,186C	
		TPC 04/30/2021 INSPECTED		2024		20,000		0		20,000						2,121C	
		TPC 12/27/2017 INSPECTED		2023		20,000		0		20,000						2,020C	
				2022		20,000		0		20,000						1,924C	



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

Property Address: S ARROWHEAD 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: INDIAN LAKES DEVELOPMENT LLC
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 40,000

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			<Site Value F> GROUP F 40K 40000 100 130 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 40,000								

Tax Description: SECTIONS 3 & 10 T22N R8W UNIT 30. INDIAN LAKES WEST.
 Comments/Influences: 99 SPLIT FROM 010-018-00 FOR 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
- X PRIVATE RD



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	20,000	0	20,000			2,186C
2024	20,000	0	20,000			2,121C
2023	20,000	0	20,000			2,020C
2022	20,000	0	20,000			1,924C

*** 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 ARROWHEAD TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:				
Owner's Name/Address		INDIAN LAKES DEVELOPMENT LLC MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 40,000		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
SECTIONS 3 & 10 T22N R8W UNIT 31. INDIAN LAKES WEST.		X Dirt Road		<Site Value F> GROUP F 40K		40000 100 40,000				
Comments/Influences		X Gravel Road		130 Actual Front Feet, 0.60 Total Acres		Total Est. Land Value = 40,000				
99 SPLIT FROM 010-018-00 FOR 00		X Paved Road								
		X Storm Sewer								
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X 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								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	20,000	0	20,000		2,186C
		TPC 04/30/2021 INSPECTED			2024	20,000	0	20,000		2,121C
		TPC 12/27/2017 INSPECTED			2023	20,000	0	20,000		2,020C
					2022	20,000	0	20,000		1,924C



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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.
JAMES IRMA J	VALENTE JOHN	5,000	10/10/2019	QC	19-MULTI PARCEL ARM'S LE	2019-03220	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLAIR ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/09/2020					
VALENTE JOHN 512 S BLAIR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 6,108					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			* Factors * 5 LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			JENNINGS 40	158.00	330.00	0.8039	1.2022 40 100	6,108
			158 Actual Front Feet, 1.20 Total Acres				Total Est. Land Value =	6,108

Tax Description
 . SEC 4 T22N R8W LOTS 1, 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 12/31/2019 COMBINE WITH 361-001-00 FORMERLY . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,100	0	3,100			2,728C
		TPC 12/27/2017 INSPECTED	2024	3,600	0	3,600			2,646C
		TPC 02/13/2012 INSPECTED	2023	3,600	0	3,600			2,520C
			2022	2,400	0	2,400			2,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATTERSON MARK R TRUST	BAIRD BONNIE	1	08/26/2016	WD	03-ARM'S LENGTH	2016-03830	DEED	100.0
PATTERSON MARK R	PATTERSON MARK R TRUST	0	02/04/2004	WD	21-NOT USED/OTHER	04-0/0679	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLAIR ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 2,640					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			JENNINGS 40	66.00	158.00	1.0000	1.0000	40	100	2,640
			66 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =	2,640

Tax Description
 . SEC 4 T22N R8W LOT 6 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,300	0	1,300			568C
2024	1,000	0	1,000			551C
2023	1,000	0	1,000			525C
2022	500	0	500			500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOWKER VICKIE & MICHAEL	VALENTE JOHN	1	06/29/2015	QC	03-ARM'S LENGTH	2015-02242 QD	PROPERTY TRANSFER	100.0
DOWKER MICHAEL & VICKIE	VALENTE JOHN	28,000	06/26/2015	WD	03-ARM'S LENGTH	2015-02241	PROPERTY TRANSFER	100.0
ANDERSON LORETTA ESTATE	DOWKER MICHAEL & VICKIE (	36,500	10/12/2006	WD	03-ARM'S LENGTH	06-0/4017	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
512 S BLAIR ST	School: LAKE CITY AREA SCHOOL DIST		Garage	05/24/2016	2016-0182	100%

Owner's Name/Address	MAP #:
VALENTE JOHN 512 S BLAIR LAKE CITY MI 49651	2025 Est TCV 89,607 TCV/TFA: 129.49

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS																											
2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. & 2015-02242 THE WEST 8 FEET OF LOT 8 EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN. FORMERLY ABBREVIATED AS . SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>JENNINGS 40</td> <td>264.00</td> <td>118.00</td> <td>0.7071</td> <td>0.9296</td> <td>40</td> <td>100</td> <td></td> <td>6,942</td> </tr> <tr> <td colspan="8">264 Actual Front Feet, 0.71 Total Acres</td> <td>Total Est. Land Value = 6,942</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	JENNINGS 40	264.00	118.00	0.7071	0.9296	40	100		6,942	264 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value = 6,942
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
JENNINGS 40	264.00	118.00	0.7071	0.9296	40	100		6,942																						
264 Actual Front Feet, 0.71 Total Acres								Total Est. Land Value = 6,942																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. & 2015-02242 THE WEST 8 FEET OF LOT 8 EXCEPT THE SOUTH 10 FEET THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN. FORMERLY ABBREVIATED AS . SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>6.52</td> <td>64</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>5.98</td> <td>63</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	6.52	64	0	0	D/W/P: 4in Concrete	5.98	63	0	0
	Description	Rate	Size	% Good	Cash Value													
	D/W/P: 4in Ren. Conc.	6.52	64	0	0													
	D/W/P: 4in Concrete	5.98	63	0	0													
X	Water Sewer	Residential Local Cost Land Improvements																
X	Electric Gas Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950						
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	1	95	950														

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2015-02241 LOT 7 AND THE EAST 1/2 OF LOTS 9 AND 10, BLOCK A, AND PART OF LOT 8, BLOCK A: COMMENCING AT THE SOUTHEAST CORNER OF LOT 7; THENCE SOUTH 56 FEET; THENCE WEST 150 FEET; THENCE NORTH 56 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 10 FEET OF LOT 8 EXCEPT THE WEST 1/2 THEREOF, BLOCK A, MITCHELL BROTHERS PLAT OF THE VILLAGE OF JENNINGS, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN. FORMERLY ABBREVIATED AS . SEC 4 T22N R8W LOT 7, LOT 8 EXC W 1/2	X	Level Rolling Low	2025	3,500	41,300	44,800			16,643C
	X	High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	2,700	35,500	38,200			16,143C
			2023	2,700	19,700	22,400			15,375C
			2022	1,500	15,900	17,400			14,643C



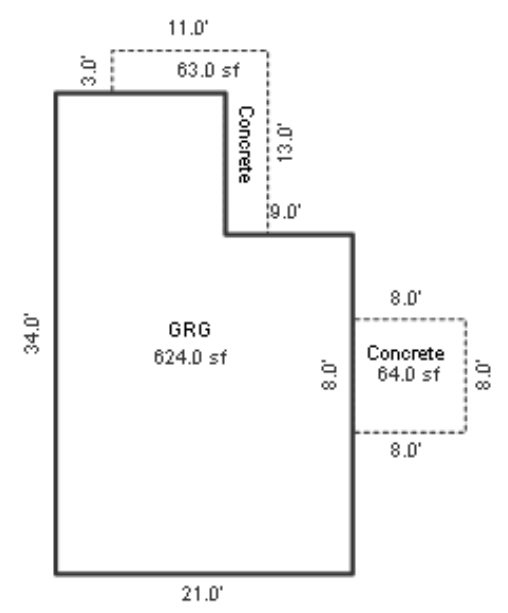
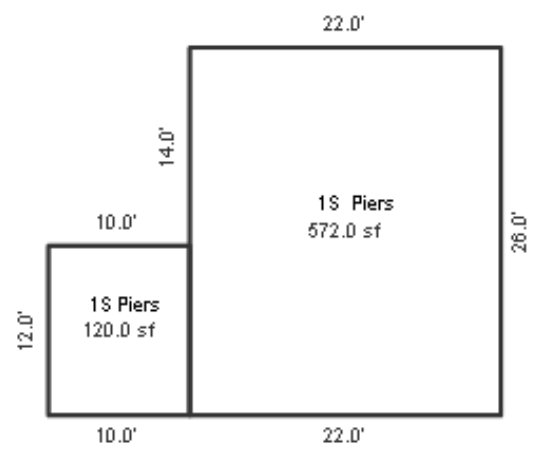
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	2,700	35,500	38,200			16,143C
TPC	12/27/2017	INSPECTED	2023	2,700	19,700	22,400			15,375C
JWV	10/12/2016	INSPECTED	2022	1,500	15,900	17,400			14,643C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 2016 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	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: D +10 Effec. Age: 40 Floor Area: 692 Total Base New : 123,830 Total Depr Cost: 74,286 Estimated T.C.V: 81,715		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D 10		Blt 1954			
Yr Built 1954	Remodeled 0	Ex	Ord	X	Min	100 Amps Service		(11) Heating System: Forced Air w/o Ducts		Ground Area = 692 SF		Floor Area = 692 SF.			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Depr. Cost	
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors	Kitchen: Other: Other:		100 Amps Service		Many		X	Ave.	Few		1 Average Fixture(s)		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	X Drywall		(13) Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		
X	Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2 Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1		1		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		1		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		81,715			
X	Asphalt Shingle	Chimney: Brick													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETJE DALE A & DEBBRA L	NOREN DAVIDLEE A & ANGELA	63,500	12/28/2006	WD	03-ARM'S LENGTH	10-6/4690	DEED	100.0
BRAVATA ALICE (F)	KEOTJE DALE ALLEN & DEBBR	35,000	12/27/2006	OTH	21-NOT USED/OTHER	06-0/4689	DEED	0.0
		35,000	10/01/1999	WD	33-TO BE DETERMINED	331:746	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9938 WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/28/2006					
Owner's Name/Address	MAP #:					
NOREN DAVIDLEE A & ANGELA M 9938 WALNUT ST Lake City MI 49651	2025 Est TCV 80,829 TCV/TFA: 76.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. SEC 4 T22N R8W W 1/2 OF S 10 FT OF LOT 8 & W 1/2 OF LOTS 9 & 10 BLK A MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
ADD 120 SQ 1S/CR ADD'N FOR 09.	X		<Site Value A> GROUP A 3K				3000	100		3,000
			79 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =						3,000	

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		5.70	52	61	181
Wood Frame		25.24	80	50	1,009
Total Estimated Land Improvements True Cash Value =					1,190

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	1,500	38,900	40,400			14,204C
Rolling		2024	900	29,500	30,400			13,777C
Low		2023	900	22,600	23,500			13,121C
High		2022	500	18,200	18,700			12,497C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

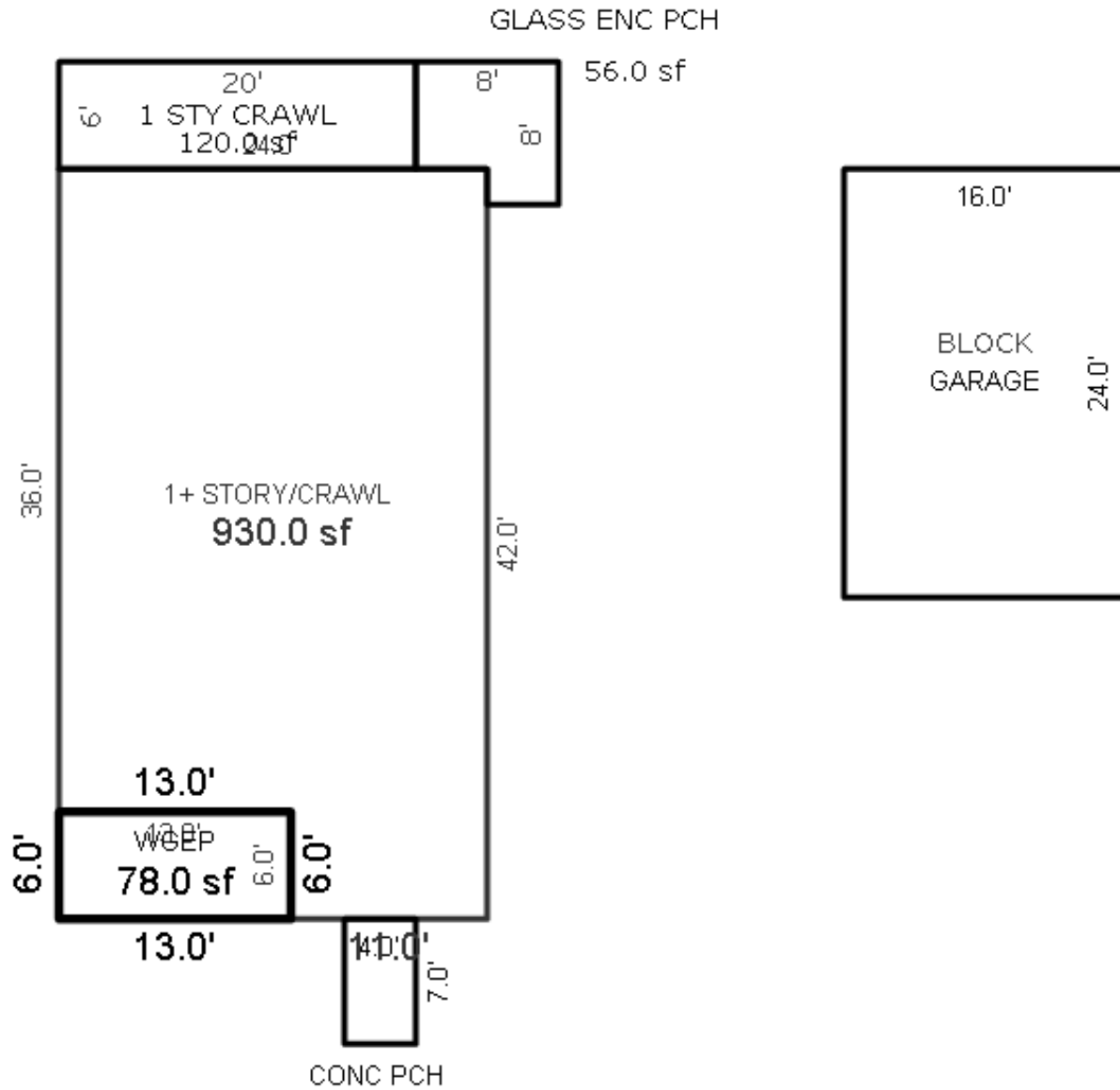


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*** Information herein deemed reliable but not guaranteed***

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 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: 1961 Car Capacity: Class: D Exterior: Block 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							56 WGEP (1 Story) 78 CCP (1 Story)				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1928		Remodeled 1963	Trim & Decoration	Ex	Ord	X	Min									
Condition: Average			Size of Closets	Lg	Ord	X	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 6 1st Floor 2nd Floor 2 Bedrooms		(5) Floors													
	(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings													
	(2) Windows		(7) Excavation													
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1050 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	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													
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
	Chimney: Brick															
										Class: D Effec. Age: 45 Floor Area: 1,050 Total Base New : 154,828 Total Depr Cost: 85,154 Estimated T.C.V: 76,639		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1050 SF Floor Area = 1050 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 Crawl Space 930						
										1 Story Siding Crawl Space 120						
										Total: 116,227		63,924				
										Other Additions/Adjustments						
										Plumbing						
										Average Fixture(s) 1 1,010		555				
										Water/Sewer						
										1000 Gal Septic 1 4,203		2,312				
										Water Well, 100 Feet 1 5,428		2,985				
										Porches						
										WGEP (1 Story) 56 5,465		3,006				
										CCP (1 Story) 78 1,870		1,028				
										Garages						
										Class: D Exterior: Block Foundation: 18 Inch (Unfinished)						
										Base Cost 384 14,112		7,762				
										Built-Ins						
										Appliance Allow. 1 1,615		888				
										Fireplaces						
										Exterior 1 Story 1 4,898		2,694				
										Totals: 154,828		85,154				
										Notes:						
										ECF (4017 JENNINGS) 0.900 => TCv:		76,639				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON WALTER L TRUST	ESSINGTON POLLY A	0	03/22/2004	OTH	21-NOT USED/OTHER	04-0/1382	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9970 W ELM ST	School: LAKE CITY AREA SCHOOL DIST		Replacement	09/23/2024	PM24-0158	100%
Owner's Name/Address	P.R.E. 100% 05/14/2023		Garage	06/28/2004	20040208	Complete
ESSINGTON POLLY A 9970 W ELM ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 102,626 TCV/TFA: 83.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 4 T22N R8W LOT 1 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *					
			JENNINGS 40	66.00	158.00	1.0000	1.0000	40 100	2,640
Comments/Influences			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 2,640					

231-775-8310	X	Improved	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	X		Wood Frame	19.14	216 50	2,067
			Residential Local Cost Land Improvements			
Water Sewer Electric Gas Curb	X		Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 100	1,000
Street Lights Standard Utilities Underground Utils.	X		Total Estimated Land Improvements True Cash Value = 3,067			

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													2025	1,300	50,000	51,300			
2024	4,600	38,200	42,800				17,467C												
2023	4,600	29,400	34,000				16,636C												
2022	3,300	23,800	27,100			27,100A	15,844C												

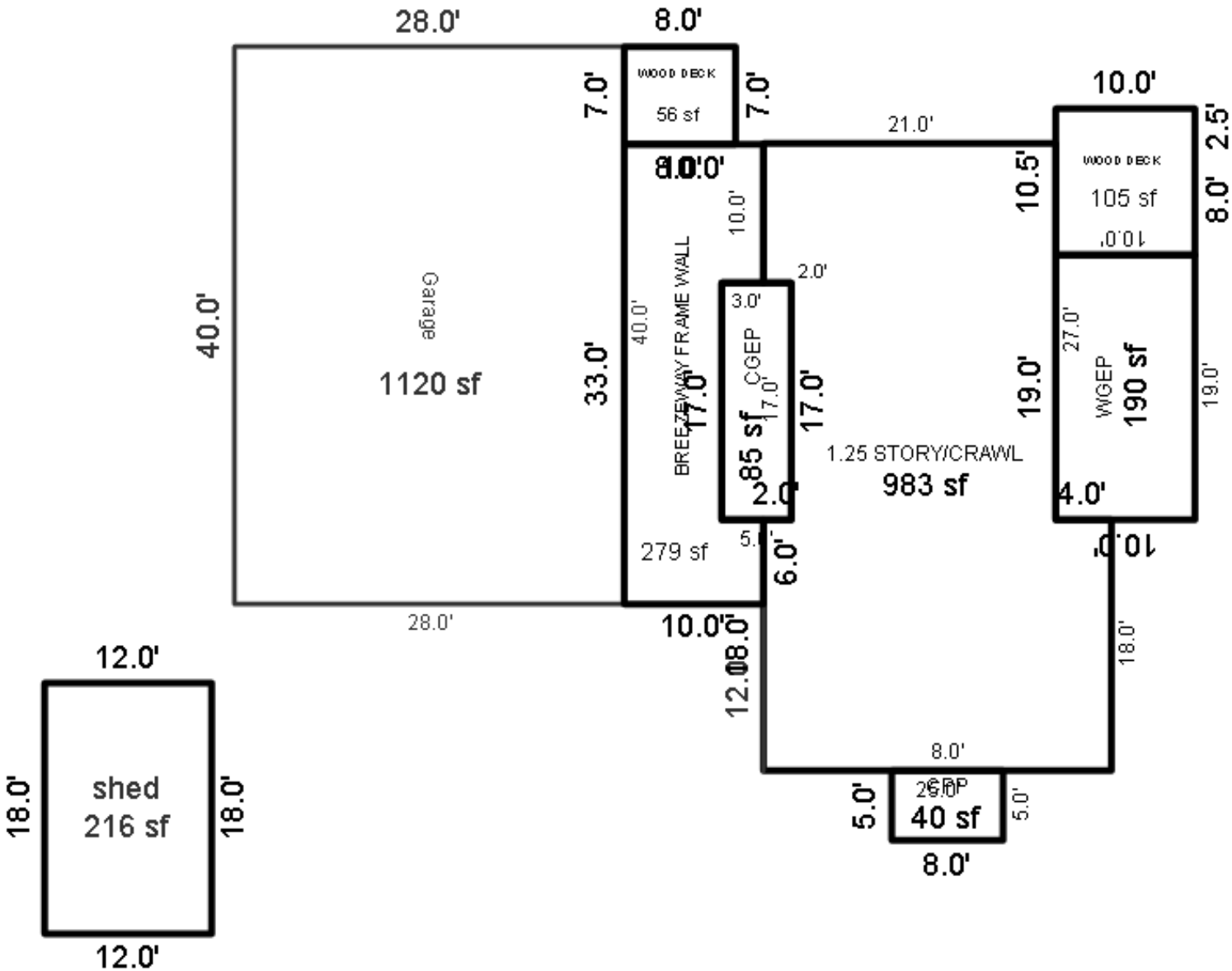


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding 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		
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: 1,229 Total Base New : 195,800 Total Depr Cost: 107,688 Estimated T.C.V: 96,919								
Building Style: 1.25S		Drywall Paneled	X	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/o Ducts Ground Area = 983 SF Floor Area = 1229 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Yr Built 1930	Remodeled 1950	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas							
Condition: Average		Lg	Ord	X	Small	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X	H.C.	(12) Electric			1.25 Story Siding Crawl Space							
	Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster	Many			X	Ave.	Few	Average Fixture(s)						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 983 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Many Avg. 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 Water Well					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1000 Gal Septic 2000 Gal Septic						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Lump Sum Items:						
X	Storms & Screens	(3) Roof		Asphalt Shingle			1			Garages						
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Block			1			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost							
Notes:		ECF (4017 JENNINGS) 0.900 => TC		V:		96,919										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON WALTER L TRUST	ESSINGTON POLLY A	0	03/22/2004	OTH	21-NOT USED/OTHER	04-0/1382	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/14/2023					

Owner's Name/Address	MAP #:
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ESSINGTON POLLY A 9970 W ELM LAKE CITY MI 49651	2025 Est TCV 6,710
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 40	66.00	158.00	1.0000	1.0000	40	100		2,640
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								5,640

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab/Conc.	21.41	100	50	1,070
Total Estimated Land Improvements True Cash Value =				1,070

Topography of Site


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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,800	600	3,400			1,360C
2024	4,600	600	5,200			1,320C
2023	4,600	500	5,100			1,258C
2022	3,300	500	3,800		3,800A	1,199C

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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 LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
PARKER PATRICK D & CAROL 7260 W CADILLAC RD MC BAIN MI 49657		MAP #:		2025 Est TCV 5,640								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. SEC 4 T22N R8W LOT 3 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
TO STATE FOR 97 @ 12-97 BOR RETURN TO ROLL FOR 03		Gravel Road		JENNINGS 40	66.00	158.00	1.0000	1.0000	40	100		2,640
		Paved Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Storm Sewer		66 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		5,640		
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
2020 Lake Township Parcel Map		Who	When	What	2025	2,800	0	2,800				2,800S
		TPC 04/30/2021	INSPECTED		2024	4,600	0	4,600				3,638C
The Equalizer. Copyright (c) 1999 - 2009.		TPC 05/06/2018	INSPECTED		2023	4,600	0	4,600				3,465C
Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017	INSPECTED		2022	3,300	0	3,300				3,300S

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W POPLAR ST	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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PEASLEY LEO M 6449 CULVER DR EAST LANSING MI 48823		2025 Est TCV 2,438				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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	Public Improvements			* Factors * N PRT LOT 4		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				JENNINGS 40	66.00	115.00	1.0000	0.9237	40	100	EXC SOUTH	2,438
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				66 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		2,438		
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Electric Gas Curb	X Street Lights Standard Utilities Underground Utils.	Topography of Site	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SEC 4 T22N R8W LOT 4 BLK B EXC S 65 FT THOF MITCHELL BROS PLAT VILLAGE OF JENNINGS.						2025	1,200	0	1,200			568C
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Comments/Influences						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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						2023	900	0	900			525C
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						2022	500	0	500			500S
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						2025	1,200	0	1,200			568C
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						2024	900	0	900			551C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LETTS RICKY J	ANDERSON LEANE LYNN	0	01/17/2023	OTH	07-DEATH CERTIFICATE	2023-03037	DEED	0.0
LETTS RICKY J	LETTS RICKY J	0	07/06/2022	QC	09-FAMILY	2022-02626	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
423 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON LEANE LYNN 423 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 66,918 TCV/TFA: 86.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 4 T22N R8W S 65 FT OF LOTS 4 & 5 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *					
			JENNINGS 40	65.00	132.00	1.0038	0.9560	40 100	2,495
Comments/Influences			65 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 2,495					
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: Asphalt Paving	2.65	369	0	0	
			Wood Frame	30.66	40	50	613	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1	95	950	
			Total Estimated Land Improvements True Cash Value = 1,563					



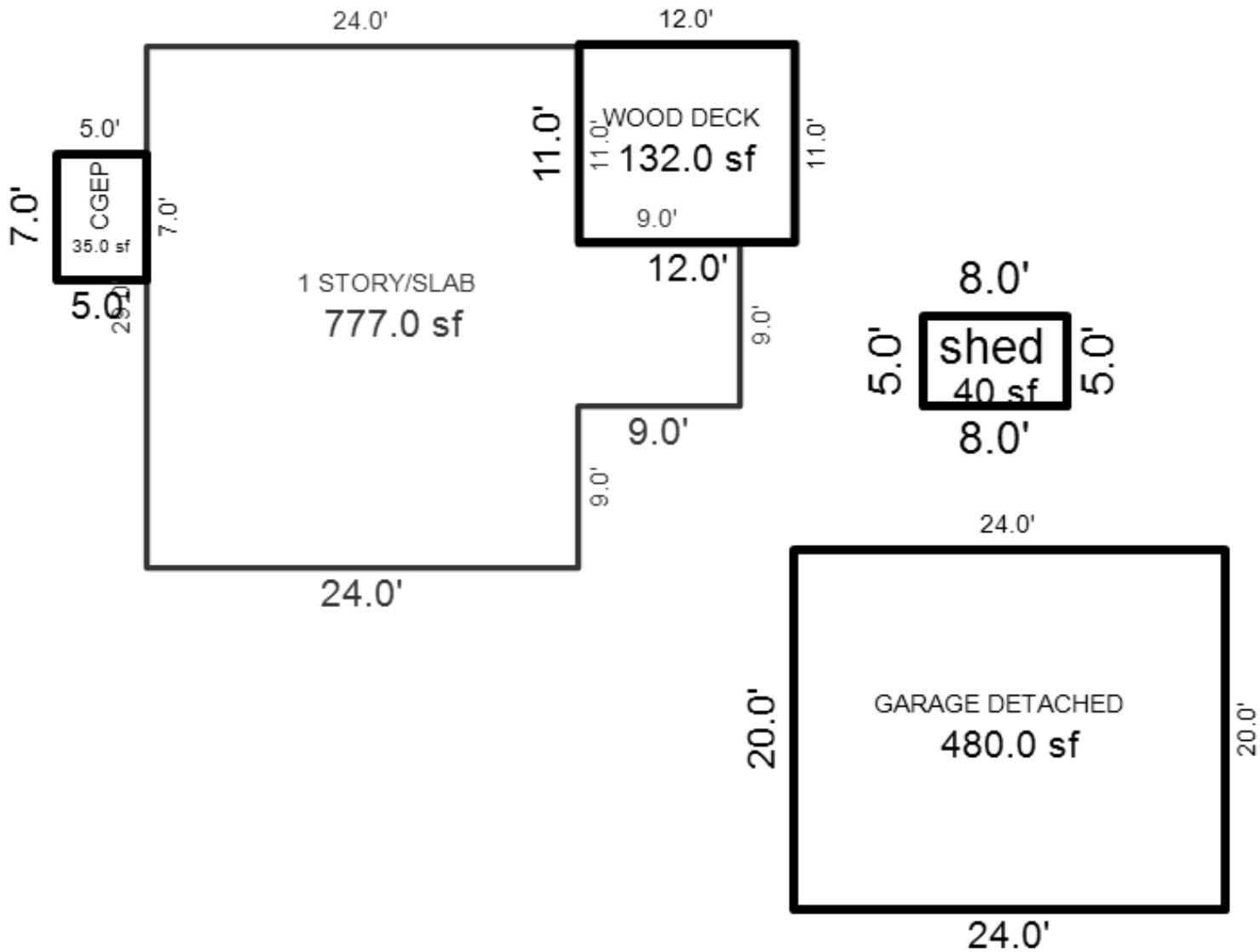
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,200	32,300	33,500			10,397C
Rolling	2024	900	24,500	25,400			10,085C
Low	2023	900	18,600	19,500			9,605C
High	2022	500	15,000	15,500			9,148C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 04/05/2016 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 35 144	Type CGEP (1 Story) Treated Wood	Year Built: 1965 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G		(4) Interior									
Building Style: 1S		Trim & Decoration														
Yr Built 1944	Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Size of Closets														
Room List		Doors			Solid	X	H.C.									
4	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
(2) Windows		(7) Excavation														
X	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 777 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Storms & Screens	(9) Basement Finish														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
				(12) Electric												
				100 Amps Service												
				No./Qual. of Fixtures												
				Ex. Ord. X 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 1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1944				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 777 SF Floor Area = 777 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories			Exterior		Foundation		Size		Cost New		Depr. Cost					
1 Story			Siding		Slab		777									
Total: 84,695										50,818						
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,010		606		
Water/Sewer																
1000 Gal Septic										1		4,203		2,522		
Water Well, 50 Feet										1		2,462		1,477		
Porches																
CGEP (1 Story)										35		3,072		1,843		
Deck																
Treated Wood										144		3,148		2,739 *		
Garages																
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										480		14,784		8,870		
Built-Ins																
Appliance Allow.										1		1,615		969		
Totals:										114,989		69,844				
Notes:																
ECF (4017 JENNINGS) 0.900 => TCY:														62,860		

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



*** 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 POPLAR ST
 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: CHAPKO THOMAS & NANCY J
 8287 S JEROME RD
 PERRINTON MI 48871

2025 Est TCV 2,438

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements * Factors * NORTH PRT LOT 5

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 40	66.00	115.00	1.0000	0.9237	40	100	EXC SOUTH	2,438
66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								2,438

Tax Description: . SEC 4 T22N R8W LOT 5 BLK B EXC S 65 FT THOF. MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences: ALSO OWNS 362-006

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,200	0	1,200			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

Who When What

TPC 05/06/2018 INSPECTED


TPC 12/27/2017 INSPECTED

TPC 04/05/2016 INSPECTED

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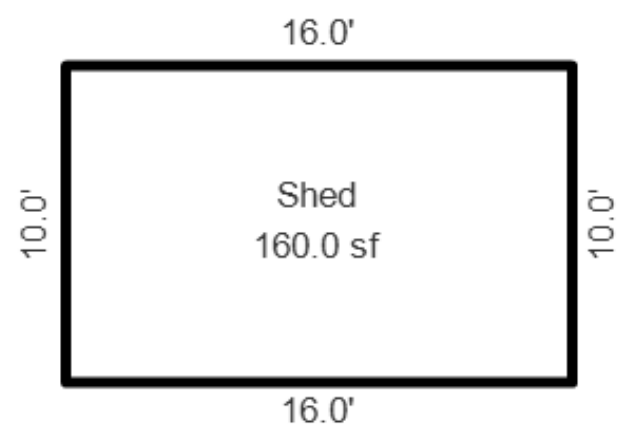
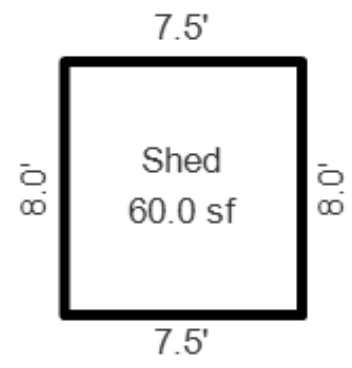
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W POPLAR ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
CHAPKO THOMAS & NANCY J 8287 S JEROME RD PERRINTON MI 48871		MAP #:		2025 Est TCV 8,335 TCV/TFA: 0.00								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
CHAPKO THOMAS & NANCY J 8287 S JEROME RD PERRINTON MI 48871		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W LOT 6 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Gravel Road		JENNINGS 40	66.00	180.00	1.0000	1.0331	40	100		2,727
Comments/Influences		Paved Road		66 Actual Front Feet, 0.27 Total Acres					Total Est. Land Value =		2,727	
ALSO OWNS 362-005 REMOVE MH FOR 02		Storm Sewer		Land Improvement Cost Estimates								
Parcel Map		Sidewalk		Description					Rate	Size	% Good	Cash Value
		Water		Metal Prefab					16.07	60	50	482
		Sewer		Wood Frame					20.57	160	50	1,645
		Electric		Total Estimated Land Improvements					True Cash Value =		2,127	
		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	1,400	2,800	4,200			1,517C		
		Low		2024	900	2,400	3,300			1,472C		
		High		2023	900	2,000	2,900			1,402C		
		Landscaped		2022	500	1,700	2,200			1,336C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who		When		What						
		TPC 12/27/2017		INSPECTED								
		TPC 04/05/2016		INSPECTED								
		TPC 05/11/2015		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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	Front Overhang	0	Other Overhang														
	Mobile Home														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	X	No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:					
Duplex	0																							0				
	A-Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	(5) Floors	Kitchen: Other: Other:	(6) Ceilings	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(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)	1	1	Asphalt Shingle	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:
Wood Frame	0																											
	Building Style: 1S	Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Chimney:	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Notes: ECF (4017 JENNINGS) 0.900 => TCv: 3,481	Cls CD	Blt 0	Totals: 7,033 3,868	E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:							
Yr Built 0	Remodeled 0																					Condition: Average	Room List	Basement 1st Floor 2nd Floor Bedrooms	(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Insulation	(2) Windows

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEENWYK RONALD D & MARSH	STEENWYK RONALD D	0	06/26/2023	QC	09-FAMILY	2023-01728	PROPERTY TRANSFER	0.0
STEENWYK RONALD D	STEENWYK RONALD D	0	06/26/2023	QC	09-FAMILY	2023-01847	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9937 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST		Equipment	06/26/2024	PM24-0087	100%
	P.R.E. 100% 01/12/2024		Equipment	06/26/2024	PE24-0106	100%
Owner's Name/Address	MAP #:		Garage	09/27/2022	2022-0685	100%
STEENWYK RONALD D 9937 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 162,144 TCV/TFA: 187.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 4 T22N R8W LOT 7 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road	66.00	180.00	1.0000	1.0331	40	100	2,727
Comments/Influences			Gravel Road	66 Actual Front Feet, 0.27 Total Acres						2,727
REMOVE OLD HOUSE..ADD NEW FOR 04			Paved Road	Total Est. Land Value =						
			Storm Sewer	Land Improvement Cost Estimates						
			Sidewalk	Description						
			Water	Rate						
			Sewer	Size % Good						
	X		Electric	Cash Value						
			Gas	D/W/P: 4in Ren. Conc.						9,087
			Curb	D/W/P: 4in Concrete						1,947
	X		Street Lights	Wood Frame						1,656
			Standard Utilities	Wood Frame						1,106
			Underground Utils.	Total Estimated Land Improvements True Cash Value =						13,796

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	1,400	79,700	81,100			52,763C
X Rolling	2024	11,900	61,900	73,800		73,800A	51,177C
X High	2023	11,900	45,100	57,000			39,598C
Landscaped	2022	9,900	30,600	40,500			30,665C
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: 2023 Car Capacity: 1 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior											
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min							
Yr Built	Remodeled	Size of Closets		Lg			X	Ord		Small							
2003	202	0	Doors			Solid	X	H.C.									
Condition: Average		(5) Floors		(12) Electric													
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:			200 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.			X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg.	X	Large Avg.	Many			X	Ave.		Few							
X	Few Small	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer													
X		(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Cls C 5 Blt 2003							
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Basement	864					
Other Additions/Adjustments										Total:			139,157	111,331			
Plumbing										Average Fixture(s)		1	1,455	1,164			
Water/Sewer										1000 Gal Septic		1	4,795	3,836			
Water Well, 100 Feet										Water Well, 100 Feet		1	5,725	4,580			
Porches										WCP (1 Story)		35	2,459	1,967			
Deck										WCP (1 Story)		35	2,459	1,967			
Garages										WPP		71	2,514	2,011			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)										WPP		64	2,377	1,902			
Base Cost										Treated Wood		35	1,463	1,170			
Door Opener										1							
Built-Ins										Appliance Allow.		1	2,727	2,182			
Local Cost Items										GENERATOR		1	1	1			
Totals:										202,245			161,801	*			

<<<< 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.
RUOFF MARTIN J & REBECCA	REESE GEORGE	59,000	03/12/2020	WD	03-ARM'S LENGTH	2020-00708	PROPERTY TRANSFER	100.0
MEYERING BERNARD & SANDRA	RUOFF MARTIN J & REBECCA	0	12/23/2019	WD	16-LC PAYOFF	2020-00219	PROPERTY TRANSFER	0.0
MEYERING BERNARD&SANDRA T	RUOFF MARTIN J & REBECCA	1	12/03/2011	OTH	23-PART OF REF	2011-03638	PROPERTY TRANSFER	0.0
MEYERING BERNARD & SANDRA	RUOFF MARTIN J & REBECCA	47,500	11/11/2011	LC	16-LC PAYOFF	2011-0364	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
412 S BLAIR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/09/2021					
Owner's Name/Address	MAP #:					
REESE GEORGE 412 S BLAIR ST LAKE CITY MI 49651	2025 Est TCV 53,302 TCV/TFA: 92.54					

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/	66.00	180.00	1.3194	0.7401	90	100		5,800	
66 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value =	5,800

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
Description				Description	Rate	Size	% Good	Cash Value		
. SEC 4 T22N R8W LOT 8 BLK B MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road		D/W/P: 3.5 Concrete	6.07	256	61	948		
Comments/Influences	X	Gravel Road		Wood Frame	28.31	80	50	1,132		
	X	Paved Road		Total Estimated Land Improvements True Cash Value =					2,080	
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	2,900	23,800	26,700			24,210C
Rolling	2024	11,900	18,200	30,100			23,483C
Low	2023	11,900	14,000	25,900			22,365C
High	2022	9,900	11,400	21,300			21,300S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



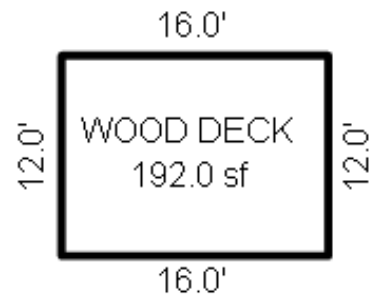
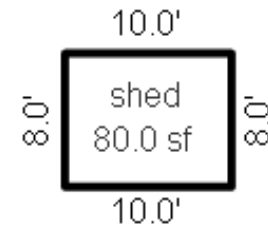
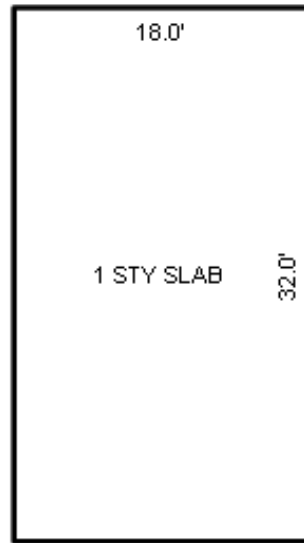
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Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

*** 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 1 Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(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 1958		Remodeled 0		Trim & Decoration		Central Air Wood Furnace										
Condition: Average		Ex	Ord	Min	Size of Closets											
Room List		Doors	Solid	H.C.	Lg		Ord	Small								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric										
(1) Exterior		60 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1958				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.		Ord.	X	Min	(11) Heating System: Space Heater		Ground Area = 576 SF		Floor Area = 576 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60	
(2) Windows		(7) Excavation		Many		Ave.	X	Few	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		(13) Plumbing		Average Fixture(s)		1 Story		Siding	Slab	576	67,965	40,779
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		3 Fixture Bath		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,212	727
(3) Roof		(9) Basement Finish		1		2 Fixture Bath		Water/Sewer		Solar Water Heat		1000 Gal Septic		1	4,485	2,691
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1		Softener, Auto		Plumbing		Solar Water Heat		Water Well, 50 Feet		1	2,548	1,529
X	Asphalt Shingle	(10) Floor Support		1		Softener, Manual		Deck		No Plumbing		Treated Wood		192	3,880	2,328
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1		Extra Toilet		Built-Ins		Extra Sink		Appliance Allow.		1	1,906	1,144
				1		Separate Shower		Fireplaces		Ceramic Tile Floor		Wood Stove		1	2,118	1,271
				1		Ceramic Tile Wains		Totals:		Ceramic Tub Alcove				84,114	50,469	
				1		Vent Fan		Notes:		Ceramic Tub Alcove						
				1		Lump Sum Items:		ECF (4017 JENNINGS) 0.900 => TCV:		Vent Fan						45,422

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS JAMES G ETAL	THOMAS JAMES G ETAL	0	05/24/2022	QC	09-FAMILY	2022-02180	DEED	0.0
THOMAS JAMES G	THOMAS JAMES G ETAL	1	09/15/2016	QC	09-FAMILY	2016-03003	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
436 S BLAIR ST	School: LAKE CITY AREA SCHOOL DIST		Addition	08/18/2020	2020-0441	0%

Owner's Name/Address	MAP #:
THOMAS JAMES G ETAL 436 S BLAIR ST LAKE CITY MI 49651	2025 Est TCV 120,053 TCV/TFA: 119.10

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

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 4 T22N R8W LOTS 9 & 10 BLK B EXC S 14 FT OF LOT 10.MITCHELL BROS PLAT. VILLAGE OF JENNINGS.	X	Dirt Road	C200'@200/	66.00	150.00	1.1410	0.7825	200	100		11,786	
		Gravel Road	C200'@200/	52.00	150.00	1.1410	0.7825	200	100	SURPLUS	9,286	
		Paved Road	118 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =	21,072

Comments/Influences	X	Water	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
16X30 ADD'N FOR 00	X	Sewer	D/W/P: Brick on Sand		16.30	56	0	0
PC GRG FOR 04	X	Electric	D/W/P: 4in Ren. Conc.		7.24	61	94	415
98 SPLIT 14 FT TO 011 FOR 99	X	Gas	Total Estimated Land Improvements True Cash Value =					415

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	10,500	49,500	60,000			29,813C
		Low	2024	18,200	37,400	55,600			28,917C
		High	2023	18,200	28,600	46,800			27,540C
		Landscaped	2022	17,700	23,000	40,700			26,229C

Who	When	What
JWV	09/24/2020	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

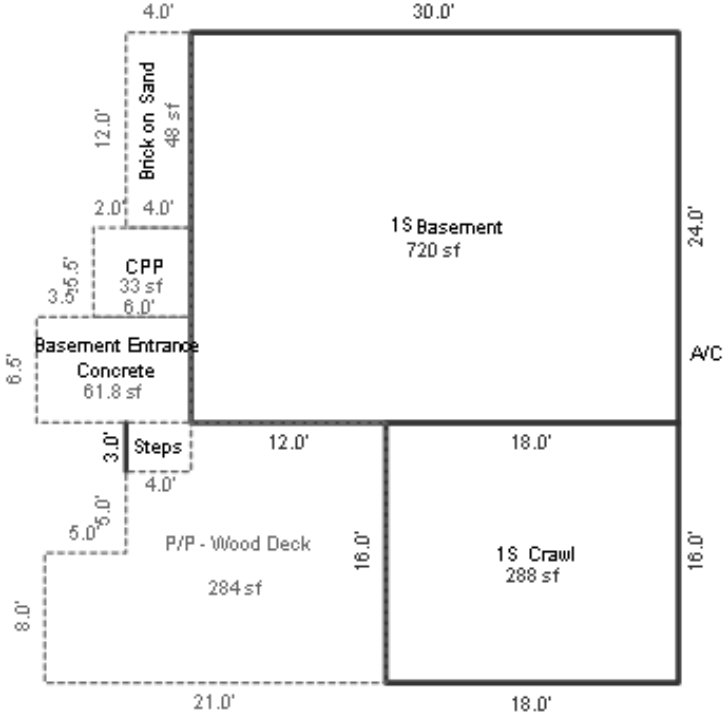
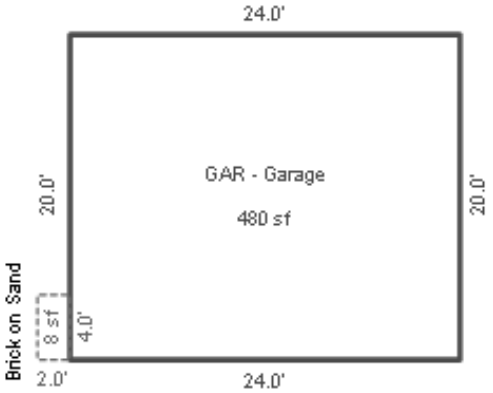


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family 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 33 284	Type CPP Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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																																
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																
Yr Built 1968		Remodeled 1999			Ex	X	Ord		Min																												
Condition: Average		Size of Closets			Lg	X	Ord		Small																												
Room List		Doors		Solid	X	H.C.																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																
(1) Exterior			Kitchen: Other: Other:		200	Amps Service																															
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures																																
	Insulation	X	Tile		Ex.		Ord.	X	Min																												
(2) Windows		(7) Excavation		No. of Elec. Outlets																																	
X	Many Avg. Few	X	Large Avg. Small		Many		Ave.	X	Few																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 720 S.F. Crawl: 288 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																
			(8) Basement		1	Average Fixture(s)																															
			8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																															
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																	
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																															
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1008 SF Floor Area = 1008 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>Mich Bsmnt.</td> <td>720</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>131,833</td> <td>89,876</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Mich Bsmnt.	720			1 Story	Siding	Crawl Space	288			Total:				131,833	89,876	Cls CD		Blt 1968	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Mich Bsmnt.	720																																		
1 Story	Siding	Crawl Space	288																																		
Total:				131,833	89,876																																
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CPP Deck Treated Wood Garages Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story										1	2,130	1,384																									
			1	1,212	788																																
			1	4,485	2,915																																
			1	2,548	1,656																																
			33	834	542																																
			284	5,027	3,268																																
Totals:				168,489	109,518																																
Notes:										ECF (4017 JENNINGS) 0.900 => TCY:		98,566																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMAS JANET A	THOMAS JANET A TRUST	0	12/17/2020	QC	09-FAMILY	2021-00372	PROPERTY TRANSFER	0.0			
THOMAS JANET A TRUST	THOMAS JANET A	0	10/21/2020	QC	09-FAMILY	2020-03410	DEED	0.0			
THOMAS JANET A ETAL	THOMAS JANET A	0	09/06/2019	QC	09-FAMILY	2019-02956	PROPERTY TRANSFER	0.0			
THOMAS JANET A	THOMAS JANET A TRUST	0	09/06/2019	QC	09-FAMILY	2019-03147	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
9946 W ELM ST		School: LAKE CITY AREA SCHOOL DIST		MH		12/31/2003	20030465	Complete			
Owner's Name/Address		P.R.E. 100% 07/02/2004									
THOMAS JANET A TRUST 11795 BANNISTER CT UTICA MI 48315		MAP #:									
		2025 Est TCV 154,712 TCV/TFA: 114.43									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
SEC 4 T22N R8W LOT 11 & S 14 FT OF LOT 10 BLK B MITCHELL BROS PLAT. VILLAGE OF JENNINGS.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Affidavit of Affixed Manufactured Home recorded @ 04-0, 3078. 2002 Skyline. Serial # AC F 9 31 0143 R B&A. COMBO 14' LOT 10 FOR 99		Gravel Road		C200'@200/	80.00	158.00	1.2574	0.7928	200	100	15,950
		Paved Road		80 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 15,950							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	8,000	69,400	77,400		32,729C	
		TPC 04/30/2021 INSPECTED			2024	13,500	58,900	72,400		31,745C	
		TPC 12/27/2017 INSPECTED			2023	13,500	45,500	59,000		30,234C	
		TPC 04/05/2016 INSPECTED			2022	10,400	36,600	47,000		28,795C	

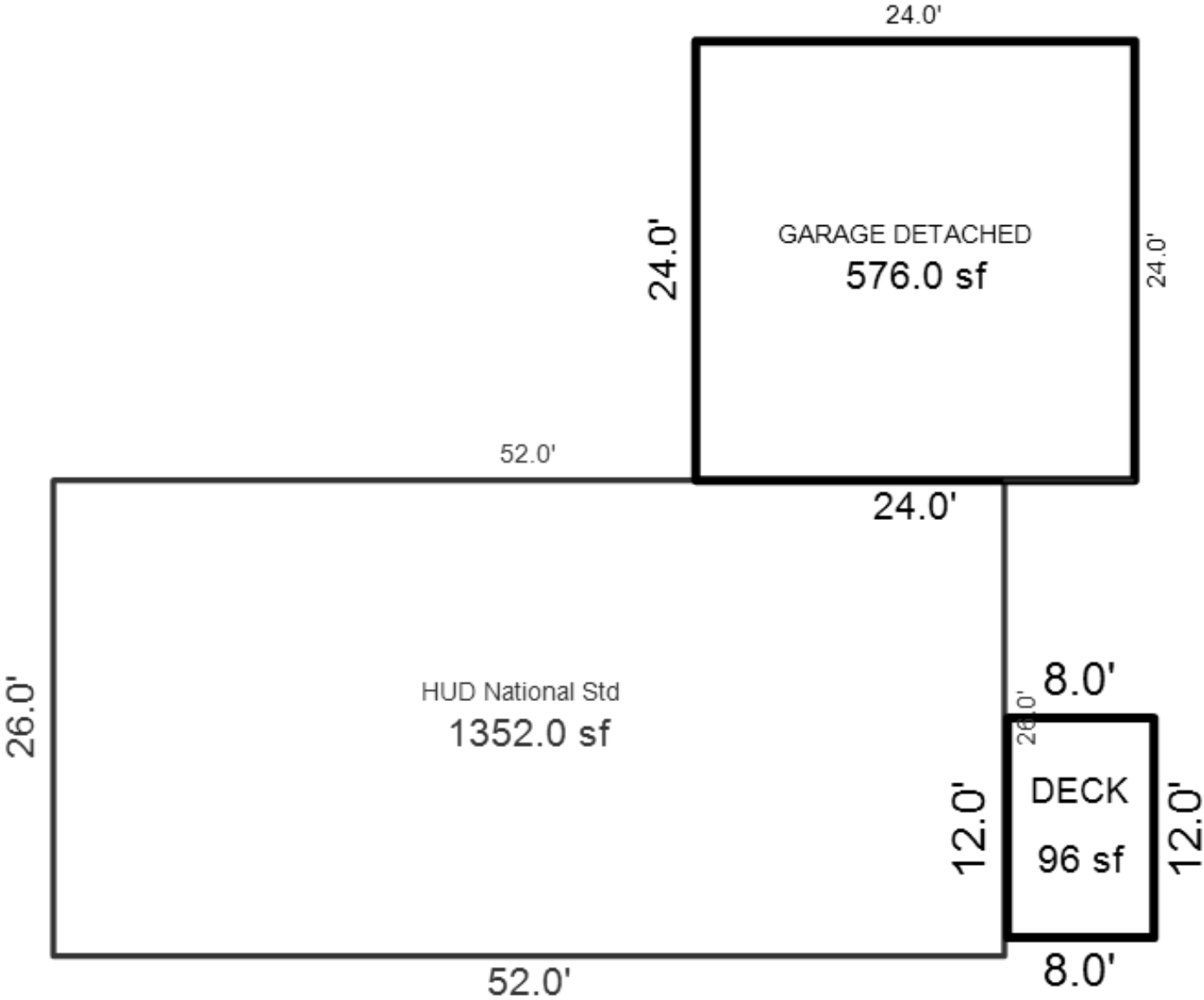


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 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: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 216,816 Total Depr Cost: 173,453 Estimated T.C.V: 138,762			96	Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.800					
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C Blt 2002			
Condition: Average		Size of Closets					0 Amps Service			Ground Area = 1352 SF Floor Area = 1352 SF.					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
	Basement 1st Floor 2nd Floor 3 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 Crawl Space 1,352 Total: 177,072 141,658					
(2) Windows		(7) Excavation					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					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2			Water/Sewer					
(3) Roof		(9) Basement Finish					1			Deck					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Treated Wood						
X	Asphalt Shingle	(10) Floor Support					1			Garages					
Chimney:		Joists: Unsupported Len: Cntr.Sup:					1			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
							1			Base Cost					
							1			Appliance Allow.					
							1			Totals:		216,816 173,453			
							1			Notes: 2002 SKYLINE MHD					
							1			ECF (4017 JENNINGS) 0.800 => TCV:		138,762			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSTROM PATRICIA L LIVING	MUNSON PAULA J	0	02/25/2015	QC	21-NOT USED/OTHER	2015-00685	PROPERTY TRANSFER	0.0
OSTROM PATRICIA L LIVING	OSTROM PATRICIA L LIVING	0	09/30/2014	AFF	07-DEATH CERTIFICATE	PHONE CALL	DEED	100.0
OSTROM PATRICIA & THOMAS	OSTROM PATRICIA L LIVING	0	04/10/2007	QC	21-NOT USED/OTHER	2007/1227	DEED	0.0

Property Address: S BLAIR ST
 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: MUNSON PAULA J
 2677 OVID ST
 CRYSTAL MI 48818
 2025 Est TCV 5,675

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	66.00	165.00	1.3194	0.7242	90	100		5,675
66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =								5,675

Tax Description: . SEC 4 T22N R8W LOT 1 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 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
- 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	2,800	0	2,800			1,017C
2024	4,700	0	4,700			987C
2023	4,700	0	4,700			940C
2022	3,300	0	3,300			896C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG MANDIE	ROMIG GERALD V III	1	02/19/2014	QC	09-FAMILY	2014-00729	DEED	0.0
C LAKE LLC	ROMIG GERALD III (MM)	0	05/12/2009	QC	21-NOT USED/OTHER	2009/1991	DEED	0.0
ROMIG GERALD V III & MAND	C. LAKE LLC	0	01/19/2009	QC	21-NOT USED/OTHER	2009/251	DEED	0.0
ROCAFORT JOHN & ALENNA (H	ROMIG GERALD V III (M/M)	0	12/20/2007	QC	21-NOT USED/OTHER	2008/0082	DEED	33.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
447 S BLAIR ST						
		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 08/02/2010				

Owner's Name/Address	MAP #:	2025 Est TC	TCV	TCV/TFA	176.85
ROMIG GERALD V III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
. SEC 4 T22N R8W LOTS 2 & 3 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C200'@200/	132.00	165.00	1.1095 0.8014	200 100	23,473
			132 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =	23,473

LAKEVIEW - LAKE ACCESS 50 FT GOOD LAKE FRONT..82 FT POOR LAKE FRONT	X	Public Improvements	Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					
			Total Estimated Land Improvements True Cash Value =				737



Topography of Site	X	Level
		Rolling
	X	Low
	X	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	11,700	84,500	96,200			47,043C
2024	30,300	72,500	102,800			45,629C
2023	30,300	39,900	70,200			43,457C
2022	27,700	32,100	59,800			41,388C

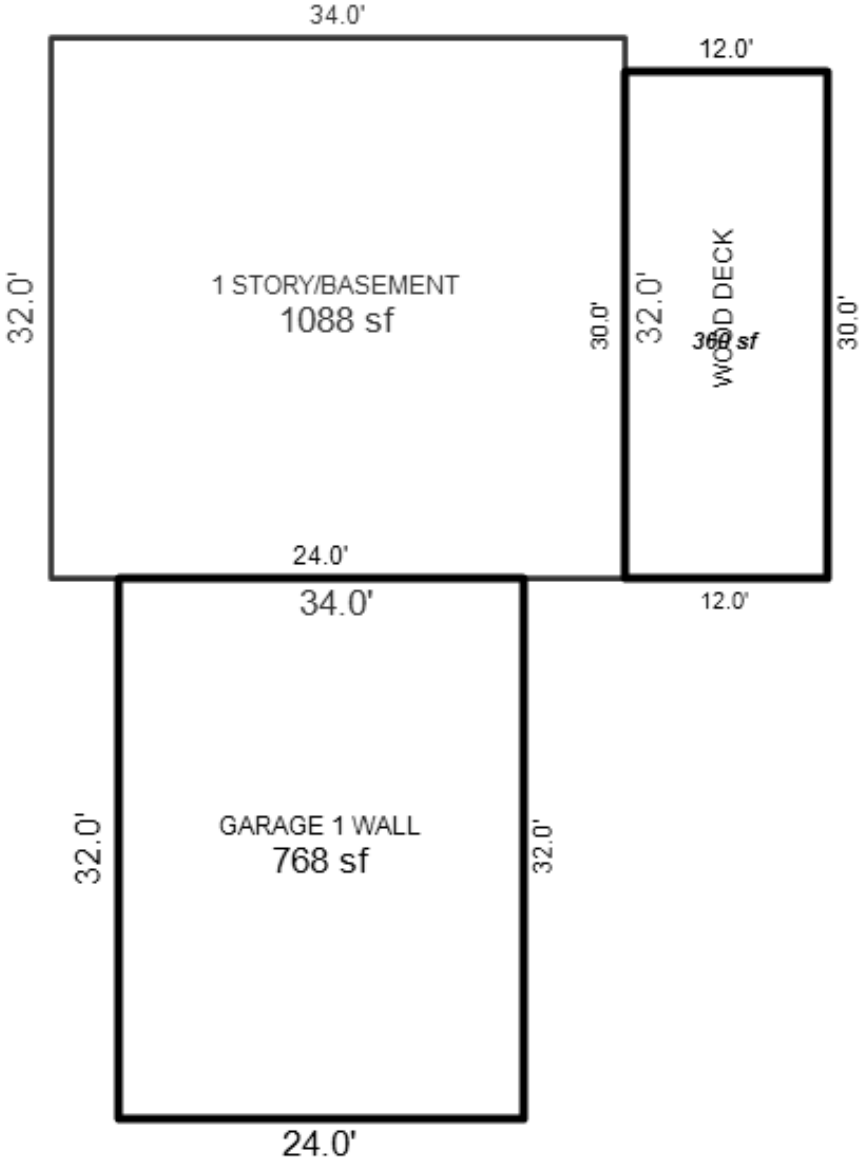
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Who	When	What
TPC	12/12/2023	INSPECTED
TPC	05/06/2016	INSPECTED
TPC	12/27/2017	INSPECTED

*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360	Type 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: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																
X	Wood Frame	(4) Interior		X																																										
Building Style: 1S		X	Drywall	Plaster		X																																								
Yr Built 1974		Remodeled 0		Ex	X	Ord	Min																																							
Condition: Average		Size of Closets		Lg	X	Ord	Small																																							
Room List		Doors	Solid	X	H.C.																																									
4	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service																																										
X		(6) Ceilings		No./Qual. of Fixtures																																										
Wood/Shingle Aluminum/Vinyl Brick		X		Ex.	X	Ord.	Min																																							
Insulation		X		No. of Elec. Outlets																																										
(2) Windows		(7) Excavation		Many	X	Ave.	Few																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1088 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																								
X	Double Hung Horiz. Slide Casement Double Glass	(9) Basement Finish		(14) Water/Sewer																																										
X	Patio Doors Storms & Screens	X		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		1		1																																								
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1088 SF Floor Area = 1088 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,088</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>160,742</td> <td>112,518</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,088			Total:				160,742	112,518	E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																									
1 Story	Siding	Basement	1,088																																											
Total:				160,742	112,518																																									
Other Additions/Adjustments Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Fireplaces Exterior 1 Story										<table border="1"> <tbody> <tr> <td>1</td> <td>1,844</td> <td>1,291</td> </tr> <tr> <td>1</td> <td>1,455</td> <td>1,018</td> </tr> <tr> <td>1</td> <td>4,580</td> <td>3,206</td> </tr> <tr> <td>1</td> <td>4,795</td> <td>3,356</td> </tr> <tr> <td>1</td> <td>2,648</td> <td>1,854</td> </tr> <tr> <td>360</td> <td>6,005</td> <td>4,203</td> </tr> <tr> <td>768</td> <td>29,875</td> <td>20,912</td> </tr> <tr> <td>1</td> <td>-2,647</td> <td>-1,853</td> </tr> <tr> <td>1</td> <td>2,727</td> <td>1,909</td> </tr> <tr> <td>1</td> <td>6,420</td> <td>4,494</td> </tr> <tr> <td>Totals:</td> <td>218,444</td> <td>152,908</td> </tr> </tbody> </table>		1	1,844	1,291	1	1,455	1,018	1	4,580	3,206	1	4,795	3,356	1	2,648	1,854	360	6,005	4,203	768	29,875	20,912	1	-2,647	-1,853	1	2,727	1,909	1	6,420	4,494	Totals:	218,444	152,908	Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 168,198	
1	1,844	1,291																																												
1	1,455	1,018																																												
1	4,580	3,206																																												
1	4,795	3,356																																												
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Totals:	218,444	152,908																																												

*** 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.
ROMIG MANDIE	ROMIG GERALD V III	0	02/13/2014	QC	09-FAMILY	2014-00727	DEED	0.0
PRINCE CAROL	ROMIG MANDIE	5,500	10/29/2010	WD	03-ARM'S LENGTH	2010-4922WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8901 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/26/2013	2013-0477	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
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ROMIG GERALD V III 3859 ALDEN HILLS COURT LOWELL MI 49331-8893	2025 Est TCV 56,554 TCV/TFA: 0.00
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Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 4 & 5 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		JENNINGS 40	66.00	180.00	0.8409	1.0331	40	100	2,294
Comments/Influences	X		JENNINGS 40	66.00	180.00	0.8409	1.0331	40	100	2,294
21002894 \$12,000			132 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		4,587



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

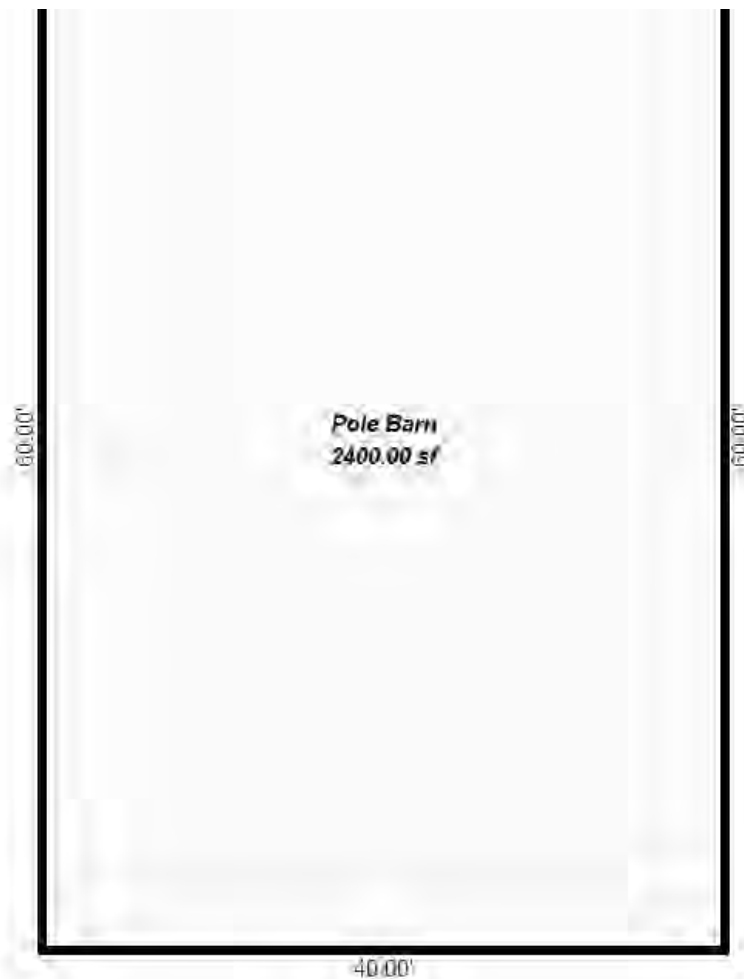
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	26,000	28,300			14,160C
2024	2,900	22,300	25,200			13,735C
2023	2,900	13,000	15,900			13,081C
2022	2,600	10,400	13,000			12,459C

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*** Information herein deemed reliable 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	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 52,492 Total Depr Cost: 47,243 Estimated T.C.V: 51,967	E.C.F. X 1.100	Year Built: 2014 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: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home													0 Front Overhang	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace		
	Town Home	0 Other Overhang	Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments							
	Duplex	(4) Interior		Trim & Decoration											Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Plumbing 3 Fixture Bath Garages Class: C Exterior: Pole (Unfinished) Base Cost 2400 57,072 51,365 Totals: 52,492 47,243					
	A-Frame	Size of Closets			No. of Elec. Outlets												Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 51,967				
	Wood Frame	Ex	Ord	Min	Many															Ave.	Few
	Building Style: GRG	Lg Ord Small			(13) Plumbing																
	Yr Built Remodeled 2014 0	Doors Solid H.C.			(12) Electric																
	Condition: Average	(5) Floors			0 Amps Service																
	Room List	Kitchen: Other: Other:			No./Qual. of Fixtures Ex. Ord. Min																
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings			No. of Elec. Outlets																	
	Doors Solid H.C.			Many Ave. Few																	
(1) Exterior	(7) Excavation			(14) Water/Sewer																	
Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																	
	Insulation			Lump Sum Items:																	
(2) Windows	(8) Basement			(10) Floor Support																	
Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Joists: Unsupported Len: Cntr.Sup:																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																				
	Chimney:																				

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



Sketch by Ape@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.				
HILL PAMELA J	HILL PAMELA J TRUST	0	07/17/2024	QC	09-FAMILY	2024-01732	PROPERTY TRANSFER	0.0				
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	08/10/2021	QC	09-FAMILY	2021-02735	DEED	0.0				
CITIZENS BANK	HILL ROBERT & PAMELA	84,900	03/12/2010	CD	11-FROM LENDING INSTITUT	2010/1420	DEED	100.0				
ALLEN SIGNA S (SW)	CITIZENS BANK	123,760	11/01/2009	SD	10-FORECLOSURE	2009/3766	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9867 W POPLAR ST		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/29/2010		20100315	100%			
Owner's Name/Address		P.R.E. 100% 05/01/2010		MAP #:		2025 Est TCV 354,594 TCV/TFA: 155.52						
HILL PAMELA J TRUST 9687 W POPLAR ST LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 4 T22N R8W LOT 6 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Dirt Road Gravel Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Paved Road Storm Sewer Sidewalk		B 220@\$1400/FF	180.00	152.00	0.8165	0.4886	1400	100		100,533
LAKEFRONT REMOVE OLD MH ADD MHD FOR 04		Water Sewer		180 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	100,533
		Electric Gas Curb		Land Improvement Cost Estimates								
		Street Lights Standard Utilities Underground Utils.		Description	Rate		Size % Good		Cash Value			
		Topography of Site		Wood Frame	30.75		64 50		984			
		Level		Total Estimated Land Improvements True Cash Value =								984
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	50,300	127,000	177,300		80,207C		
		TPC 05/30/2022 INSPECTED			2024	38,600	109,000	147,600		77,796C		
		TPC 04/30/2021 INSPECTED			2023	38,900	77,200	116,100		74,092C		
		TPC 05/06/2018 INSPECTED			2022	37,800	62,000	99,800		70,564C		

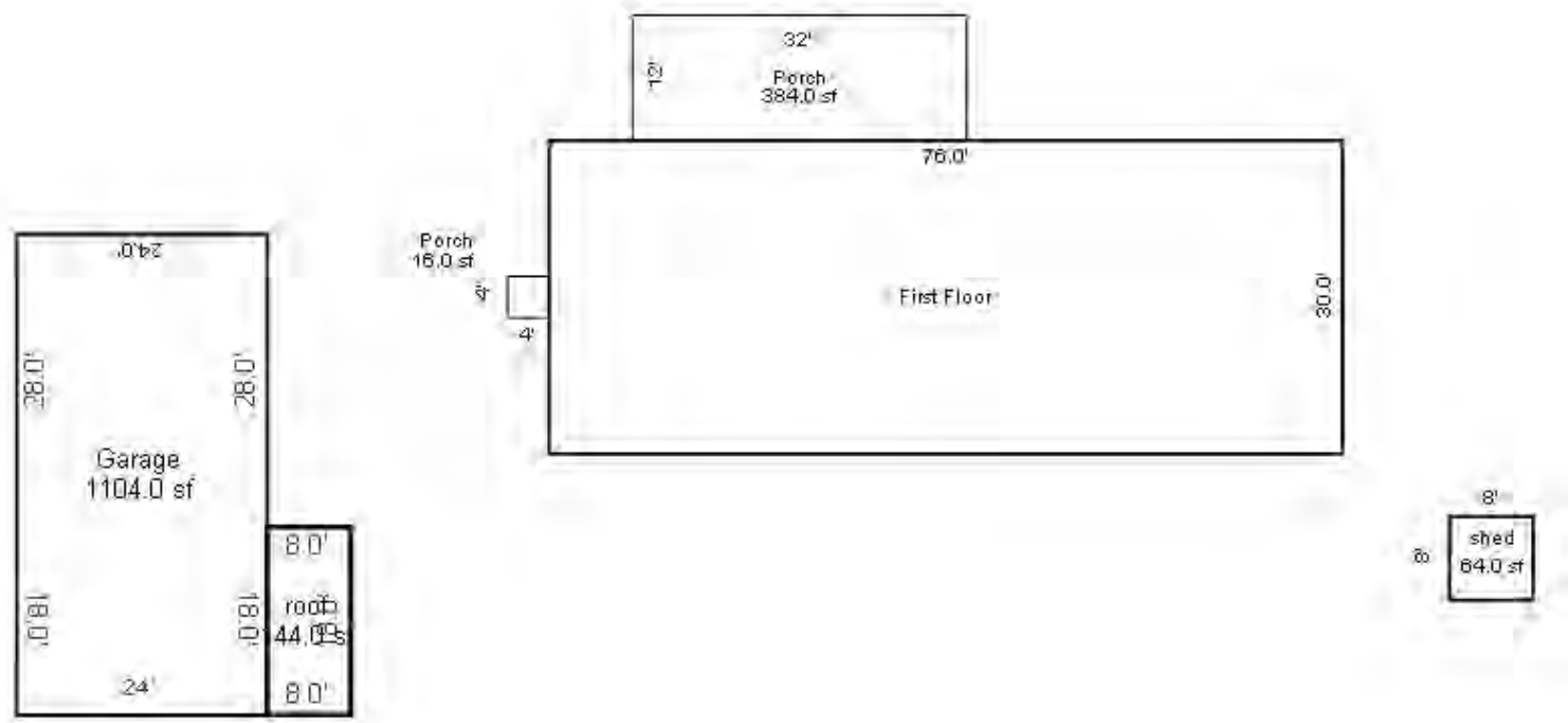


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 16 44	Type Treated Wood Treated Wood Roof Cover Onl	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: 1152 % 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: 20 Floor Area: 2,280 Total Base New : 287,587 Total Depr Cost: 230,070 Estimated T.C.V: 253,077		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:								
Building Style: BOCA/STATE				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 2003										
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story		Siding		Crawl Space		2,280		235,897		188,717		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Average Fixture(s)			Plumbing			1		Average Fixture(s)		1		1,212		970				
(1) Exterior		Kitchen: Other: Other:		2			3 Fixture Bath			2		2 Fixture Bath		1		3,805		3,044				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		1			2 Fixture Bath			2		2 Fixture Bath		1		2,559		2,047				
(2) Windows		(7) Excavation		No. of Plumbing			Water/Sewer			1		Average Fixture(s)		1		1,212		970				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2280 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		3 Fixture Bath		1		3,805		3,044				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			2 Fixture Bath			2		2 Fixture Bath		1		2,559		2,047				
(3) Roof		(9) Basement Finish		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		3 Fixture Bath		1		2,559		2,047				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1000 Gal Septic			1		1000 Gal Septic		1		4,485		3,588			
X	Asphalt Shingle	(10) Floor Support		1			2000 Gal Septic			1		2000 Gal Septic		1		5,560		4,448				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:			1		Appliance Allow.		1		1,906		1,525				
				1			Public Water Public Sewer Water Well			1		Treated Wood		384		6,121		4,897				
				1			1000 Gal Septic			1		Treated Wood		16		705		564				
				1			2000 Gal Septic			1		w/Roof (Roof portion)		44		811		649				
				1			Lump Sum Items:			1		Built-Ins		1		1,906		1,525				
				1			Public Water Public Sewer Water Well			1		Garages		1		1,906		1,525				
				1			1000 Gal Septic			1		Class: CD Exterior: Pole (Unfinished) Base Cost		1152		24,526		19,621				
				1			2000 Gal Septic			1		Notes:		Totals:		287,587		230,070				
				1			Lump Sum Items:			1		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:				253,077						

*** 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.
ROMIG MANDIE	ROMIG GERALD V III	1	02/13/2014	QC	09-FAMILY	2014-00728 QD	DEED	0.0
C LAKE LLC	ROMIG GERALD III (MM)	0	05/12/2009	QC	21-NOT USED/OTHER	2009/1991	DEED	0.0
ROMIG GERALD V III & MAND	C LAKE LLC	0	01/19/2009	QC	21-NOT USED/OTHER	2009/251	DEED	0.0
ROCAFORT JOHN & ALENNA (H	ROMIG GERALD V III (M/M)	0	12/20/2007	QC	21-NOT USED/OTHER	2008/0082	DEED	33.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
447 S BLAIR ST						
		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 08/02/2010				

Owner's Name/Address	MAP #:	2025 Est TCV 63,030
ROMIG GERALD V III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
. SEC 4 T22N R8W LOT 7 BLK C MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X			

Comments/Influences	Public Improvements	* Factors *
LAKEFRONT LOW VERY LITTLE GOOD FRONTAGE	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value C75'@\$300/FF 205.00 220.00 0.7777 1.3178 300 100 205 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 63,030

Topography of Site
X Level X Rolling X Low X High X Landscaped X Swamp 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	31,500	0	31,500			30,463C
TPC 04/30/2021	INSPECTED		2024	46,100	0	46,100			29,548C
TPC 12/27/2017	INSPECTED		2023	45,900	0	45,900			28,141C
TPC 04/05/2016	INSPECTED		2022	43,100	0	43,100			26,801C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUNDELL LEON F	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9902 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/08/1996					
SUNDELL LEON F C/O SUNDELL BRUCE 1393 N AL MOSES RD LAKE CITY MI 49651	MAP #: 2025 Est TCV 63,733 TCV/TFA: 49.79					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 4 T22N R8W LOT 1 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road								
Comments/Influences			Gravel Road								
PB ALL USED MATERIALS REMOVE OLD MH..ADD NEW MH FOR 00	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								



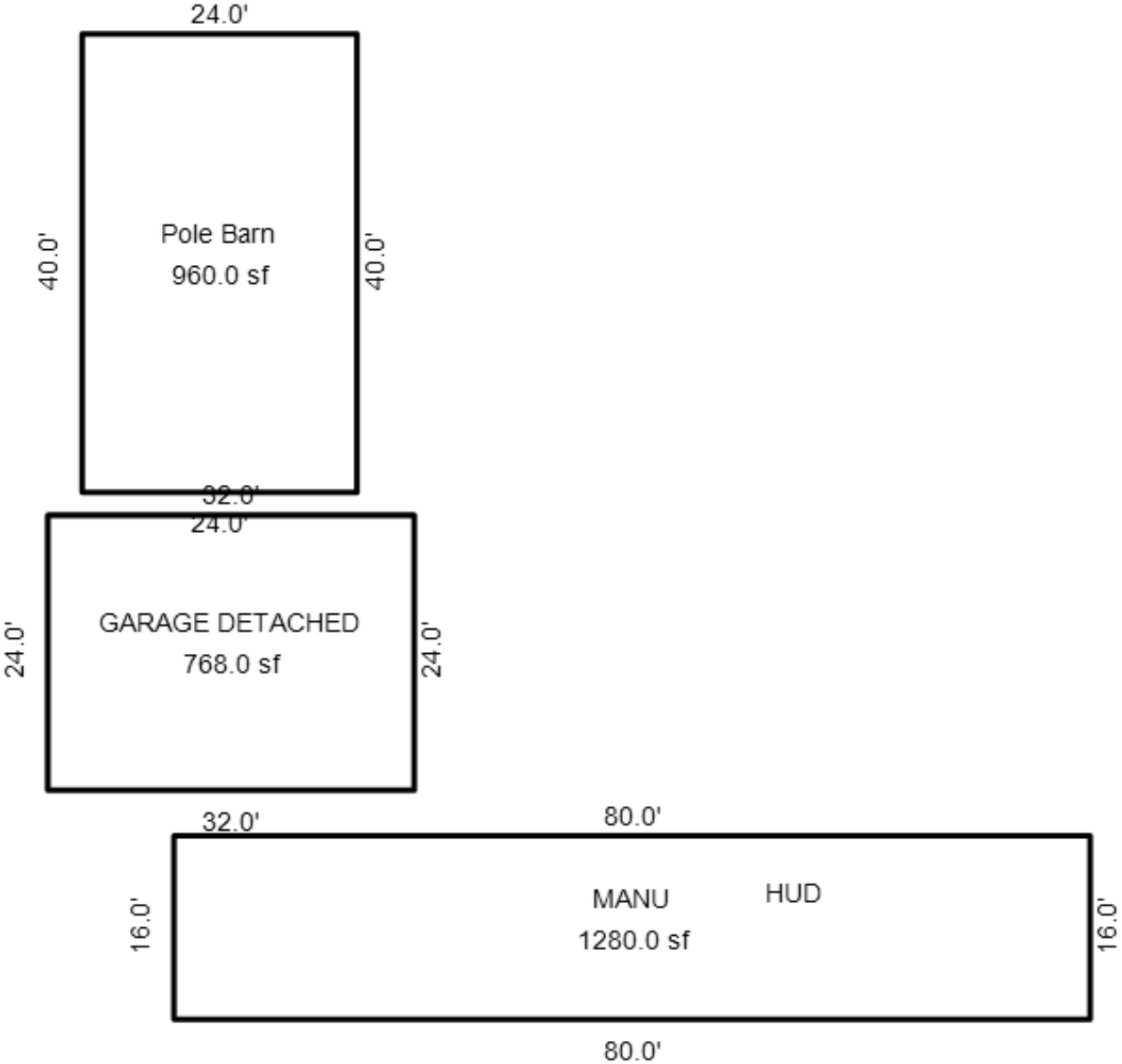
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	30,400	31,900			18,254C
Rolling	2024	900	25,800	26,700			17,706C
Low	2023	900	24,600	25,500			16,863C
High	2022	500	19,700	20,200			16,060C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 04/05/2016 INSPECTED							
TPC 05/11/2015 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1970 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Good Effec. Age: 25 Floor Area: Total Base New : 172,539 Total Depr Cost: 75,916 Estimated T.C.V: 60,733			E.C.F. X 0.800		Bsmnt Garage:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								Roof:		
Yr Built 1992	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 Good		Blt 1992		
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Warm Air							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 1280 SF Floor Area = 1280 SF.							
(1) Exterior							Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Main Home Siding Comp.Shingle			Total: 90,808 39,955						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 192 2,260 994 Plumbing 3 Fixture Bath 1 3,866 1,701 Water/Sewer 1000 Gal Septic 1 5,556 2,445 Water Well, 50 Feet 1 2,879 1,267						Garages Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 35,528 15,632 Class: BC Exterior: Pole (Unfinished) Base Cost 960 31,642 13,922							
X	Asphalt Shingle	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Totals: 172,539 75,916							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4017 JENNINGS) 0.800 => TCV: 60,733							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 1			Lump Sum Items:									
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MITCHELL DAVID & PEGGY	BAIRD BONNIE	1,500	01/16/2015	WD	03-ARM'S LENGTH	2015-00247	DEED	100.0

Property Address: 8901 W ELM ST
 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: BAIRD BONNIE
 2800 FALLASBURG PARK DR
 LOWELL MI 49331
 2025 Est TCV 5,675

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/ 66.00 165.00 1.3194 0.7242 90 100 5,675
 66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 5,675

Tax Description: . SEC 4 T22N R8W LOT 5 BLK D MITCHELL BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences: TO STATE FOR 97 @ 12-97 BOR ADD TO ROLL FOR 99

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

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

2025 2,800 0 2,800 568C

2024 1,700 0 1,700 551C

2023 1,000 0 1,000 525C

2022 500 0 500 500S

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 04/05/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HELMER MAXINE L ETAL	LAKE TOWNSHIP	455,000	08/25/2022	WD	03-ARM'S LENGTH	2022-02711	PROPERTY TRANSFER	100.0					
HELMER MAXINE L TRUST	HELMER MAXINE L	0	12/14/2018	QC	09-FAMILY	2021-01860	DEED	0.0					
HELMER JESSE N	HELMER MAXINE LOIS	0	01/01/2011	AFF	07-DEATH CERTIFICATE	SOC SEC RECORD	PROPERTY TRANSFER	0.0					
HELMER JESSE N	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02884	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
9852 W WALNUT ST		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		2025 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *									
LOTS 2-4, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. AND LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, EXCEPT THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET. AND THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5. T22N-R8W. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO AN EASEMENT FOR A 10' WIDE STRIP OF LAND ON THE WEST SIDE OF WALNUT STREET, AS SHOWN ON FILE**		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X			B 220@\$1400/FF	363.00	397.00	0.6852	0.6211	1400	100		216,283
		X			363 Actual Front Feet, 3.31 Total Acres			Total Est. Land Value =					216,283
		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								
		3 completed		4-006-00;		-006-80;							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		TPC 08/03/2023	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017	INSPECTED		2023	0	0	0	0	0	0	0	0
		TPC 02/03/2012	INSPECTED		2022	72,600	130,400	203,000					95,798C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE TOWNSHIP	SCHEIDEL ANDREA	225,000	06/06/2023	WD	03-ARM'S LENGTH	2023-01496	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9852 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/09/2023					
SCHEIDEL ANDREA 9852 W WALNUT ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 247,406 TCV/TFA: 82.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
THE SOUTH 109.00 FEET OF THE WEST 175.00 FEET OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. TOGETHER WITH AN EASEMENT FOR LAKE ACCESS DESCRIBED BELOW. EASEMENT DESCRIPTION THAT PORTION OF VACATED WALNUT STREET LYING SOUTH OF LOT 6, BLOCK D, MITCHELL BROTHER'S PLAT OF JENNINGS, PART OF SECTION 5, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF				C75'@\$300/FF	109.00	175.00	0.9108 1.2164	300	100	36,226
				109 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	36,226



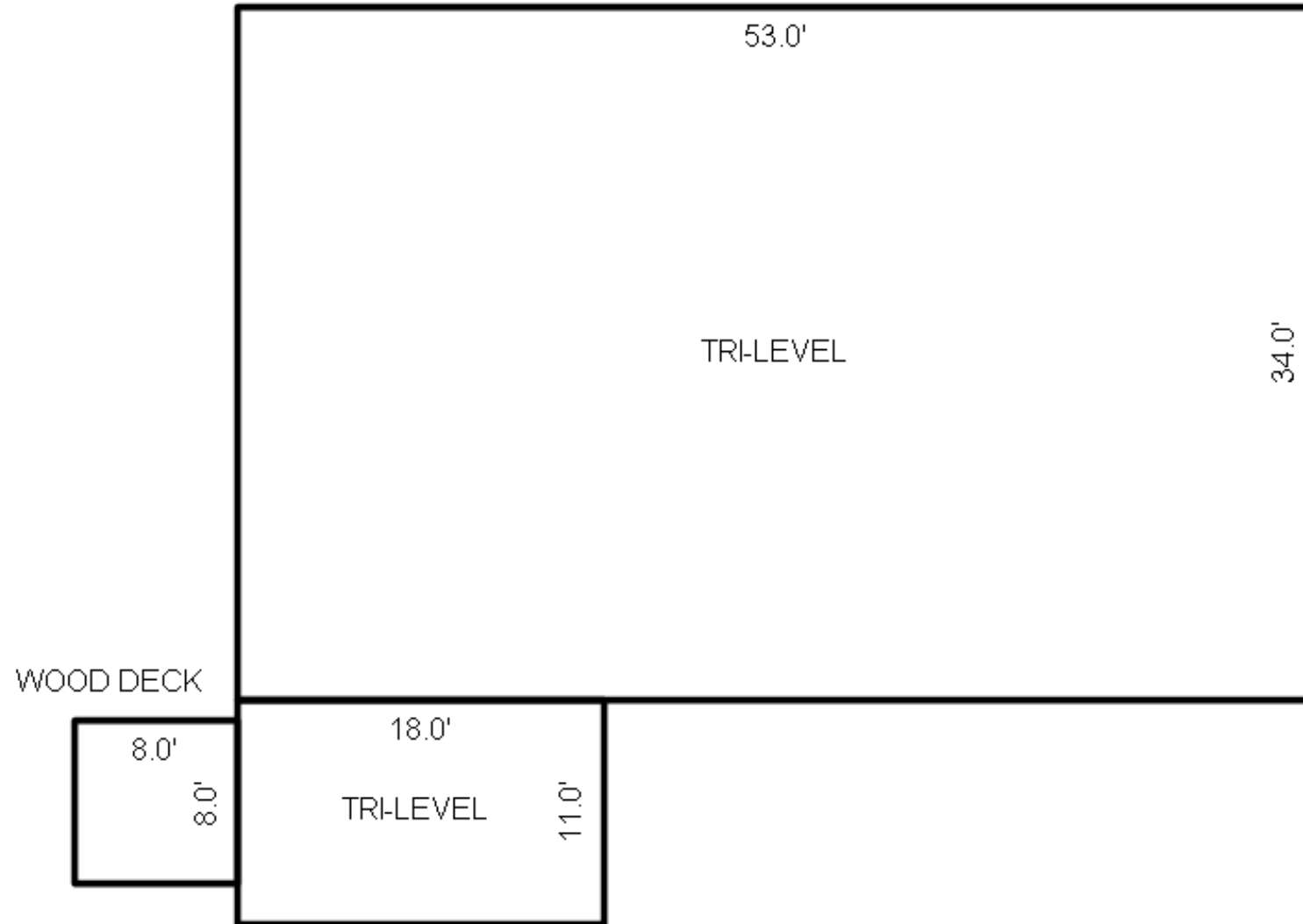
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Public Improvements	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2025	18,100	105,600	123,700			120,111C
			2024	26,000	90,500	116,500			116,500S
			2023	0	0	0		0A	0
			2022	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 45 Floor Area: 3,000 Total Base New : 349,026 Total Depr Cost: 191,982 Estimated T.C.V: 211,180		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: TRI		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family TRI		Cls C -5		Blt 1977			
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	Ex.	X	Ord.	Min	Ground Area = 2000 SF Floor Area = 3000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55					
Condition: Average		Lg	X	Ord	Small	(13) Plumbing		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Room List		Doors		Solid	X	H.C.	1	Average Fixture(s)	Tri-Level	Siding	Basement	1,802			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		2		3 Fixture Bath	Tri-Level	Siding	Crawl Space	198			
(1) Exterior		Kitchen: Other: Other:		100 Amps Service		2		2 Fixture Bath	Other Additions/Adjustments		Total:		327,747	180,279	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		1		Softener, Auto	Plumbing		Average Fixture(s)		1	1,455	800
	Insulation	X	Drywall	Many		X	Ave.	Softener, Manual	Water/Sewer		3 Fixture Bath		1	4,580	2,519
(2) Windows		(7) Excavation		Basement: 1802 S.F. Crawl: 198 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		No Plumbing	Deck		1000 Gal Septic		1	4,795	2,637
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		1		Extra Toilet	Water Well, 100 Feet		Water Well, 100 Feet		1	5,725	3,149
X	Wood Sash Metal Sash Vinyl Sash	8		Conc. Block Poured Conc. Stone		1		Extra Sink	Built-Ins		Treated Wood		64	1,997	1,098
X	Double Hung Horiz. Slide Casement	X		Concrete Floor		1		Separate Shower	Appliance Allow.		1		2,727	1,500	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer		1		Ceramic Tile Floor	Notes:		Totals:		349,026	191,982	
(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		1		Ceramic Tile Wains	ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:					211,180	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		1		Ceramic Tub Alcove Vent Fan	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.
MARTIN DARRIN & CARSTENSE	MARTIN DARRIN (SM)	1,000	06/16/2005	QC	09-FAMILY	05-0/2756	DEED	0.0
		1,850	02/01/2003	WD	33-TO BE DETERMINED	03-0:1417	DEED	0.0

Property Address: W POPLAR ST
 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: MARTIN DARRIN
 7123 BROOKFIED RD
 Charlotte MI 48813
 2025 Est TCV 3,619

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements		* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 40	66.00	165.00	1.0000	1.0109	40	100		2,669
66 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =		2,669

Tax Description: . SEC 4 T22N R8W LOT 1 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description	Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value	
Electric	1,000.00	1	95	950	
Gas	Total Estimated Land Improvements True Cash Value =				950

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	1,300	500	1,800			867C
2024	1,000	500	1,500			841C
2023	1,000	500	1,500			801C
2022	500	500	1,000			763C

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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 POPLAR ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429
 2025 Est TCV 7,548

Improved X Vacant
 Land Value Estimates for Land Table 4103.4103 JENNINGS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 40	264.00	165.00	0.7071	1.0109	40	100		7,548
264 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								7,548

Tax Description: . SEC 4 T22N R8W LOTS 2, 3, 4 & 5 BLK E
 MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 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	3,800	0	3,800			2,273C
2024	3,000	0	3,000			2,205C
2023	3,000	0	3,000			2,100C
2022	2,000	0	2,000			2,000S

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 04/05/2016 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROST LEOTA H	FROST LEOTA H TRUST	0	02/12/2013	QC	21-NOT USED/OTHER	2013-00426	DEED	0.0
SKICKI ANNA MRS (Deceased)	SKICKI ANNA ESTATE	0	03/12/1993	OTH	21-NOT USED/OTHER	2008/3991	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W POPLAR ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 2,669					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	JENNINGS 40	66.00	165.00	1.0000	1.0109	40	100	2,669
. SEC 4 T22N R8W LOT 6 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Gravel Road	66 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =							2,669

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



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2025	1,300	0	1,300			568C
X Rolling			2024	1,000	0	1,000			551C
X Low			2023	1,000	0	1,000			525C
X High			2022	500	0	500			500S
Landscaped									
Swamp									
X Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROST LEOTA H	FROST LEOTA H TRUST	0	02/12/2013	QC	21-NOT USED/OTHER	2013-00427	DEED	0.0
SKICKI ANNA, Deceased	SKICKI ANNA ESTATE	0	03/12/1993	OTH	21-NOT USED/OTHER	2008/3991	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9902 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FROST LEOTA H TRUST 16725 COUNTRY KNOLL DR NORTHVILLE MI 48168	MAP #: 2025 Est TCV 59,026 TCV/TFA: 86.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 4 T22N R8W LOT 7 BLK E MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road	66.00	165.00	1.0000	1.0109	40	100	2,669
Comments/Influences			Gravel Road	66 Actual Front Feet, 0.25 Total Acres						2,669

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Water	17.17	46	45	355	
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 355					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	1,300	28,200	29,500			6,719C
Rolling	2024	1,000	24,200	25,200			6,517C
Low	2023	1,000	13,400	14,400			6,207C
High	2022	500	10,000	10,500			5,912C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

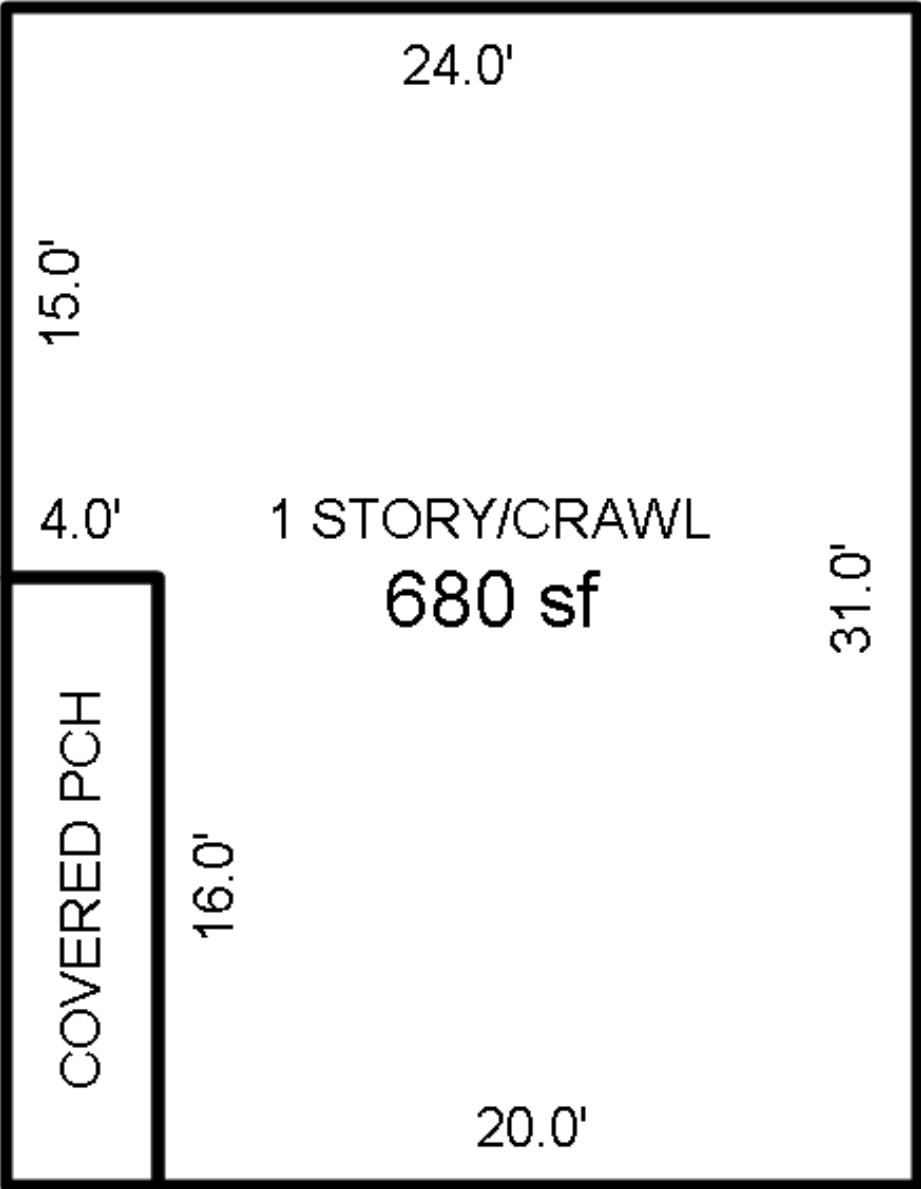


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	64	CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior		Drywall Paneled	X	Plaster Wood T&G			X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
	Building Style: 1S		Trim & Decoration		Ex		Ord	X	Min		Central Air Wood Furnace							
	Yr Built 1950		Size of Closets		Lg		Ord	X	Small		(12) Electric							
	Remodeled 0		Doors				Solid	X	H.C.		60	Amps Service						
	Condition: Average		(5) Floors								No./Qual. of Fixtures							
	Room List		Kitchen: Other: Other:								Ex.		Ord.	X	Min			
	Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		X	Tile					Many		Ave.	X	Few			
	(1) Exterior		(7) Excavation								1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Basement: 0 S.F. Crawl: 680 S.F. Slab: 0 S.F. Height to Joists: 0.0															
	(2) Windows		(8) Basement				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
	Many Avg. X Few		(9) Basement Finish															
	Large Avg. X Small		(10) Floor Support															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(11) Floor Support															
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat		(14) Water/Sewer															
	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
X	Asphalt Shingle		Lump Sum Items:															
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950 (11) Heating System: Wall/Floor Furnace Ground Area = 680 SF Floor Area = 680 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 680 Total: 76,623 45,973 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,203 2,522 Water Well, 50 Feet 1 2,462 1,477 Porches CCP (1 Story) 64 1,565 939 Totals: 84,853 50,911 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 56,002</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.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	09-FAMILY	2013-02249 QC	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10022 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/17/2007	20070451	Complete

Owner's Name/Address	MAP #:
HILL THERESA L & ELLIS SUNSHINE R 10022 W WALNUT STREET LAKE CITY MI 49651	2025 Est TCV 71,078 TCV/TFA: 59.23

X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS

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

Tax Description	Land Improvement Cost Estimates
. SEC 4 T22N R8W LOT 1 & S 15 FT OF W 40 FT OF LOT 2 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.	

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.70	210	45	539
Total Estimated Land Improvements True Cash Value =				539

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



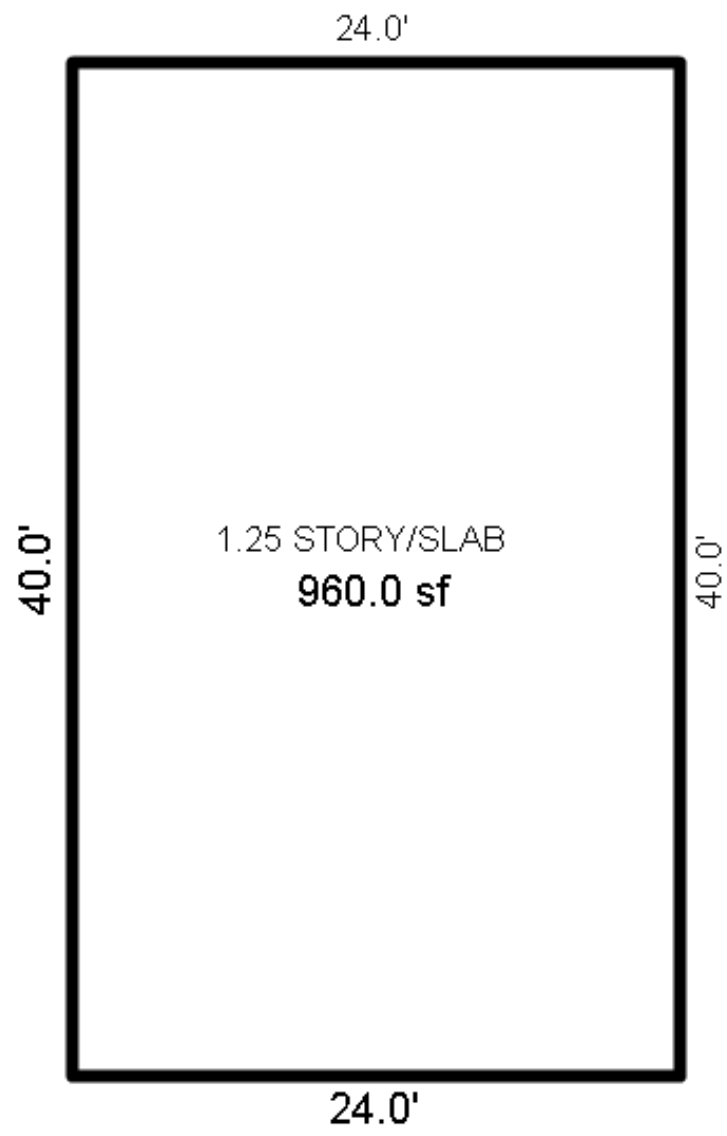
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2025	1,500	34,000	35,500			10,397C
TPC 04/05/2016	INSPECTED		2024	900	25,800	26,700			10,085C
TPC 02/03/2012	INSPECTED		2023	900	19,700	20,600			9,605C
			2022	500	15,800	16,300			9,148C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall	Plaster								
Building Style: 1.25S		X	Panelled	X	Wood T&G									
Yr Built 1952	Remodeled 0	Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small						
Room List		Doors	Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 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	X	Drywall											
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg.	X	Large Avg.	Many	Ave.	X	Few							
X	Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		(13) Plumbing										
X	Wood Sash	(8) Basement		1	Average Fixture(s)									
X	Metal Sash			1	3 Fixture Bath									
X	Vinyl Sash			2 Fixture Bath										
X	Double Hung			Softener, Auto										
X	Horiz. Slide			Softener, Manual										
X	Casement			Solar Water Heat										
X	Double Glass			No Plumbing										
X	Patio Doors			Extra Toilet										
X	Storms & Screens			Extra Sink										
(3) Roof				Separate Shower										
X	Gable			Ceramic Tile Floor										
X	Hip			Ceramic Tile Wains										
X	Flat			Ceramic Tub Alcove										
X	Asphalt Shingle			Vent Fan										
Chimney: Block		(9) Basement Finish		(14) Water/Sewer										
				Public Water										
				Public Sewer										
				Water Well										
				1000 Gal Septic										
				2000 Gal Septic										
				Lump Sum Items:										
				Joists: Unsupported Len: Cntr.Sup:										
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls D		Blt 1952		
(11) Heating System: Forced Air w/ Ducts														
Ground Area = 960 SF Floor Area = 1200 SF.														
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60														
Building Areas														
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
1.25 Story		Siding		Slab		960		Total:		115,781		69,469		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)										1		1,010 606		
Water/Sewer														
1000 Gal Septic										1		4,203 2,522		
Water Well, 50 Feet										1		2,462 1,477		
Built-Ins														
Appliance Allow.										1		1,615 969		
Totals:										125,071		75,043		
Notes:														
ECF (4017 JENNINGS) 0.900 => TCV:												67,539		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
524 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HILL PAMELA J LIVING TRUST 9867 W POPLAR ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 118,607 TCV/TFA: 61.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
			Description	Frontage	Depth	Value
. SEC 4 T22N R8W LOT 2 EXC S 15 FT OF W 40 FT THOF BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *			
			<Site Value A> GROUP A 3K	66	100	3,000
Comments/Influences			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000			

Comments/Influences	X	Improved	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Dirt Road			
			Gravel Road			
	X		Paved Road			
			Storm Sewer			
	X		Sidewalk			
			Water			
	X		Sewer	5.70	30 45	77
			Electric	17.65	496 35	3,064
			Total Estimated Land Improvements True Cash Value = 3,141			

Comments/Influences	X	Improved	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	5.70	30 45	77
			Wood Frame	17.65	496 35	3,064
			Total Estimated Land Improvements True Cash Value = 3,141			



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2025	1,500	57,800	59,300			17,374C
		High	2024	900	44,100	45,000			16,852C
		Landscaped	2023	900	33,900	34,800			16,050C
		Swamp	2022	500	27,300	27,800			15,286C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

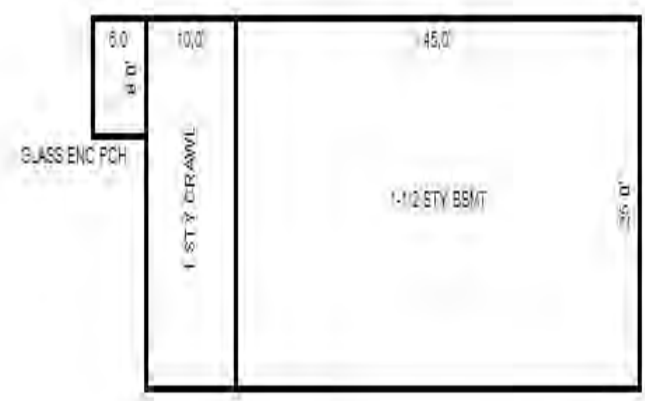
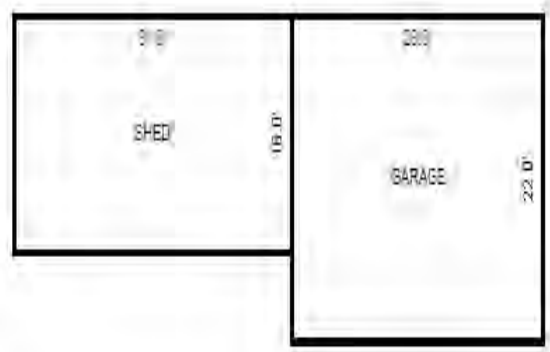
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	1,500	57,800	59,300			17,374C
			2024	900	44,100	45,000			16,852C
			2023	900	33,900	34,800			16,050C
			2022	500	27,300	27,800			15,286C

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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 48	Type WGEP (1 Story)	Year Built: 1950 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % 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: 1,938 Total Base New : 227,205 Total Depr Cost: 124,962 Estimated T.C.V: 112,466			E.C.F. X 0.900		Bsmnt Garage:																								
Building Style: 1.5S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace					Roof:																								
Yr Built 1910	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls D Blt 1910																									
Condition: Average		Lg	Ord	X	Small	100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1375 SF Floor Area = 1938 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,125</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>250</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>192,892</td> <td>106,090</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,125			1 Story	Siding	Crawl Space	250			Total:				192,892	106,090		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.5 Story	Siding	Basement	1,125																																		
1 Story	Siding	Crawl Space	250																																		
Total:				192,892	106,090																																
Room List	Doors	Solid	X	H.C.	(12) Electric 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 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches WGEP (1 Story) 48 4,978 2,738 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 20,045 11,025 Built-Ins Appliance Allow. 1 1,615 888 Totals: 227,205 124,962																													
5	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4017 JENNINGS) 0.900 => TCV: 112,466																											
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 1125 S.F. Crawl: 250 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)																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows		Many Avg. X Large Avg. Small (3) Roof X Gable Hip Flat X Gambrel Mansard Shed			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																														
X	Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens																																				
Chimney: Block																																					

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



Sketch by Apex IV™

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

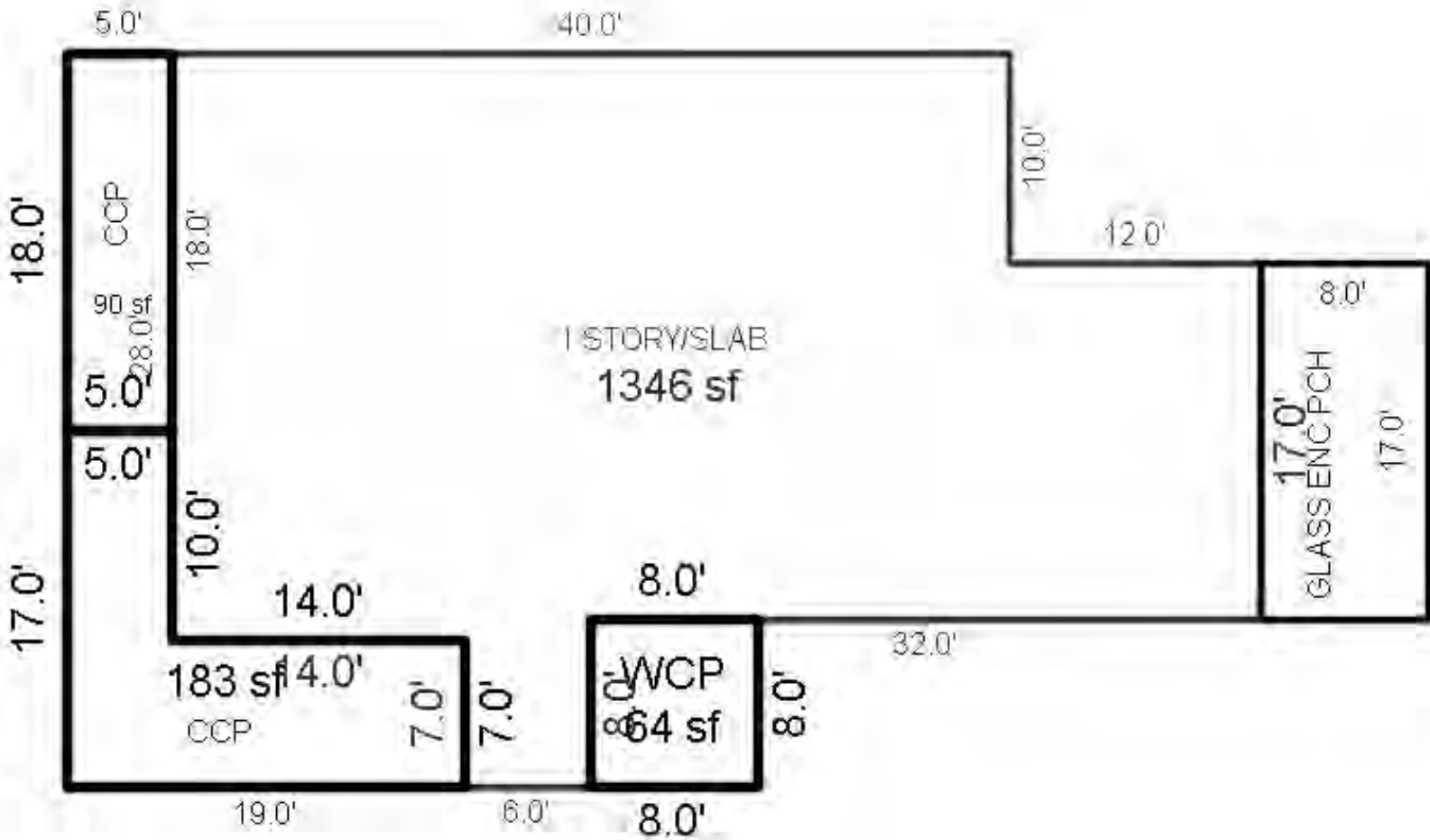
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	03/16/2020	QC	09-FAMILY	2020-00732	DEED	0.0				
HILL PAMELA J	POLLINGTON REESE L	22,000	03/16/2020	LC	03-ARM'S LENGTH	2020-00731	DEED	100.0				
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0				
GREENBERG HILDING & DAVID	HILL ROBERT R & PAMELA J	20,000	02/19/2004	WD	03-ARM'S LENGTH	04-0/0673	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
512 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/02/2020								
Owner's Name/Address		MAP #:		2025 Est TCV 79,870 TCV/TFA: 59.34								
POLLINGTON REESE L 512 S LACHANCE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Tax Description		Public Improvements		* Factors *				Value				
. SEC 4 T22N R8W LOT 3 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Electric Gas Curb		<Site Value A> GROUP A 3K					3000	100		3,000
		X Street Lights Standard Utilities Underground Utils.		66 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		3,000		
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2025	1,500	38,400	39,900			20,429C		
		TPC 05/06/2020 INSPECTED		2024	900	29,000	29,900			19,815C		
		TPC 12/27/2017 INSPECTED		2023	900	22,100	23,000			18,872C		
		TPC 04/05/2016 INSPECTED		2022	500	17,800	18,300			17,974C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame		(4) Interior Drywall Panelled X Plaster Wood T&G																							
	Building Style: 1S		Trim & Decoration																							
	Yr Built 1890	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 3 Bedrooms		(5) Floors Kitchen: Other: Other:																							
	(1) Exterior		(6) Ceilings X Plaster																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1346 S.F. Height to Joists: 0.0																							
	(2) Windows	Many Avg. Few	Large Avg. Small																							
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish																							
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																							
X	Asphalt Shingle																									
	Chimney: Brick																									
(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:															Class: D Effec. Age: 45 Floor Area: 1,346 Total Base New : 155,294 Total Depr Cost: 85,411 Estimated T.C.V: 76,870			E.C.F. X 0.900			Cls D Blt 1890 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,346 Total: 129,519 71,235 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches CCP (1 Story) 90 2,120 1,166 CCP (1 Story) 183 4,002 2,201 CGEP (1 Story) 136 7,411 4,076 WCP (1 Story) 64 2,952 1,624 Built-Ins Appliance Allow. 1 1,615 888 Totals: 155,294 85,411			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1346 SF Floor Area = 1346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Notes: ECF (4017 JENNINGS) 0.900 => TCv: 76,870		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS EUGENE	WALKER BARBARA ANN	43,000	08/12/2013	WD	03-ARM'S LENGTH	2013-02735	PROPERTY TRANSFER	100.0
HARRIS MARGIE	HARRIS EUGENE	0	12/30/2004	QC	21-NOT USED/OTHER	04-0/5339	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
500 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/20/2013					
Owner's Name/Address	MAP #:					
WALKER BARBARA ANN 500 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 142,965 TCV/TFA: 98.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value
		Public Improvements		Description	Frontage	Depth	* Factors * Rate %Adj. Reason	
. SEC 4 T22N R8W LOT 4 & 5 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K			3000 100	3,000
		Gravel Road		<Site Value A> GROUP A 3K			3000 100	3,000
Comments/Influences		Paved Road		132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value = 6,000

REMOVE OLD BLDGS..ADD MHD FOR 02
CHG 1S SL TO FIN GRG FOR 07.
06 COMBINE W/366-005-00 FOR 07.

Topography of Site



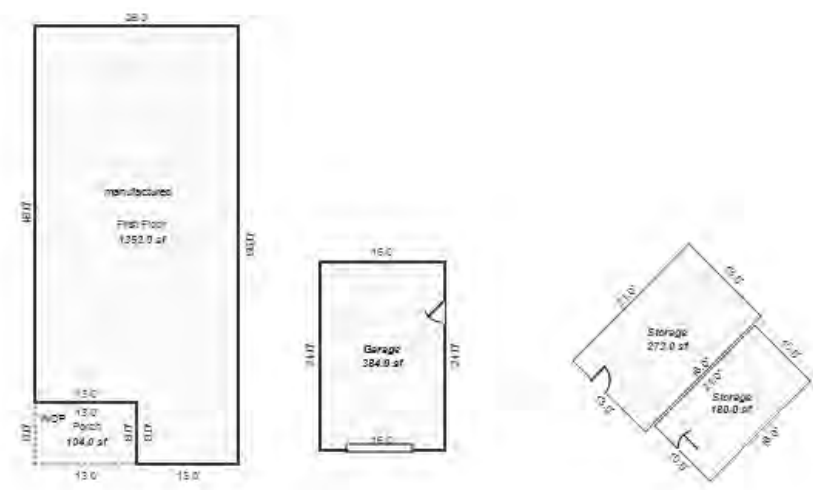
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,000	68,500	71,500			27,122C
	TPC 12/27/2017	INSPECTED	2024	1,800	51,700	53,500			26,307C
	TPC 04/05/2016	INSPECTED	2023	1,800	42,400	44,200			25,055C
	TPC 09/25/2012	INSPECTED	2022	1,000	34,000	35,000			23,862C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 394																																				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Class: D Effec. Age: 20 Floor Area: 1,456 Total Base New : 190,230 Total Depr Cost: 152,184 Estimated T.C.V: 136,965			E.C.F. X 0.900			Bsmnt Garage: Carport Area: Roof:																																					
Building Style: BOCA/STATE		Size of Closets			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D			Blt 2001																																						
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1456 SF			Floor Area = 1456 SF.																																							
2001	0									Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas																																							
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																											
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s)			1 Story			Siding			Crawl Space			1,456			Total:			146,001			116,801																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			150 Amps Service			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,010			808																										
(1) Exterior		Kitchen: Other: Other:			150 Amps Service			No. of Elec. Outlets			Water/Sewer			Solar Water Heat			1000 Gal Septic			1			4,203			3,362																										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.			Few			Water Well, 100 Feet			1			5,428			4,342																							
	Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 1456 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		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1			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	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.900 => TCV:			136,965																										
(2) Windows		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.900 => TCV:			136,965																													
X	Asphalt Shingle	Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.900 => TCV:			136,965																													

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



Sketch by Apex Sketch

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

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

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

S CRAPO ST School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 04/30/2001

Owner's Name/Address MAP #:

GROESSER GREG L & PATRICIA A 2025 Est TCV 1,500

499 S CRAPO STREET Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

LAKE CITY MI 49651 Public Improvements * Factors *

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

. SEC 4 T22N R8W W 1/2 OF LOT 6 BLK F <Site Value A> GROUP A 3K 3000 50 1/2 OF LOT 1,500

Comments/Influences 66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 1,500

TO TE A 7/99 BOR FROM TE FOR 01



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	800	0	800			340C
2024	500	0	500			330C
2023	500	0	500			315C
2022	300	0	300			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	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% 04/30/2001					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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GROESSER GREG L & PATRICIA A 499 S CRAPO STREET LAKE CITY MI 49651	2025 Est TCV 1,500					
--	--------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
--	----------	---	--------	--	--	--

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

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

	X	Dirt Road				3000	50	1/2 OF LOT 6	1,500
--	---	-----------	--	--	--	------	----	--------------	-------

	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 Est. Land Value = 1,500							
--	--	-------------------------------	--	--	--	--	--	--	--

		79 Actual Front Feet, 0.12 Total Acres							
--	--	--	--	--	--	--	--	--	--

		Description							
--	--	-------------	--	--	--	--	--	--	--

		<Site Value A> GROUP A 3K							
--	--	---------------------------	--	--	--	--	--	--	--

		Year							
--	--	------	--	--	--	--	--	--	--

		Land Value							
--	--	------------	--	--	--	--	--	--	--

		Building Value							
--	--	----------------	--	--	--	--	--	--	--

		Assessed Value							
--	--	----------------	--	--	--	--	--	--	--

		Board of Review							
--	--	-----------------	--	--	--	--	--	--	--

		Tribunal/Other							
--	--	----------------	--	--	--	--	--	--	--

		Taxable Value							
--	--	---------------	--	--	--	--	--	--	--

		Who	When	What	2025	800	0	800			340C
--	--	-----	------	------	------	-----	---	-----	--	--	------

		TPC 12/27/2017	INSPECTED		2024	500	0	500			330C
--	--	----------------	-----------	--	------	-----	---	-----	--	--	------

		TPC 04/05/2016	INSPECTED		2023	500	0	500			315C
--	--	----------------	-----------	--	------	-----	---	-----	--	--	------

		TPC 08/12/2013	INSPECTED		2022	300	0	300			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.
		65,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2590	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
499 S CRAPO ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
GROESSER GREG L & PATRICIA A 499 S CRAPO STREET LAKE CITY MI 49651	2025 Est TCV 73,689 TCV/TFA: 74.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 4 T22N R8W LOT 7 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road								
			Gravel Road								
Comments/Influences	X		Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	35,300	36,800			11,285C
Rolling	2024	900	26,700	27,600			10,946C
Low	2023	900	20,400	21,300			10,425C
High	2022	500	16,300	16,800			9,929C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

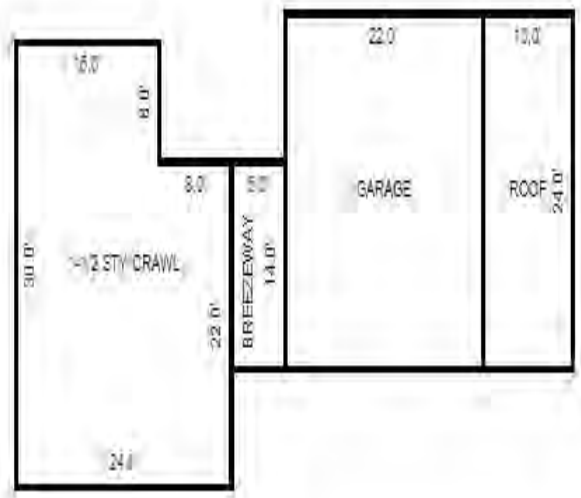
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	900	26,700	27,600			10,946C
TPC	04/05/2016	INSPECTED	2023	900	20,400	21,300			10,425C
TPC	02/03/2012	INSPECTED	2022	500	16,300	16,800			9,929C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type Brzwy, FW	Year Built: 1950 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		Ex		Ord	X	Min								
Yr Built 1939	Remodeled 0	Size of Closets		Lg		X	Ord		Small							
Condition: Average		Doors		Solid		X	H.C.									
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		100		Amps Service										
(1) Exterior		No./Qual. of Fixtures		Ex.		X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing		1		Average Fixture(s)								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 656 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3		Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1		2		Fixture Bath								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer		1		Public Water								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		1		Water Well						
X	Gable Hip Flat	Gambrel Mansard Shed		1		1000 Gal Septic		1		2000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls D		Blt 1939				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 656 SF Floor Area = 984 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Crawl Space 656										Total:		100,726		60,436		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,010		606		
Water/Sewer																
1000 Gal Septic										1		4,203		2,522		
Water Well, 50 Feet										1		2,462		1,477		
Garages																
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										528		15,829		9,497		
Built-Ins																
Appliance Allow.										1		1,615		969		
Breezeways																
Frame Wall										84		3,491		2,095		
Unit-in-Place Cost Items																
ROOF STRUCT. (SQ FT)										240		1,325		941		
Notes:										Totals:		130,661		78,543		
ECF (4017 JENNINGS) 0.900 => TCV:														70,689		

*** 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

S CRAPO ST School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 08/18/1997

Owner's Name/Address MAP #:

GROESSER GREG L & PATRICIA A 2025 Est TCV 3,000

499 S CRAPO STREET Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

LAKE CITY MI 49651 Public Improvements * Factors *

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

. SEC 4 T22N R8W LOT 8 BLK F MITCHELL <Site Value A> GROUP A 3K 3000 100 3,000

BROS PLAT VILLAGE OF JENNINGS. 66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 3,000

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

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

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

Who When What 2025 1,500 0 1,500 568C

TPC 12/27/2017 INSPECTED 2024 900 0 900 551C

TPC 04/05/2016 INSPECTED 2023 900 0 900 525C

TPC 08/12/2013 INSPECTED 2022 500 0 500 500S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND H	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address: S CRAPO ST
 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: HILL THERESA L & ELLIS SUNSHINE J/T
 10022 W WALNUT STREET
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 12,457 TCV/TFA: 0.00

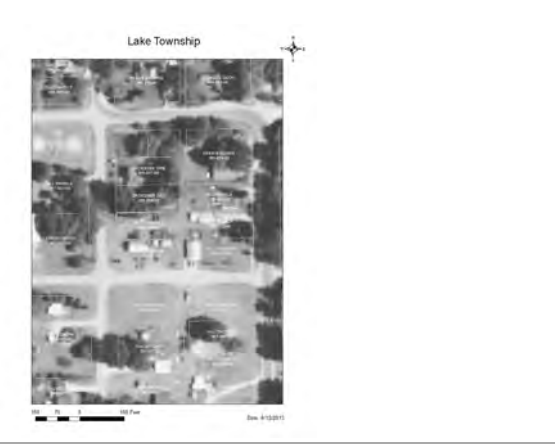
X Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road					3000	100		3,000
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description: . SEC 4 T22N R8W LOT 9 BLK F MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.

Comments/Influences: Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.09	144	45	1,367
Total Estimated Land Improvements True Cash Value =				1,367



Topography of Site

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

Who When What

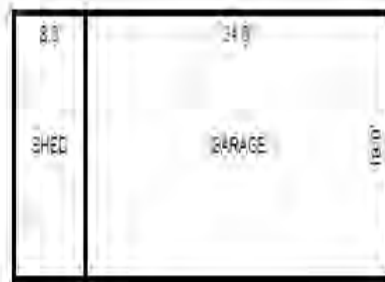
TPC 12/27/2017	INSPECTED	2025	1,500	4,700	6,200			3,103C
TPC 04/05/2016	INSPECTED	2024	900	3,700	4,600			3,010C
TPC 08/12/2013	INSPECTED	2023	900	3,000	3,900			2,867C
		2022	500	2,500	3,000			2,731C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1969 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 612 % Good: 51 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: D Effec. Age: 39 Floor Area: 0 Total Base New : 17,626 Total Depr Cost: 8,989 Estimated T.C.V: 8,090							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.900								
	Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Good	Lg	Ord	Small	Doors			Bsmnt Garage:							
	Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			(12) Electric			Bsmnt Garage:					
	(1) Exterior	(6) Ceilings			0 Amps Service			No./Qual. of Fixtures			Carport Area:				
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D Blt 0				
	Insulation	Many Ave. Few			(13) Plumbing			Notes:			Roof:				
	(2) Windows	Average Fixture(s)			1			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
	Many Avg. Few	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Other Additions/Adjustments			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 612 17,626 8,989 * Totals: 17,626 8,989				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Notes:			ECF (4017 JENNINGS) 0.900 => TCV: 8,090				
	(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:													

*** 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.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1665	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
HILL THERESA L & ELLIS SUNSHINE J/T 10022 W WALNUT STREET LAKE CITY MI 49651	MAP #: 2025 Est TCV 20,441 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. SEC 4 T22N R8W LOT 10 BLK F MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2 RS 144 SQ FT & 88 SQ FT.			<Site Value A> GROUP A 3K					3000	100		3,000
			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000		

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Wood Frame		20.08	175	45	1,581
Total Estimated Land Improvements True Cash Value =					1,581

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	1,500	8,700	10,200			4,688C
Rolling		2024	900	6,800	7,700			4,548C
Low		2023	900	5,300	6,200			4,332C
High		2022	500	4,300	4,800			4,126C
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	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: 1969 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	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: 35 Floor Area: 0 Total Base New : 26,519 Total Depr Cost: 17,622 Estimated T.C.V: 15,860			
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 1969			
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=65/100/100/100/65			
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		Size of Closets		Lg Ord Small			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: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Base Cost 960 25,238 16,405			
Yr Built 1969		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Unit-in-Place Cost Items		ROOF STRUCT. (SQ FT) 232 1,281 1,217 *	
Condition: Average		Ex Ord Min		Insulation			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support		Lump Sum Items:		Notes: ECF (4017 JENNINGS) 0.900 => TCVC: 15,860			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior			Wood/Shingle Aluminum/Vinyl Brick		(2) Windows		Many Avg. Few Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Asphalt Shingle	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Gable Hip Flat			Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Chimney:		Asphalt Shingle		Chimney:	

*** 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.
PITT JOSEPH A	PITT JOSEPH A	0	08/28/2019	QC	09-FAMILY	2019-02704	DEED	0.0
EMORY BRIAN	PITT JOSEPH A	12,000	10/18/2013	WD	03-ARM'S LENGTH	2013-0389 WD	PROPERTY TRANSFER	100.0
ASSTASTIC LLC	EMORY BRIAN	2,500	06/28/2011	WD	03-ARM'S LENGTH	2011-02069	DEED	100.0
KELLY PAUL D	ASSTASTIC LLC	0	04/06/2011	QC	21-NOT USED/OTHER	2011-00931	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/01/2013					

Owner's Name/Address	MAP #:
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PITT JOSEPH A 576 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 52,140 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 1 & 2 BLK G	<Site Value A> GROUP A 3K					3000	100		3,000
MITCHELL BROS PLAT VILLAGE OF JENNINGS.	<Site Value A> GROUP A 3K					3000	100		3,000
Comments/Influences	132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000								

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	23,100	26,100			9,906C
2024	1,800	17,400	19,200			9,609C
2023	1,800	13,300	15,100			9,152C
2022	1,000	10,700	11,700			8,717C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED
TPC	02/03/2012	INSPECTED

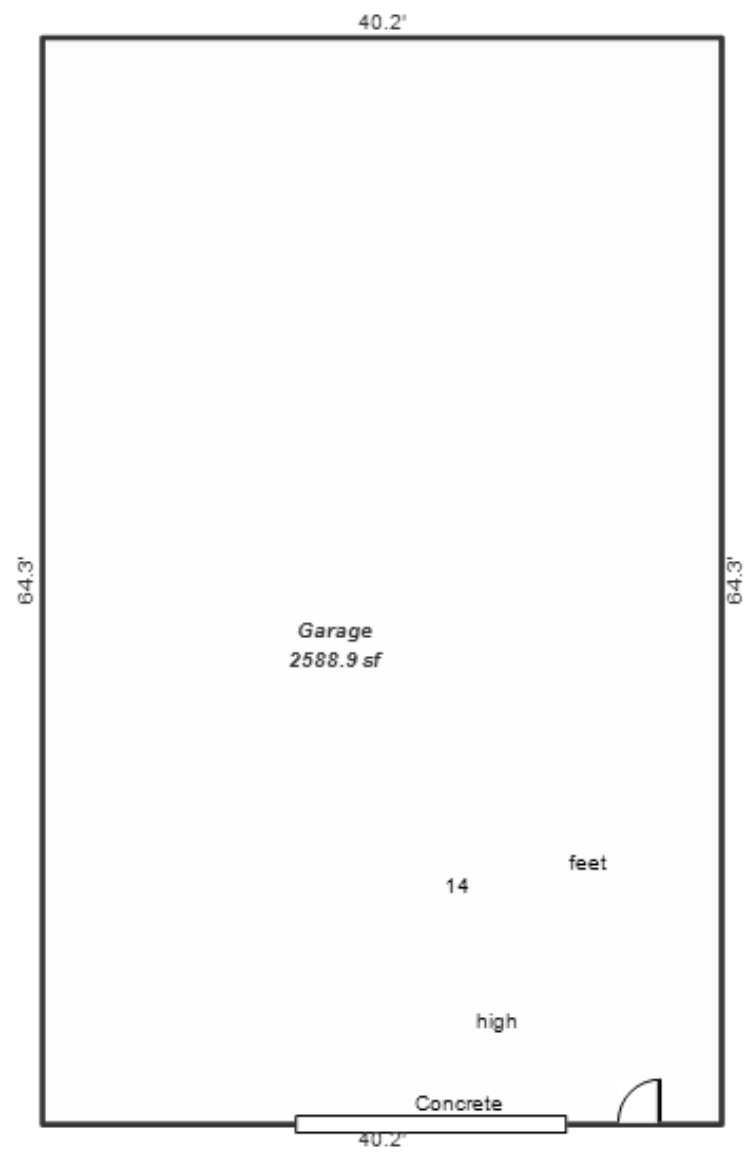


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2588 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	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	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 2010					
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:							0 Amps Service	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			
A-Frame	Trim & Decoration	Lg	Ord		Min	No. of Elec. Outlets	Building Areas	Stories Exterior Foundation	Size	Cost New			Depr. Cost		
Yr Built 2010				Remodeled 0							Ex	Ord		Min	Many
	Condition: Average				Size of Closets	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	Plumbing	3 Fixture Bath			1		
Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Doors	Solid							H.C.	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Notes:
					(1) Exterior			(6) Ceilings	No. of Elec. Outlets	Lump Sum Items:					
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	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			
								(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	(14) Water/Sewer	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle												
				Chimney:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRAS EDWARD L	ANDRAS DARRON JOHN	0	04/09/2020	AFF	07-DEATH CERTIFICATE	2020-02060	DEED	0.0
ANDRAS EDWARD L	ANDRAS EDWARD L	0	06/16/2019	QC	09-FAMILY	2019-01894 & -	PROPERTY TRANSFER	0.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/21/2019	QC	09-FAMILY	2019-01568	DEED	0.0
HILL PAMELA J	ANDRAS EDWARD L	8,000	05/21/2019	WD	03-ARM'S LENGTH	2019-01569	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
506 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/09/2019	2019-0319	100%
	P.R.E. 0%		Pole Barn	07/09/2019	2019-0320	100%

Owner's Name/Address	MAP #:
ANDRAS DARRON JOHN 125 S BALDWIN ST LAKE CITY MI 49651	2025 Est TCV 51,526 TCV/TFA: 49.07

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A> GROUP A 3K					3000	100		3,000
			<Site Value A> GROUP A 3K					3000	100		3,000
			132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
. SEC 4 T22N R8W LOTS 3 & 4 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X			Dirt Road							
				Gravel Road							
	X			Paved Road	13.29	192	0	0			
				Storm Sewer	20.38	336	0	0			
				Sidewalk							
				Water							
	X			Sewer							
				Electric							
				Gas							
				Curb							
	X			Street Lights	1,000.00	1	100	1,000			
				Standard Utilities							
				Underground Utils.							
				Total Estimated Land Improvements True Cash Value =							1,000

MH BUILT IN 1960 12X45 MH W/ 10X33 SBA & 8X45 SBA 2 SHEDS HS REMOVED PER STATE RECISSION NOTICE 5-14-97	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	22,800	25,800			14,881C
2024	1,800	19,400	21,200			14,434C
2023	1,800	14,900	16,700			13,747C
2022	1,000	12,100	13,100			13,093C

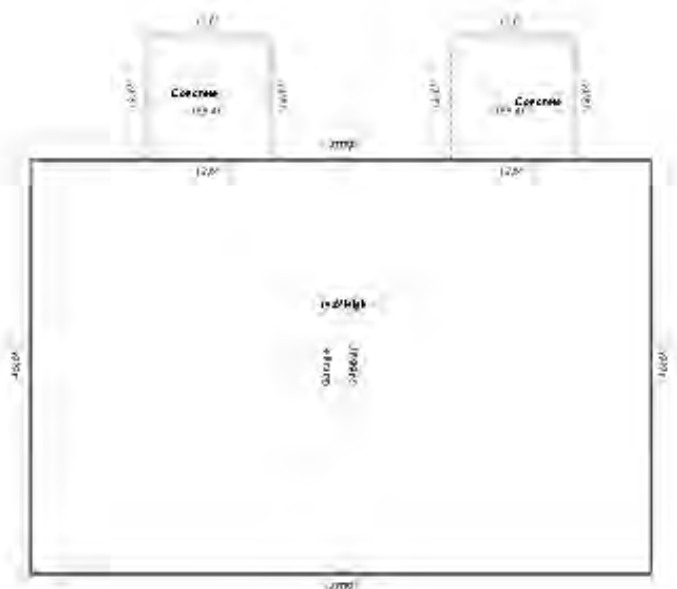
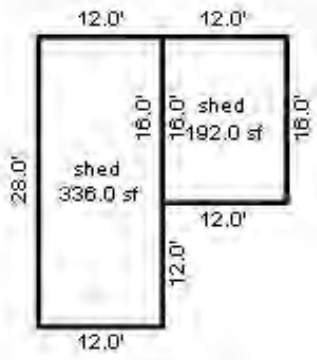
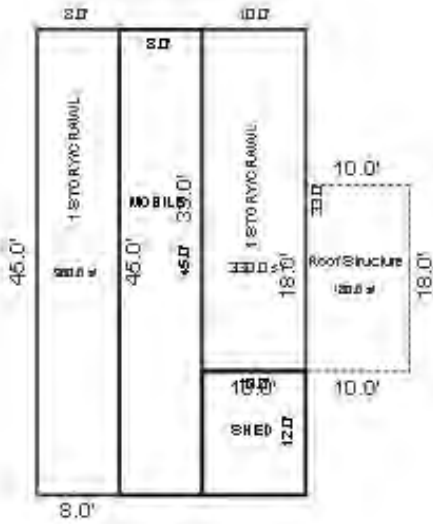


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 180	Type Roof Cover Onl	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: 2 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																		
Yr Built 1960	Remodeled 0	Ex	X	Ord		Min	Size of Closets															
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace															
Room List		Doors		Solid	X	H.C.	(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service															
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair		Blt 1960									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.			X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 1050 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35													
(2) Windows		Many			X	Ave.		Few	Building Areas													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings			(13) Plumbing			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost			
(3) Roof		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home			Siding		Wood Shingle		360							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 690 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Addition		Siding		Crawl		360						
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			Addition			Siding		Crawl		330		Total:		73,453		25,709	
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer													
X	Asphalt Shingle Metal	(10) Floor Support			1			1000 Gal Septic														
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic														
		Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.800 => TCV:														

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



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

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

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0% MAP #: 2025 Est TCV 0

Owner's Name/Address: LAKE TOWNSHIP
 8105 W KELLY RD
 LAKE CITY MI 49651

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . SEC 4 T22N R8W LOT 5 BLK G MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences

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.	6.52	2400	94	14,709
X Sewer	Fencing: Wire Mesh, #9	3.61	2640	94	8,958
X Electric	Wood Frame	19.92	180	94	3,371
X Gas	Ad-Hoc Unit-In-Place Items				
X Curb	Description	Rate	Size	% Good	Cash Value
X Street Lights	/CI16/YARI/PLAE/BASBWHA	6,100.00	2	100	12,200
X Standard Utilities	Total Estimated Land Improvements True Cash Value =				39,238
X Underground Utils.					

Topography of Site

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address: S BALDWIN ST
 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: HILL PAMELA J LIVING TRUST
 9867 W POPLAR ST
 LAKE CITY MI 49651
 2025 Est TCV 1,500

Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 3K 3000 50 WEST 1/2 OF LOT 1,500
 66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 1,500

Tax Description: . SEC 4 T22N R8W W 1/2 OF LOT 6 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2025	800	0	800			340C
TPC	12/27/2017	INSPECTED	2024	500	0	500			330C
TPC	04/05/2016	INSPECTED	2023	500	0	500			315C
			2022	300	0	300			300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
499 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HILL PAMELA J LIVING TRUST 9867 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 32,057 TCV/TFA: 30.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 4 T22N R8W E 1/2 OF LOT 6 & ENTIRE LOT 7 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		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
	Metal Prefab	22.11	64	45	637
	Total Estimated Land Improvements True Cash Value = 637				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	13,000	16,000			8,817C
Rolling	2024	1,800	11,100	12,900			8,552C
Low	2023	1,800	8,500	10,300			8,145C
High	2022	1,000	6,900	7,900			7,758C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

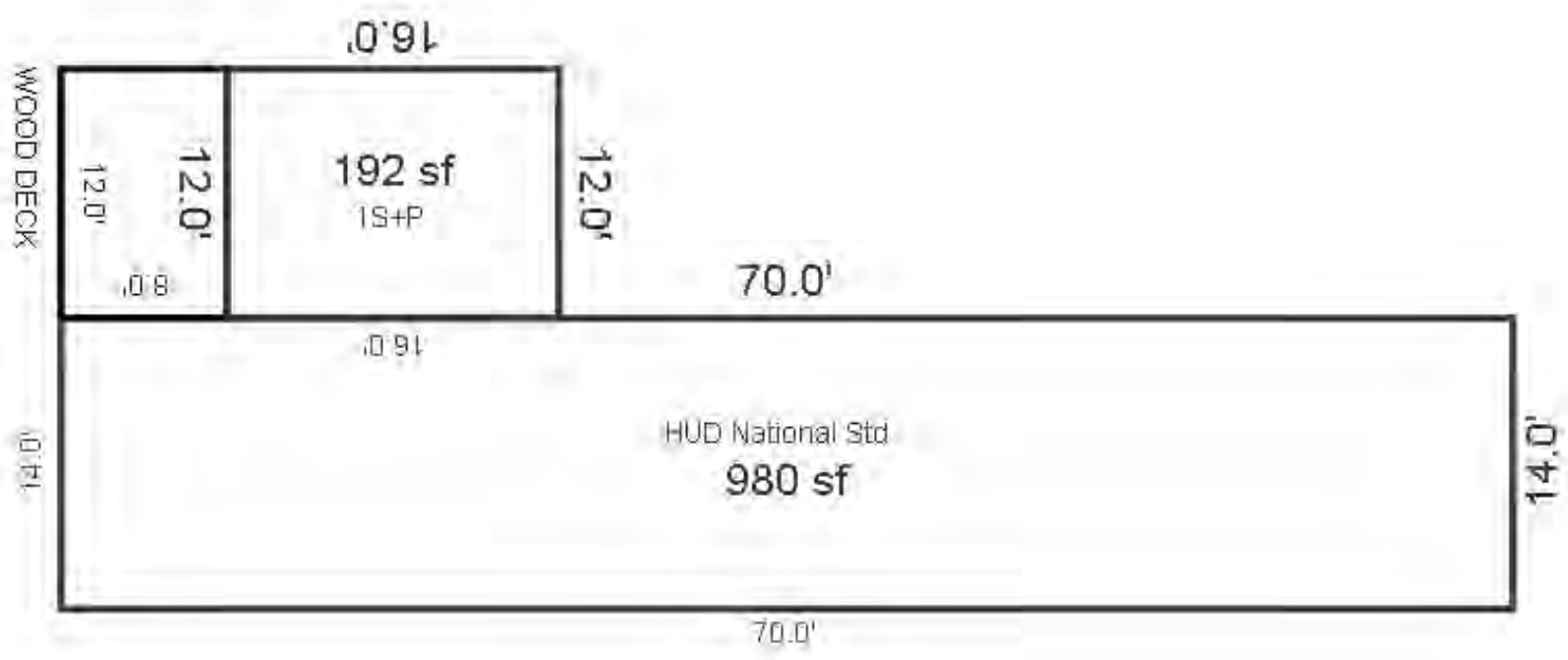


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*** Information herein deemed reliable but not guaranteed***

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 192 96	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																																																			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																	
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																														
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																														
Room List		Doors		Solid	X	H.C.	(12) Electric																																														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																																														
(1) Exterior		No./Qual. of Fixtures			X Ex.				Ord.		Min																																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																																										
(2) Windows		(7) Excavation		(13) Plumbing																																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 168 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			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1036 SF Floor Area = 1036 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas		Cls Average		Blt 1974																																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer																																																	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 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:																																																			
												Class: Average Effec. Age: 30 Floor Area: Total Base New : 90,793 Total Depr Cost: 31,775 Estimated T.C.V: 25,420		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																																					
												Total: 66,000		23,099		1,882		659		950		332		4,795		1,678		2,648		927		10,610		3,713		-1,288		-451		2,469		864		2,727		954		90,793		31,775		ECF (4017 JENNINGS) 0.800 => TCY: 25,420	

*** 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.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S BALDWIN ST	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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HILL PAMELA J LIVING TRUST 9867 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 3,950
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	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value A> GROUP A 3K					3000	100		3,000
		66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Tax Description	X	Improved	X	Vacant	Land Improvement Cost Estimates					
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. SEC 4 T22N R8W LOT 8 BLK G MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road			Description	Rate	Size	% Good	Cash Value
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Comments/Influences		Gravel Road			Residential Local Cost Land Improvements				
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		Paved Road			Description	Rate	Size	% Good	Cash Value
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		Storm Sewer			LAND IMPROVE 1000	0.00	0	95	950
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		Sidewalk			Total Estimated Land Improvements True Cash Value = 950				
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		Water							
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		Sewer							
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		Electric							
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		Gas							
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		Curb							
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		Street Lights							
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		Standard Utilities							
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		Underground Utils.							
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2025	1,500	500	2,000		741C
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		Rolling						
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		Low						
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	X	High	2024	900	500	1,400		719C
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		Landscaped						
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		Swamp						
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		Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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		Flood Plain						
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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 BALDWIN ST	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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MANNING MICHELE ETAL 52998 DARROW ROAD VERMILION OH 44089	2025 Est TCV 6,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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	Public Improvements	* Factors *		LOTS #9&10	
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. SEC 4 T22N R8W LOTS 9 & 10 BLK G	<Site Value A> GROUP A 3K					3000	100		3,000
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MITCHELL BROS PLAT VILLAGE OF JENNINGS.	<Site Value A> GROUP A 3K					3000	100		3,000
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Comments/Influences	132 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =		6,000
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	Dirt Road								
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	Gravel Road								
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	Paved Road	X							
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	Storm Sewer								
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	Sidewalk								
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	Water								
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	Sewer								
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	Electric	X							
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	Gas								
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	Curb								
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	Street Lights	X							
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	Standard Utilities								
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	Underground Utils.								
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	Topography of Site								
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	Level	X							
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	Rolling								
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	Low								
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	High								
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	Landscaped								
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	Swamp								
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	Wooded								
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	Pond								
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	Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain								
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2025	3,000	0	3,000			1,136C
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	2024	1,800	0	1,800			1,102C
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	2023	1,800	0	1,800			1,050C
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	2022	1,000	0	1,000			1,000S
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINRICK KATHLYNN K.K.A.	RAEWARD KATHLYNN	0	07/23/2019	QC	09-FAMILY	2019-02268	DEED	0.0
TODD MARY E LE	WEINRICK KATHLYNN	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02267	DEED	0.0
CROTON ALTA	TODD MARY E & WEINRICK KA	0	03/25/2016	AFF	07-DEATH CERTIFICATE	2018-02443	DEED	0.0
TODD MARY E LE	SELF (LE) & ETAL JT*	0	10/27/2009	QC	21-NOT USED/OTHER	2009/3736	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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N CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 11/02/2021					
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Owner's Name/Address	MAP #:
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WARD KATHLYNN RAE 436 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 4,242
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 3K					3000	100		3,000
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66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000
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Tax Description		Land Improvement Cost Estimates			
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. SEC 4 T22N R8W LOT 1 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road						
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Comments/Influences	X	Gravel Road						
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	X	Paved Road						
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	X	Storm Sewer						
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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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	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	1,500	600	2,100		618C
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	X	Rolling	2024	900	600	1,500		600C
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	X	Low	2023	900	600	1,500		572C
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	X	High	2022	500	500	1,000		545C
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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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	X	Who	When	What	2025	1,500	600	2,100					
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	X	TPC 04/30/2021	INSPECTED		2024	900	600	1,500					
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	X	TPC 12/27/2017	INSPECTED		2023	900	600	1,500					
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	X	TPC 04/05/2016	INSPECTED		2022	500	500	1,000					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEINRICK KATHLYNN K.K.A.	WARD KATHLYNN RAE	0	07/23/2019	QC	09-FAMILY	2019-02268	DEED	0.0
TODD MARY E LE	WEINRICK KATHLYNN	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02267	DEED	0.0
CROTON ALTA	TODD MARY E & WEINRICK KA	0	03/25/2016	AFF	07-DEATH CERTIFICATE	2018-02443	DEED	0.0
TODD MARY E LE	SELF (LE) & ETAL AS JT*	0	10/27/2009	QC	21-NOT USED/OTHER	2009/3736	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
436 S CRAPO ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
WARD KATHLYNN RAE 436 S CRAPO ST LAKE CITY MI 49651	P.R.E. 100% 11/02/2021					
	MAP #:					
	2025 Est TCV 63,793 TCV/TFA: 49.38					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
				* Factors *								
. SEC 4 T22N R8W LOT 2 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A>	GROUP A	3K			3000	100		3,000
				66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000								

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
		Description					
	X	Dirt Road		21.62	128	50	1,383
	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 = 1,383					

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
															X					



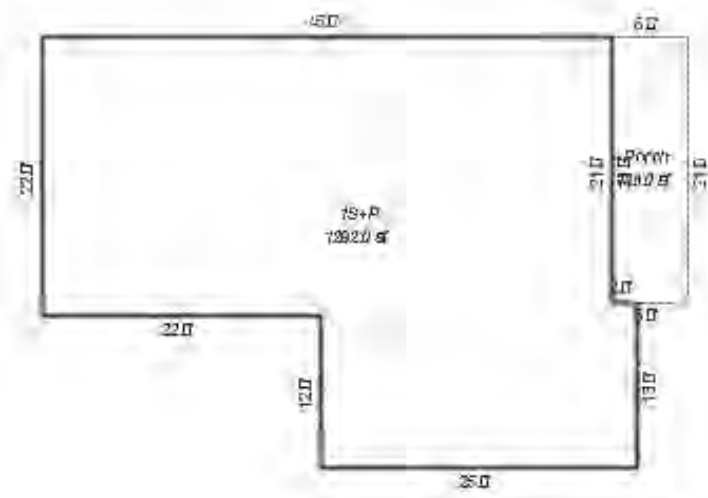
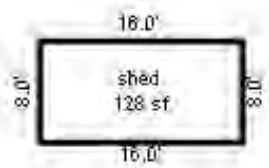
Who	When	What	2025	1,500	30,400	31,900			2,542C
	TPC 04/30/2021	INSPECTED	2024	900	23,100	24,000			2,466C
	TPC 12/27/2017	INSPECTED	2023	900	17,800	18,700			2,349C
	TPC 04/05/2016	INSPECTED	2022	500	13,700	14,200			2,238C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 126	Type WSEP (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:																																																																										
	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 -10 Effec. Age: 45 Floor Area: 1,292 Total Base New : 119,986 Total Depr Cost: 66,011 Estimated T.C.V: 59,410			Bsmnt Garage: Carport Area: Roof:																																																																										
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace																																																																															
	Yr Built 1900	Remodeled 0	Ex	Ord	Min	(12) Electric	0 Amps Service																																																																															
	Condition: Very Poor	Size of Closets		Lg	Ord	Small	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D-10 Blt 1900																																																																											
	Room List	Doors	Solid	H.C.	(13) Plumbing			<table border="0"> <tr> <td>Ex.</td> <td>Ord.</td> <td>Min</td> </tr> <tr> <td>Many</td> <td>Ave.</td> <td>Few</td> </tr> </table>			Ex.	Ord.	Min	Many	Ave.	Few	<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>1,292</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>108,652</td> <td>59,777</td> </tr> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,292			Total:				108,652	59,777																																																	
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Crapo Street

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						
N CRAPO ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994		MAP #:		2025 Est TCV 3,000								
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4103.4103 JENNINGS									
HOOKER RAYMOND D & MARY L 412 S CRAPO LAKE CITY MI 49651		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description		Dirt Road		<Site Value A> GROUP A 3K		66 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =		3,000		100		3,000		
. SEC 4 T22N R8W LOT 3 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.		X Gravel Road		X Paved Road		X Storm Sewer		X Sidewalk		X Water		X Sewer		X Electric		
Comments/Influences		X Gas		X Curb		X Street Lights		Standard Utilities		Underground Utils.		Topography of Site		X Level		
		X Rolling		X Low		X High		X Landscaped		X Swamp		X Wooded		X Pond		
		X Waterfront		X Ravine		X Wetland		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who		When		What		2025	1,500	0	1,500			568C		
		TPC 12/27/2017		INSPECTED		2024	900	0	900			551C				
		TPC 04/05/2016		INSPECTED		2023	900	0	900			525C				
TPC 04/01/2013		INSPECTED		2022	500	0	500			500S						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
412 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
HOOKER RAYMOND D & MARY L 412 S CRAPO LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 31,209 TCV/TFA: 27.87										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. SEC 4 T22N R8W LOT 4 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences ADD 16X70 1995 MH FOR 95		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 3K 3000 100 3,000								
		Paved Road		66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X	Electric									
		Gas										
		Curb										
		X	Street Lights									
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,500	14,100	15,600		8,853C		
		TPC 12/27/2017 INSPECTED			2024	900	12,000	12,900		8,587C		
		TPC 04/05/2016 INSPECTED			2023	900	9,100	10,000		8,179C		
		TPC 04/02/2013 INSPECTED			2022	500	7,300	7,800		7,790C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G														
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Class: Average Effec. Age: 24 Floor Area: Total Base New : 75,026 Total Depr Cost: 35,261 Estimated T.C.V: 28,209			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min															
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1994									
Room List		Doors		Solid	X	H.C.															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Ground Area = 1120 SF Floor Area = 1120 SF.														
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas														
(2) Windows		X	Drywall																		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 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			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Other Additions/Adjustments														
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Skirting, Metal or Vinyl, Vertical														
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			Plumbing 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Total:		63,650		29,914							
(3) Roof		(10) Floor Support		Lump Sum Items:			Notes:														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					ECF (4017 JENNINGS) 0.800 => TCV:														

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Sketch by Ape 1/1/11

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPIRIK RYDDER & BRENDA	KINYON BRANDI	30,000	09/16/2015	WD	03-ARM'S LENGTH	2015-03133	PROPERTY TRANSFER	100.0
PARDEE PAMELA	SPIRIK RYDDER & BRENDA	16,000	03/09/2012	WD	03-ARM'S LENGTH	2012-00680	PROPERTY TRANSFER	100.0
FROST EUGENE M & LEOTA H	PARDEE PAMELA	0	06/30/2004	OTH	21-NOT USED/OTHER	04-0/4282	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
408 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/12/2015					
Owner's Name/Address	MAP #:					
KINYON BRANDI 408 CRAPO ST LAKE CITY MI 49651	2025 Est TCV 75,501 TCV/TFA: 67.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W LOT 5 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road Gravel Road		<Site Value A> GROUP A 3K					3000	100		3,000
Comments/Influences		Paved Road Storm Sewer Sidewalk		66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

MLS21002219\$35,000 6/28/10DOM541 REMOVE NO PBG ADJ FOR 05..IS NOW PRINC RES	X	Electric Gas Curb	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
		Water Sewer	Wood Frame	18.36	312	94	5,384
		Total Estimated Land Improvements True Cash Value =				5,384	

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

													2024	900	28,100	29,000			11,683C
													2023	900	21,900	22,800			11,127C
													2022	500	17,800	18,300			10,598C

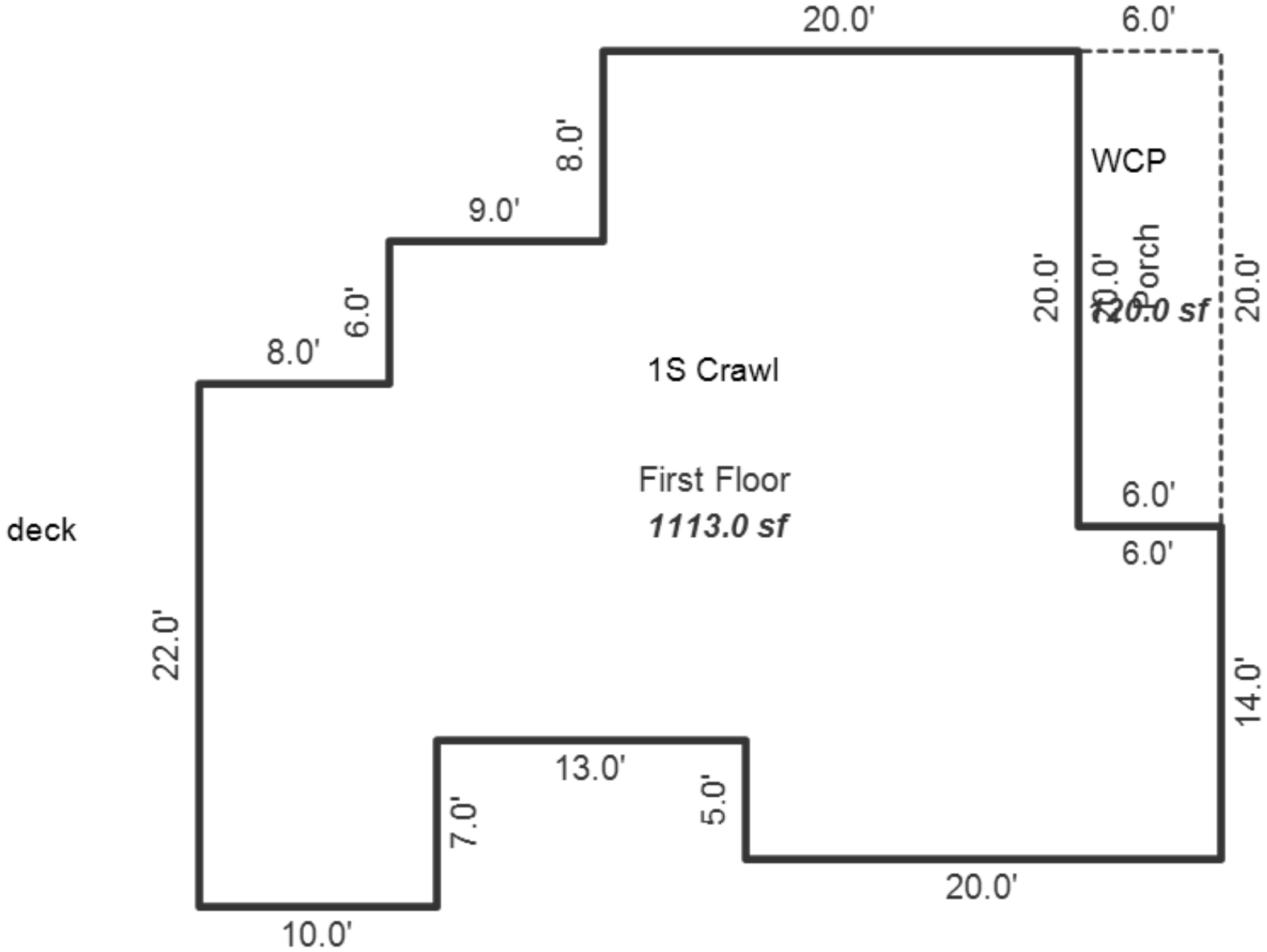


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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 120 WCP (1 Story) 128 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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			Class: D Effec. Age: 45 Floor Area: 1,113 Total Base New : 135,589 Total Depr Cost: 74,574 Estimated T.C.V: 67,117		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1900 201	Remodeled 1984	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures Ex. X Ord. Min			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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1113 SF Floor Area = 1113 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 Crawl Space 1,113 Total: 117,209 64,465 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches WCP (1 Story) 120 4,423 2,433 Deck Treated Wood 128 2,913 1,602 Built-Ins Appliance Allow. 1 1,615 888 Fireplaces Wood Stove 1 1,754 965 Totals: 135,589 74,574		
Room List		Doors	Solid	X	H.C.	(13) Plumbing			(14) Water/Sewer			Notes: 2015: NEW METAL ROOF IN 2014, SEPTIC AND DRAINFIELD NEW IN 2010, NEWER WIND ECF (4017 JENNINGS) 0.900 => TCV: 67,117					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
(1) Exterior	(6) Ceilings	(7) Excavation			Basement: 0 S.F. Crawl: 1113 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement									
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows		Basement Finish													
X	Insulation	Many Avg. X Few	Large Avg. Small	(9) Basement Finish													
X	Wood Sash Metal Sash Vinyl Sash	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Chimney: Metal		(10) Floor Support			Lump Sum Items:										
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.
SUTTON DIXIE LEE ET EL	THOMAS SCOTT RICHRD & JEA	5,000	02/26/2002	QC	21-NOT USED/OTHER	2012-02270	PROPERTY TRANSFER	0.0
PLATZ AUDREY J	SUTTON DIXIE LE ET EL	0	01/01/2000	WD	03-ARM'S LENGTH	UNKNOWN	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10101 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST		MH	09/22/2005	20050324	Complete
	P.R.E. 100% 06/25/2012		Demolition/Removal	05/24/2005	20050132	Complete

Owner's Name/Address	MAP #:
THOMAS SCOTT RICHRD & JEAN M ET AL 10101 W POPLAR LAKE CITY MI 49651	2025 Est TCV 48,761 TCV/TFA: 42.77

X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value A> GROUP A 3K					3000	100		3,000
		66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000

Tax Description
 . SEC 4 T22N R8W LOT 6 BLK H MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences

775-6091



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 Missaukee, Michigan


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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,500	22,900	24,400			9,906C
2024	900	19,400	20,300			9,609C
2023	900	14,800	15,700			9,152C
2022	500	11,900	12,400			8,717C

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



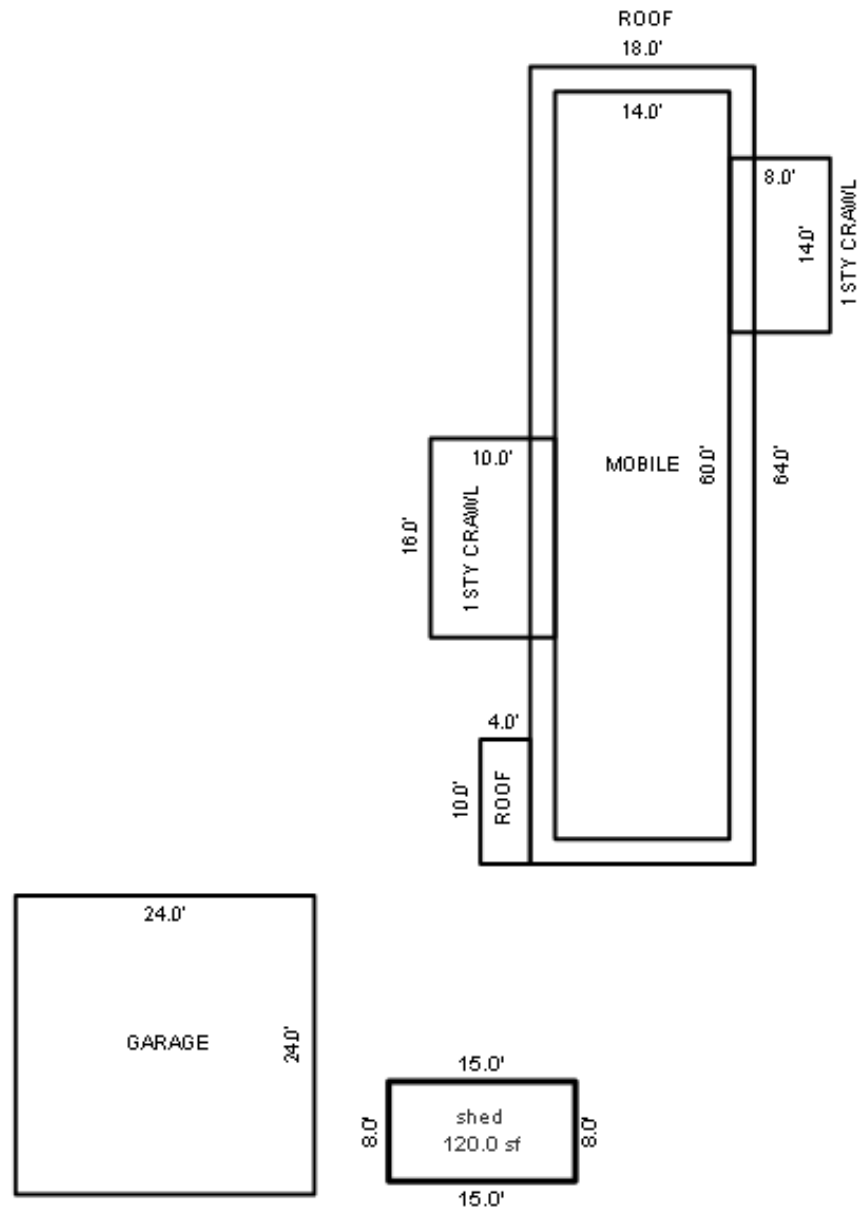
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HELMER CURT ALLEN	HELMER CURT ALLEN	1	03/31/2022	QC	21-NOT USED/OTHER	2022-00997	DEED	0.0				
MAXINE HELMER TRUST	HELMER CURT ALLEN	24,000	06/06/2019	QC	09-FAMILY	2019-01780	PROPERTY TRANSFER	0.0				
HELMER JESSE	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02885	PROPERTY TRANSFER	0.0				
HELMER MAXINE L	MAXINE HELMER TRUST	0	11/23/2010	QC	09-FAMILY	2018-02888	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10131 W POPLAR ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 10/04/2019										
HELMER CURT ALLEN 10131 W POPLAR ST LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 38,018 TCV/TFA: 34.19										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
		Public Improvements		* Factors * W 1/2 LOTS 7&8								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> GROUP A 3K					3000	100		3,000
				<Site Value A> GROUP A 3K					3000	100		3,000
				79 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 6,000								
Comments/Influences		X Electric		Land Improvement Cost Estimates								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		Wood Frame	24.54	120	50	1,472				
		X Street Lights		Total Estimated Land Improvements True Cash Value = 1,472								
		X Standard Utilities										
		X Underground Utils.										
Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ; Parent Parcel(s): 009-368-007-00; Child Parcel(s): 009-368-008-00; ----- -----		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	3,000	16,000	19,000			5,988C	
		JWV 12/03/2022	INSPECTED		2024	1,800	13,700	15,500			5,808C	
		TPC 04/30/2021	INSPECTED		2023	1,800	10,600	12,400			5,532C	
		TPC 09/18/2018	INSPECTED		2022	1,000	8,600	9,600			5,269C	

*** Information herein deemed reliable 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.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1975	48	CCP (1 Story)	Car Capacity:	Class: CD				
	Mobile Home		Insulation		Wood												Coal	Steam	Cook Top	Interior 2 Story	1152	Roof Cover Onl	Class: CD
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Common Wall: Detache	Foundation: 18 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 576	% Good: 0	Storage Area: 0	No Conc. Floor: 0
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air	Heat Pump														Bath Heater	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga
	A-Frame	(4) Interior		Central Air			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair		Blt 1973								
X	Wood Frame	Drywall		(12) Electric			(11) Heating System: Wall Furnace			Ground Area = 1112 SF		Floor Area = 1112 SF.								
	Building Style: HUD	Paneled		0			Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35										
	Yr Built 1973	Plaster		No./Qual. of Fixtures			Trash Compactor			Building Areas										
	Remodeled 0	Wood T&G		Ex. X Ord. Min			Central Vacuum			Type										
	Condition: Average	Trim & Decoration		Many X Ave. Few			Security System			Ext. Walls										
	Room List	Lg X Ord Small		(13) Plumbing			Sauna			Roof/Fnd.										
	Basement	Doors Solid X H.C.		Average Fixture(s)			Sauna			Size										
	1st Floor	(5) Floors		1			3 Fixture Bath			Cost New										
	2nd Floor	Kitchen:		2			2 Fixture Bath			Depr. Cost										
	Bedrooms	Other:		3			Softener, Auto			Total:										
	(1) Exterior	Other:		4			Softener, Manual			64,287										
X	Wood/Shingle	(6) Ceilings		5			No Plumbing			1,616										
	Aluminum/Vinyl	No. of Elec. Outlets		6			Extra Toilet			4,485										
	Brick	Ex. X Ord. Min		7			Extra Sink			2,548										
	Insulation	Many X Ave. Few		8			Separate Shower			1,093										
	(2) Windows	(7) Excavation		9			Ceramic Tile Floor			576										
X	Many Avg. X Avg. Few	Basement: 0 S.F.		10			Ceramic Tile Wains			19,509										
	Large Avg. Small	Crawl: 272 S.F.		11			Ceramic Tub Alcove			15,552										
	Wood Sash	Slab: 0 S.F.		12			Vent Fan			5,443										
	Metal Sash	Height to Joists: 0.0		13			(14) Water/Sewer			38,182										
	Vinyl Sash	(8) Basement		14			Public Water			ECF (4017 JENNINGS) 0.800 => TCV: 30,546										
	Double Hung	Conc. Block		15			Public Sewer													
	Horiz. Slide	Poured Conc.		16			Water Well													
	Casement	Stone		17			1000 Gal Septic													
	Double Glass	Treated Wood		18			2000 Gal Septic													
	Patio Doors	Concrete Floor		19			Lump Sum Items:													
	Storms & Screens	(9) Basement Finish		20																
	(3) Roof	Recreation SF		21																
	Gable	Living SF		22																
	Hip	Walkout Doors (B)		23																
X	Flat	No Floor SF		24																
	Asphalt Shingle	Walkout Doors (A)		25																
	Metal	(10) Floor Support		26																
	Chimney: Metal	Joists:		27																
		Unsupported Len:		28																
		Cntr.Sup:		29																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER CURT ALLEN	HICKMAN KATIE & HICKMAN C	1	03/31/2022	QC	21-NOT USED/OTHER	2022-00996	DEED	100.0
MAXINE HELMER TRUST	HELMER CURT ALLEN	24,000	06/06/2019	QC	09-FAMILY	2019-01780	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10111 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST		Garage	10/11/2022	2022-0727	100%
Owner's Name/Address	P.R.E. 0%					
HICKMAN KATIE & HICKMAN CHAD 9931 W WALNUT ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 26,895 TCV/TFA: 31.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
SEC 4 T22N R8W E1/2 LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 08/27/2019 FROM 009-368-007-00; FORMERLY . SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors * EL/2 LOTS 7 & 8					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value A> GROUP A 3K				3000 100	3,000
			79 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =					3,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
SEC 4 T22N R8W E1/2 LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 08/27/2019 FROM 009-368-007-00; FORMERLY . SEC 4 T22N R8W LOTS 7 & 8 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wd, Solid, 6 ft.	26.49	65 50	861	
			Total Estimated Land Improvements True Cash Value =				861

Comments/Influences
Split/Comb. on 08/27/2019 completed 08/27/2019 TIM ;
Parent Parcel(s): 009-368-007-00;
Child Parcel(s): 009-368-008-00;



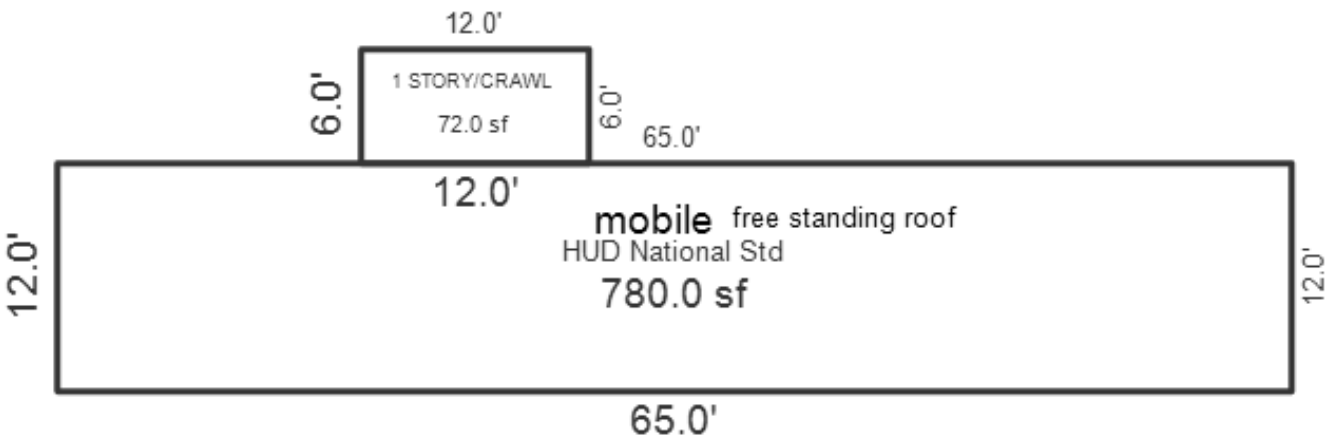
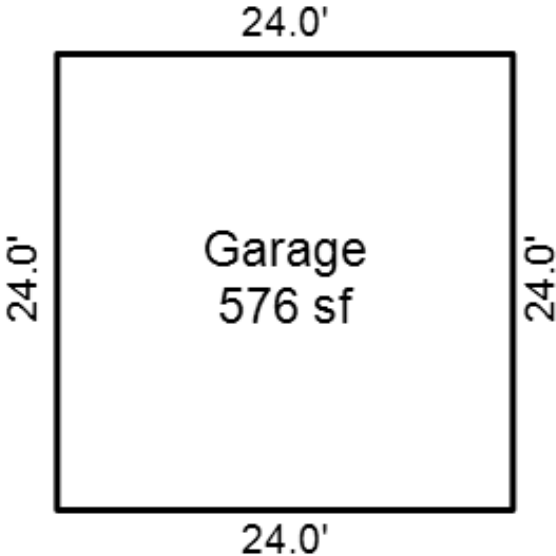
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X													2025	1,500	11,900	13,400			9,526C
														2024	900	10,200	11,100			9,240C
														2023	900	7,900	8,800			8,800S
														2022	500	4,800	5,300			3,375C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	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 780	Type Roof Cover Onl	Year Built: 2022 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		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																			
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																
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Room List		Doors		Solid	X	H.C.	(12) Electric																																																																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																																																																																
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																														
(2) Windows		(7) Excavation		Many	X	Ave.		Few	(13) Plumbing																																																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 72 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	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																																																																																
X	Asphalt Shingle	(9) Basement Finish					(14) Water/Sewer																																																																																
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																																																																																		
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																																																																																			
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1968 (11) Heating System: Wall Furnace Ground Area = 852 SF Floor Area = 852 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>Addition</td> <td>Siding</td> <td>Crawl</td> <td>72</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>48,127</td> <td>16,845</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>154</td> <td>1,682</td> <td>589</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="3">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Base Cost</td> <td>576</td> <td>21,923</td> <td>7,673</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">w/Roof (Roof portion)</td> <td>780</td> <td>10,530</td> <td>3,685</td> </tr> <tr> <td colspan="3"></td> <td>Totals:</td> <td>82,262</td> <td>28,792</td> </tr> </tbody> </table> Notes: ECF (4017 JENNINGS) 0.800 => TCv: 23,034																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	780			Addition	Siding	Crawl	72						Total:	48,127	16,845	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			154	1,682	589	Garages						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost			576	21,923	7,673	Deck						w/Roof (Roof portion)			780	10,530	3,685				Totals:	82,262	28,792
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPANGENBERG PAUL L & MARI	SPANGENBERG BRIAN D	1	09/11/2017	QC	09-FAMILY	2017-02817	DEED	0.0

Property Address: S BALDWIN ST
 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: SPANGENBERG BRIAN D
 1809 AWIXA ST NW
 GRAND RAPIDS MI 49534
 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . SEC 4 T22N R8W LOT 9 BLK H MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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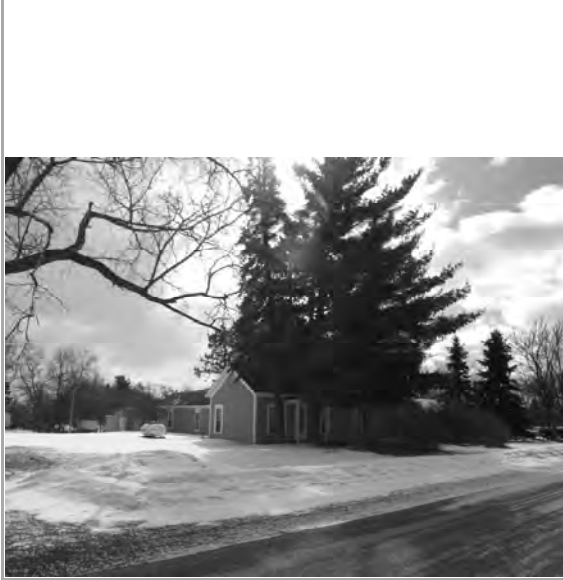
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPANGENBERG PAUL L & MARI	SPANGENBERG BRIAN D	1	09/11/2017	QC	09-FAMILY	2017-02818	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
423 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SPANGENBERG BRIAN D 1809 AWIXA ST NW GRAND RAPIDS MI 49534	2025 Est TCV 70,143 TCV/TFA: 72.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value	
. SEC 4 T22N R8W LOT 10 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road							
			Gravel Road				3000	100		3,000
			Paved Road	66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	Water				
		Sewer				
	X	Electric				
		Gas				
	X	Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				1,313



Topography of Site	X	Land Value Estimates for Land Table 4103.4103 JENNINGS						
		Description	Rate	Size	% Good	Cash Value		
Level	X	Rolling						
		Low						
Landscaped		High						
		Swamp						
Wooded		Pond						
		Waterfront						
Wetland		Ravine						
		Flood Plain						

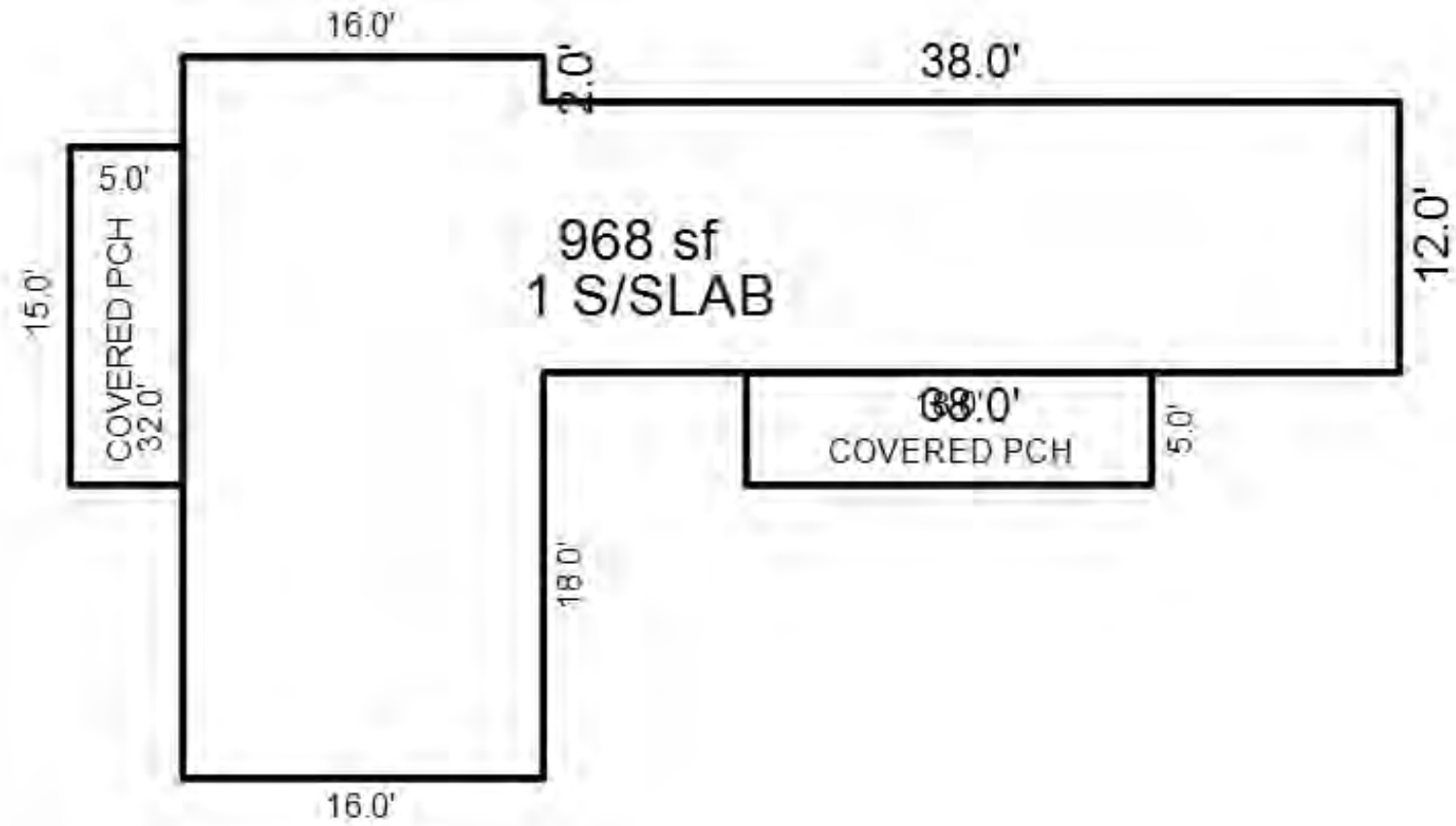
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	33,600	35,100			13,167C
2024	900	25,500	26,400			12,772C
2023	900	19,600	20,500			12,164C
2022	500	15,700	16,200			11,585C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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					75 90	CCP (1 Story) CCP (1 Story)	Class:	Exterior:
Building Style: 1S		Drywall	X	Plaster								Finished ?	Auto. Doors:
Yr Built 1948	Remodeled 0	Trim & Decoration	Ex	Ord	X	Min						Mech. Doors:	Area:
Condition: Average		Size of Closets	Lg	Ord	X	Small						% Good:	Storage Area:
Room List		Doors	Solid	X	H.C.							No Conc. Floor:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors										Bsmnt Garage:	
(1) Exterior		Kitchen:										Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	X	Plaster									
(2) Windows		(7) Excavation											
X	Many Avg.	X	Large Avg.										
X	Few	Small											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(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:											
		(14) Water/Sewer											
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: Electric Baseboard											
		Ground Area = 968 SF Floor Area = 968 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 968 Total: 100,930 65,605											
		Other Additions/Adjustments											
		Plumbing											
		Average Fixture(s) 1 1,010 656											
		Water/Sewer											
		1000 Gal Septic 1 4,203 2,732											
		Water Well, 50 Feet 1 2,462 1,600											
		Porches											
		CCP (1 Story) 75 1,806 1,174											
		CCP (1 Story) 90 2,120 1,378											
		Totals: 112,531 73,145											
		Notes:											
		ECF (4017 JENNINGS) 0.900 => TCv: 65,830											

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANOUSE JACK D	MILLER THOMAS R	20,000	03/24/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00985	DEED	100.0
ROSE ACCEPTANCE INC	KANOUSE JACK D	23,000	06/30/2014	WD	11-FROM LENDING INSTITUT	2014-02441	PROPERTY TRANSFER	100.0
BURTON DELORES	ROSE ACCEPTANCE INC	11,733	08/23/2013	SD	10-FORECLOSURE	2013-02958 SD	DEED	0.0
HEIDENBERGER W WENONA TRU	BURTON DELORES (F)	0	09/05/2007	OTH	21-NOT USED/OTHER	2007/3343	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
447 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Other	04/29/2008	20080118	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MILLER THOMAS R 3645 N BLODGETT RD MANTON MI 49663	2025 Est TCV 60,158 TCV/TFA: 84.61

X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		<Site Value A> GROUP A 3K 3000 100 3,000
		66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 4 T22N R8W LOT 11 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value
		Water	D/W/P: 3.5 Concrete 5.70 132 0 0
		Sewer	Metal Prefab 11.82 160 50 945
	X	Electric	Residential Local Cost Land Improvements
		Gas	Description Rate Size % Good Cash Value
		Curb	LAND IMPROVE 1000 1,000.00 1 95 950
	X	Street Lights	Total Estimated Land Improvements True Cash Value = 1,895
		Standard Utilities	
		Underground Utils.	

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



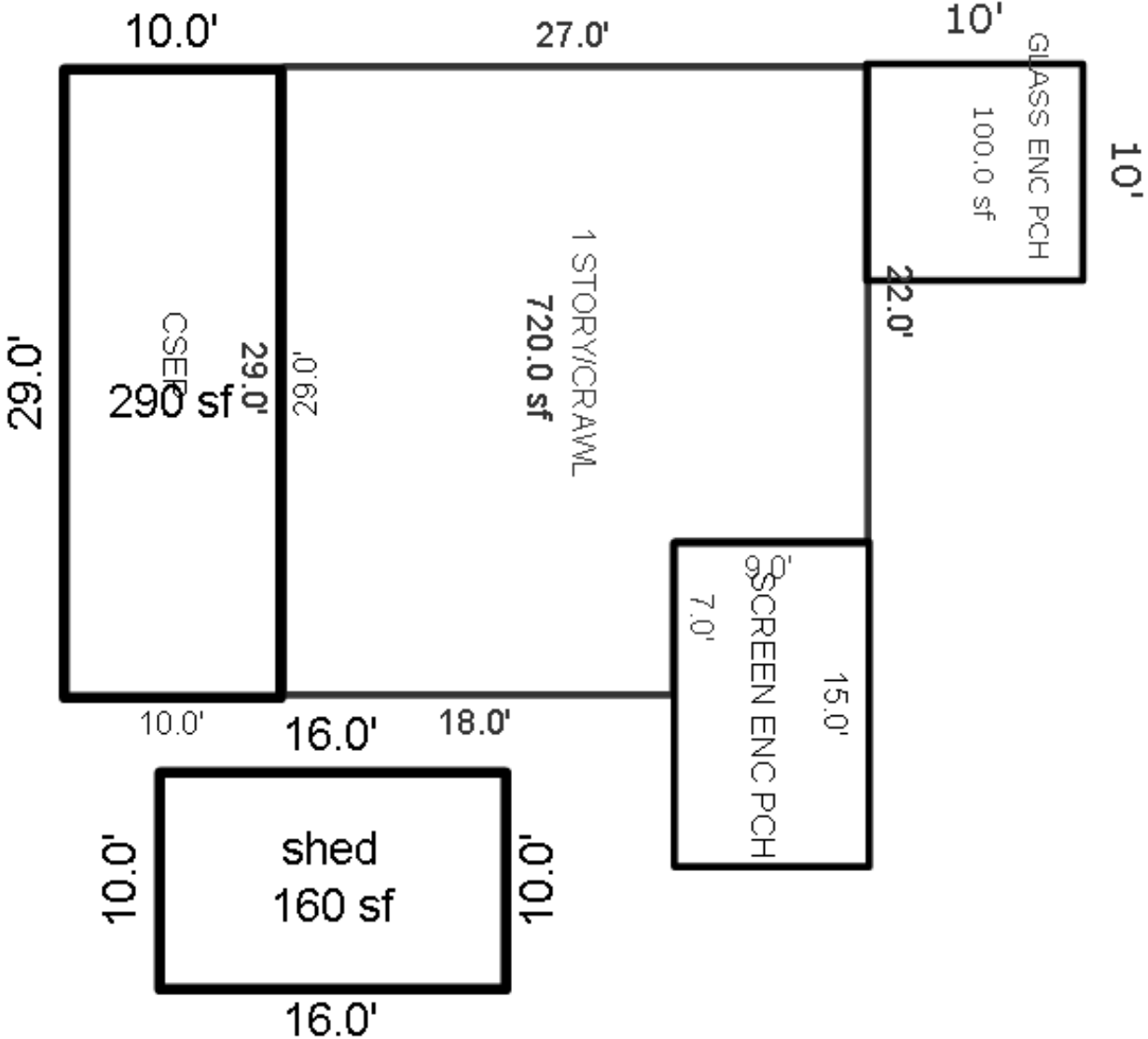
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	1,500	28,600	30,100			16,026C
		TPC 12/27/2017 INSPECTED	2024	900	21,800	22,700			15,545C
		TPC 04/18/2017 INSPECTED	2023	900	16,800	17,700			14,805C
		TPC 04/05/2016 INSPECTED	2022	500	13,600	14,100			14,100S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 135 290 100	Type CGEP (1 Story) CSEP (1 Story) WSEP (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:				
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 1875		Remodeled 2008			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 3 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile		X	Ord.		Min									
	(2) Windows	(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing												
X			Basement: 0 S.F. Crawl: 711 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											
X		(9) Basement Finish			(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	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 711 SF Floor Area = 711 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55												Cls D Blt 1875					
Building Areas												Stories Exterior Foundation Size Cost New Depr. Cost					
1 Story Siding Crawl Space 711												Total: 79,479 43,715					
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)												1 1,010 555					
Water/Sewer																	
1000 Gal Septic												1 4,203 2,312					
Water Well, 50 Feet												1 2,462 1,354					
Porches																	
CGEP (1 Story)												100 5,943 3,269					
CSEP (1 Story)												135 4,925 2,709					
WSEP (1 Story)												290 10,507 5,779					
Built-Ins																	
Appliance Allow.												1 1,615 888					
Deck																	
w/Roof (Roof portion)												100 1,496 823					
Totals:												111,640 61,404					
Notes:												ECF (4017 JENNINGS) 0.900 => TCV: 55,263					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANOUSE JACK D	MILLER THOMAS R	20,000	03/24/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00985	DEED	100.0
ROSE ACCEPTANCE INC	KANOUSE JACK D	23,000	06/30/2014	WD	11-FROM LENDING INSTITUT	2014-02441	PROPERTY TRANSFER	100.0
BURTON DELORES	ROSE ACCEPTANE INC	11,733	08/23/2013	SD	10-FORECLOSURE	2013-02958 SD	DEED	0.0
HEIDENBERGER G WENONA TRU	BURTON DELORES (F)	0	09/05/2007	OTH	21-NOT USED/OTHER	2007/3343	DEED	0.0

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

Owner's Name/Address	MAP #:
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MILLER THOMAS R 3645 N BLODGETT RD MANTON MI 49663	2025 Est TCV 3,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value A> GROUP A 3K					3000	100		3,000
		66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Tax Description	X	Topography of Site
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LA 950 SEC 4 T22N R8W LOT 12 BLK H MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
	X	Electric Gas Curb
	X	Street Lights Standard Utilities Underground Utils.
	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	1,500	0	1,500			568C
TPC 05/06/2018	INSPECTED		2024	900	0	900			551C
TPC 12/27/2017	INSPECTED		2023	900	0	900			525C
TPC 04/05/2016	INSPECTED		2022	500	0	500			500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGUE GEORGE D	VANNORTRICK JASON	60,000	09/01/2017	LC	09-FAMILY	2017-02736	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10022 W ELM ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/19/2017					
VANNORTRICK JASON 10022 W ELM ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 168,180 TCV/TFA: 58.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				
				Description	Frontage	Depth	* Factors *	Value
. SEC 4 T22N R8W LOTS 1, 2 & 3 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X			<Site Value A> GROUP A 3K			3000 100	3,000
				<Site Value A> GROUP A 3K			3000 100	3,000
				<Site Value A> GROUP A 3K			3000 100	3,000
				198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =		9,000

X	Description	Land Improvement Cost Estimates		Cash Value
		Rate	Size % Good	
X	Electric	17.65	540 50	4,765
	Gas	17.65	432 10	762
X	Street Lights	Total Estimated Land Improvements True Cash Value =		5,527

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Level	2025	4,500	79,600	84,100			24,351C
	Rolling	2024	2,700	60,800	63,500			23,619C
	Low	2023	2,700	46,900	49,600			22,495C
	High	2022	1,500	37,900	39,400			21,424C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

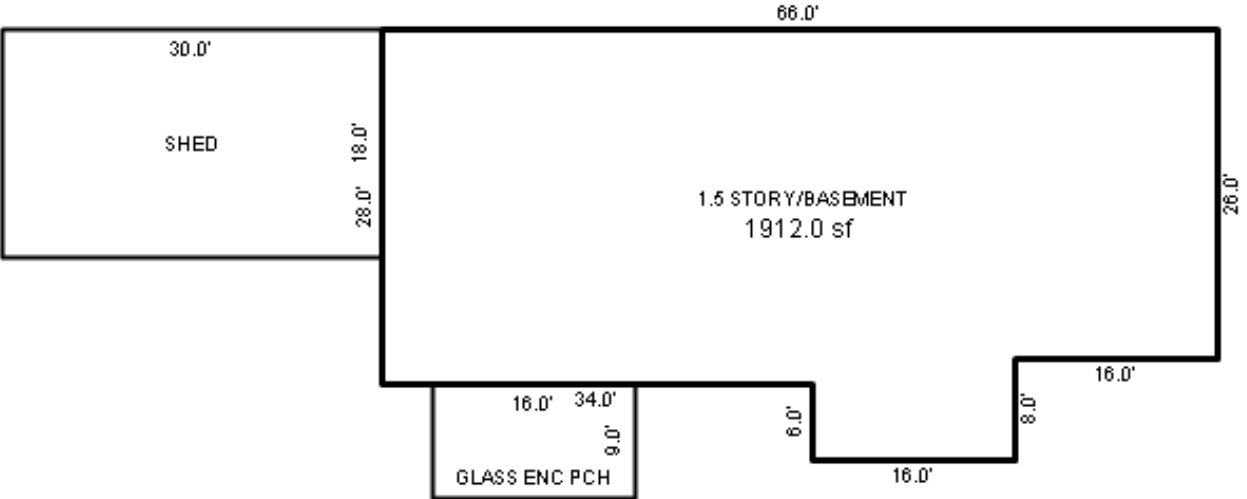
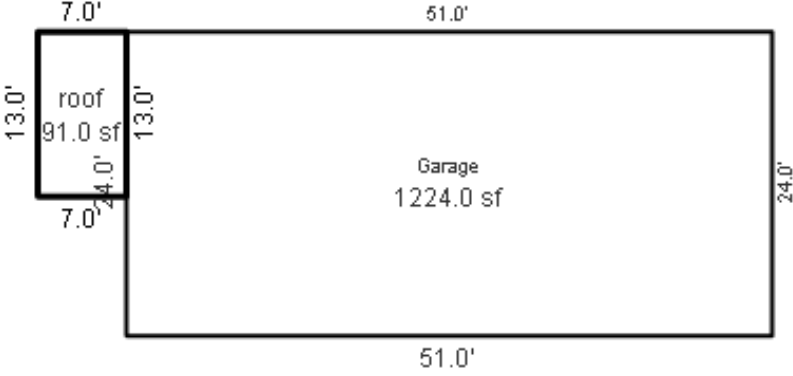
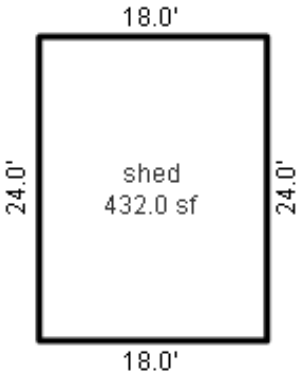


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*** Information herein deemed reliable but not guaranteed***

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 144	Type WGEP (1 Story)	Year Built: 1900 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: 1224 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 2,868 Total Base New : 310,411 Total Depr Cost: 170,725 Estimated T.C.V: 153,653			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1912 SF Floor Area = 2868 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D Blt 1893		
Yr Built 1893	Remodeled 0		Ex	X	Ord		Min	No. of Elec. Outlets Many X Ave. Few			Building Areas					
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors			Solid	X	H.C.	(14) Water/Sewer			1.5 Story Siding Mich Bsmnt. 1,912 Total: 257,111 145,365					
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches WGEP (1 Story) 144 10,068 5,537 Built-Ins Appliance Allow. 1 1,615 888 Garages Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 1224 33,942 18,668 Totals: 310,411 170,725						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Notes: ECF (4017 JENNINGS) 0.900 => TCVC: 153,653						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing									
(2) Windows		(7) Excavation		Basement: 1912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. X Few		Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 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 8 Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish												
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	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.
FEDEAL HOME LOAN MORTGAGE	COLECCHIO BRETT	21,000	11/30/2016	CD	11-FROM LENDING INSTITUT	2016-03940	DEED	100.0
DITECH FINANCIAL LLC FKA	FEDERAL HOME LOAN MORTGAG	0	10/01/2015	QC	11-FROM LENDING INSTITUT	2016-00906	DEED	0.0
MAYHEW KEVIN L	GREEN TREE SERVICING LLC	30,600	09/25/2015	SD	10-FORECLOSURE	2015-03359	DEED	0.0
		63,500	07/01/2001	WD	33-TO BE DETERMINED	01-0:2541	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
424 S LACHANCE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 66,887 TCV/TFA: 64.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 4 T22N R8W LOT 4 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	Size	% Good	Cash Value	
TOTAL REMODEL FOR 01	Fencing: Wd, Solid, 6 ft.	26.49	125	25	828	
	Total Estimated Land Improvements True Cash Value =					828

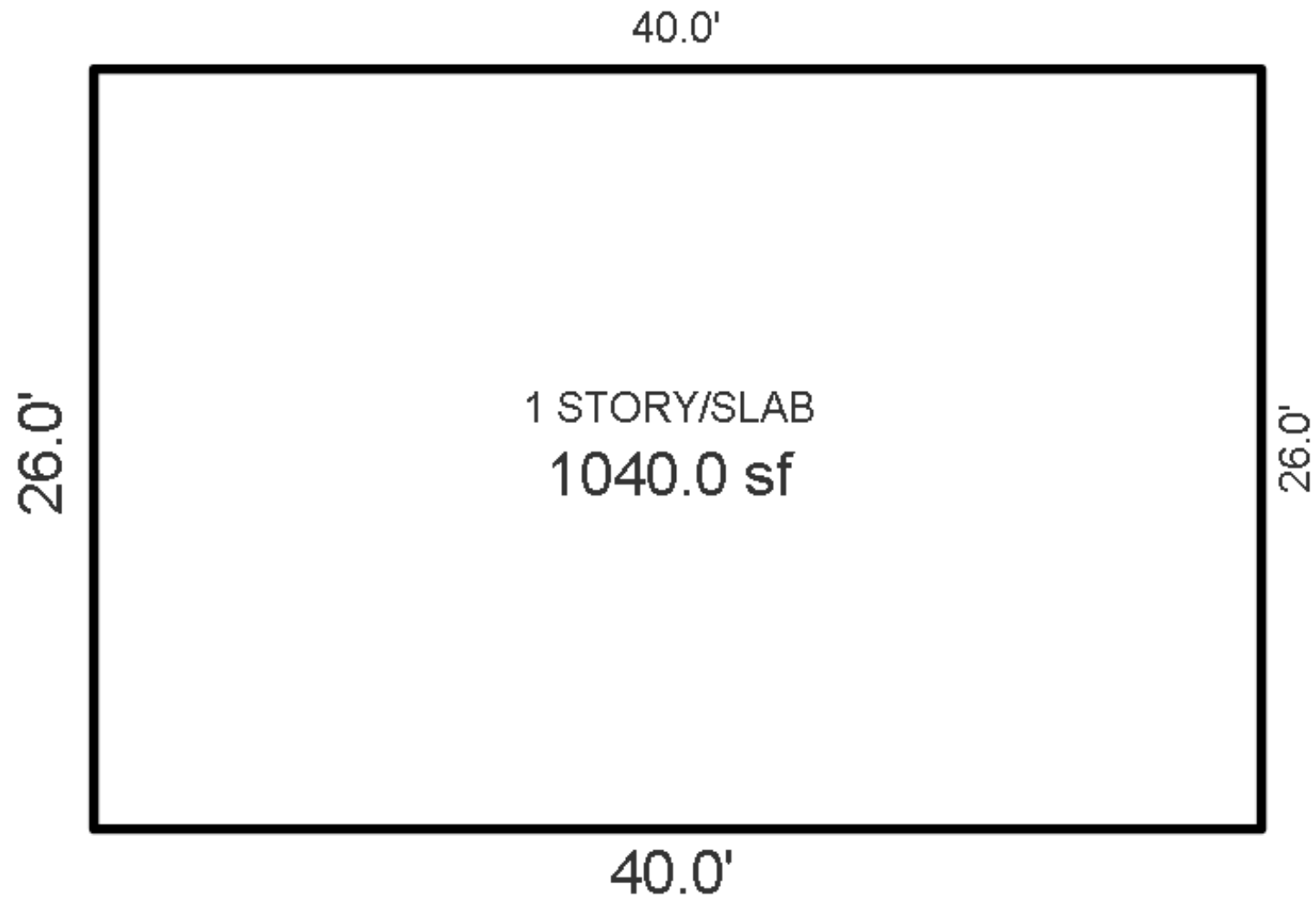
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
														Who	When	What	2025	1,500	31,900	33,400			10,805C



TPC 12/27/2017 INSPECTED	2024	900	24,200	25,100			10,481C
TPC 04/05/2016 INSPECTED	2023	900	18,500	19,400			9,982C
TPC 02/13/2012 INSPECTED	2022	500	14,900	15,400			9,507C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON RAYMOND & DONA MAE	NELSON RAYMOND & NELSON R	0	10/22/2020	QC	09-FAMILY	2020-03149	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
412 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
NELSON RAYMOND & NELSON RAYMOND JR 412 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 74,930 TCV/TFA: 73.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 4 T22N R8W LOT 5 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		* Factors *					
			<Site Value A> GROUP A 3K				3000 100		3,000
			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000					

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water			
	X	Sewer			
		Electric			
	X	Gas			
		Curb			
	X	Street Lights			
		Standard Utilities			
	X	Underground Utils.			
		Wood Frame	25.24	80 50	1,009
			Total Estimated Land Improvements True Cash Value = 1,009		

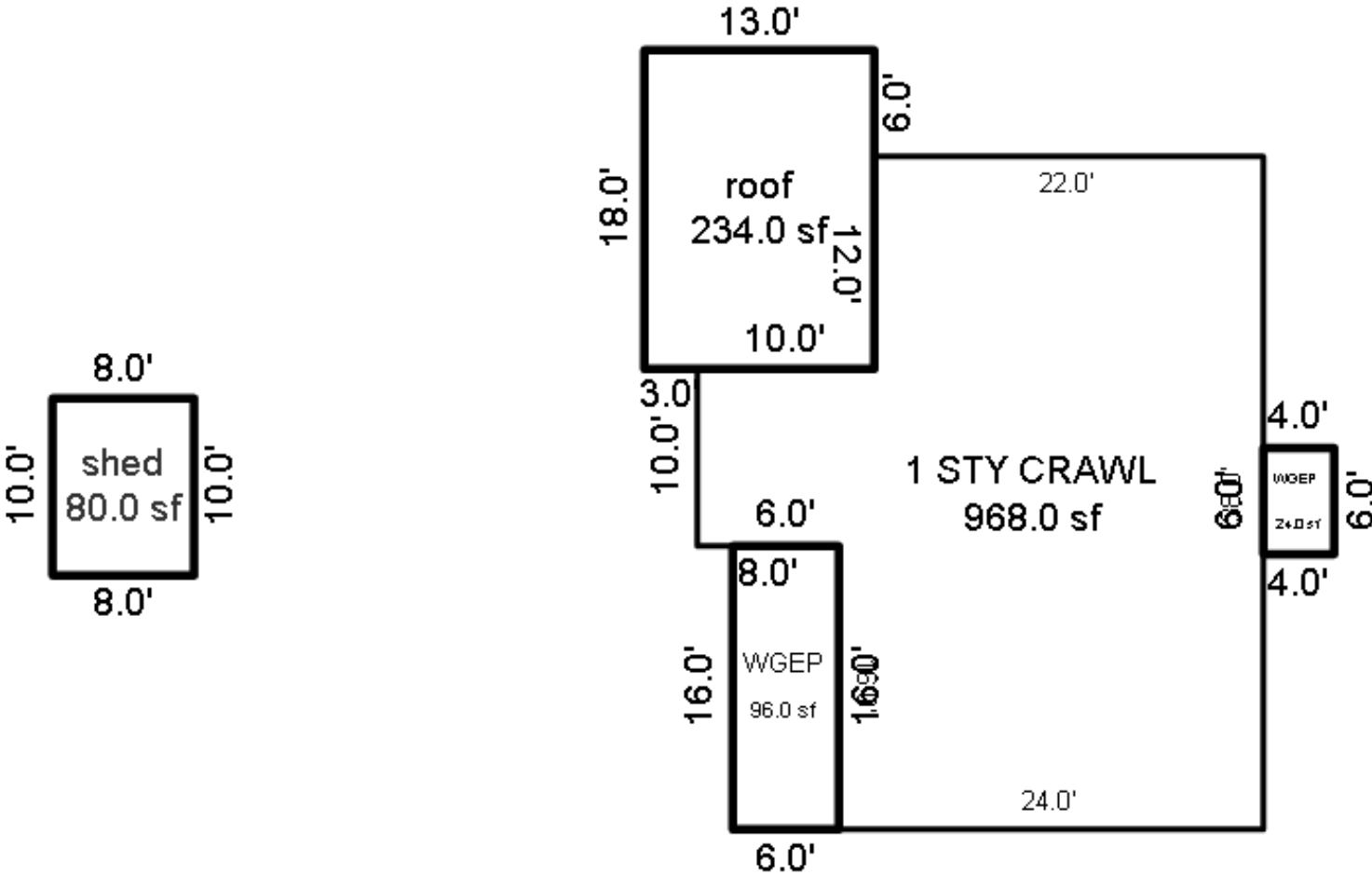
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2025	1,500	36,000	37,500			14,731C
			TPC 12/27/2017 INSPECTED	2024	900	27,300	28,200			14,289C
			TPC 04/05/2016 INSPECTED	2023	900	20,900	21,800			13,609C
			TPC 02/13/2012 INSPECTED	2022	500	16,800	17,300			12,961C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 24 WGEP (1 Story) 96 WGEP (1 Story) 234 Roof Cover Onl	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					1	Class: D Effec. Age: 40 Floor Area: 1,016 Total Base New : 131,335 Total Depr Cost: 78,801 Estimated T.C.V: 70,921			E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1016 SF Floor Area = 1016 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 1,016 Total: 108,770 65,263			Cls D Blt 1940			
Yr Built 1940	Remodeled 1960	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. Ord. X Min			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 606 Water/Sewer Solar Water Heat 1000 Gal Septic 1 4,203 2,522 Water Well, 50 Feet 1 2,462 1,477 Porches WGEP (1 Story) 96 7,797 4,678 Foundation: Shallow 96 -865 -519 WGEP (1 Story) 24 1,500 900 Built-Ins Appliance Allow. 1 1,615 969 Fireplaces Wood Stove 1 1,754 1,052 Deck w/Roof (Roof portion) 234 3,089 1,853 Totals: 131,335 78,801							
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. X Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Lg Ord X Small			(12) Electric 100 Amps Service									
(1) Exterior		(6) Ceilings		Lump Sum Items:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1016 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors															
X	Storms & Screens															
(3) Roof																
X	Gable Hip Flat															
X	Gambrel Mansard Shed															
X	Asphalt Shingle															
Chimney: Brick																
Notes: ECF (4017 JENNINGS) 0.900 => TCv: 70,921																



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEE JAMES DAVID & DAWN MA	CHRISTLE TERRI LYNN & DAV	20,000	02/14/2020	QC	09-FAMILY	2020-00514	DEED	100.0
MISSAUKEE CO TREAS*	LEE JAMES DAVID & DAWN MA	4,900	09/04/2008	QC	21-NOT USED/OTHER	2008/3112	DEED	100.0
		19,000	01/01/2001	WD	33-TO BE DETERMINED	01-0:0206	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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400 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/19/2021					
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Owner's Name/Address	MAP #:
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CHRISTLE TERRI LYNN & DAVID ALLEN 10055 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 84,131 TCV/TFA: 73.03
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X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 3K					3000	100		3,000
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66 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 3,000
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Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
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Metal Prefab	14.51	80	45	522
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Total Estimated Land Improvements True Cash Value =				522
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Topography of Site			
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X	Level		
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	Rolling		
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	Low		
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	High		
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	Landscaped		
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	Swamp		
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	Wooded		
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	Pond		
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	Waterfront		
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	Ravine		
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	Wetland		
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	Flood Plain		
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	1,500	40,600	42,100			21,603C
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2024	900	30,700	31,600			20,954C
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2023	900	23,500	24,400			19,957C
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2022	500	18,900	19,400			19,007C
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Who	When	What
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TPC 05/06/2018	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 04/05/2016	INSPECTED	
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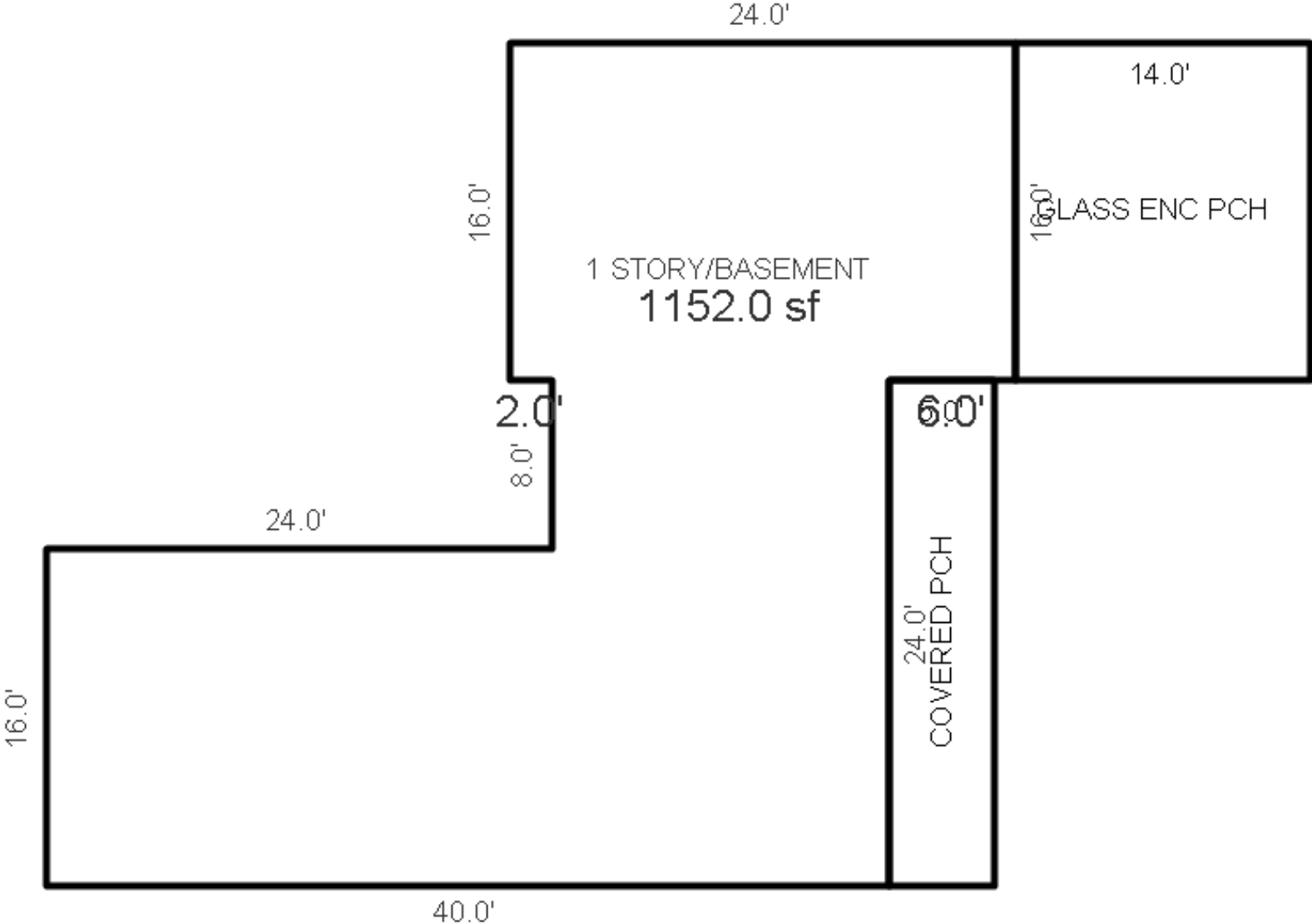
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*** Information herein deemed reliable but not guaranteed***

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							120 WCP (1 Story) 224 WGEP (1 Story)						
	Building Style: 1S		Drywall Paneled	X	Plaster Wood T&G													
	Yr Built 1900	Remodeled 0	Trim & Decoration	Ex	Ord	X	Min											
	Condition: Average		Size of Closets	Lg	Ord	X	Small											
	Room List	Doors	Solid	X	H.C.													
	1 Basement 1st Floor 2nd Floor Bedrooms		(5) Floors															
	(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings															
	(2) Windows		No./Qual. of Fixtures	Ex.	Ord.	X	Min											
			No. of Elec. Outlets	Many	Ave.	X	Few											
			(13) Plumbing															
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
			(14) Water/Sewer															
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
			Lump Sum Items:															
			(7) Excavation															
			Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0															
			(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
			(9) Basement Finish															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
			(3) Roof															
			Gable Hip Flat															
			Gambrel Mansard Shed															
			(11) Heating/Cooling															
			Asphalt Shingle															
			Chimney: Brick															
			(12) Electric															
			100 Amps Service															
			(15) Fireplaces															
			Class: D Effec. Age: 45 Floor Area: 1,152 Total Base New : 162,846 Total Depr Cost: 89,566 Estimated T.C.V: 80,609															
			(16) Porches/Decks															
			WCP (1 Story) WGEP (1 Story)															
			E.C.F. X 0.900															
			(17) Garage															
			Bsmnt Garage: Carport Area: Roof:															
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 Total: 135,664 74,616 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Porches WCP (1 Story) 120 4,423 2,433 WGEP (1 Story) 224 13,469 7,408 Built-Ins Appliance Allow. 1 1,615 888 Totals: 162,846 89,566 Notes: ECF (4017 JENNINGS) 0.900 => TCv: 80,609															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENNEPACKER STEVE F & TER	MINSHALL TERRI L	1	03/14/2014	QC	21-NOT USED/OTHER	2014-00978	DEED	0.0
MEADE ARTHUR J & DELLA L	PENNEPACKER STEVE F & TER	3,000	03/08/2007	WD	03-ARM'S LENGTH	2007/791	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10055 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MINSHALL TERRI L 10055 W POPLAR ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 40,038 TCV/TFA: 80.40					

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS									
	Public Improvements		* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value A>	GROUP A	3K			3000	100		3,000	
			66 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =			3,000

Tax Description	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 4 T22N R8W LOT 7 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road		2025	1,500	18,500	20,000			3,790C
Comments/Influences	X	Gravel Road		2024	900	14,000	14,900			3,677C
	X	Paved Road		2023	900	10,700	11,600			3,502C
	X	Storm Sewer		2022	500	8,600	9,100			3,336C
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

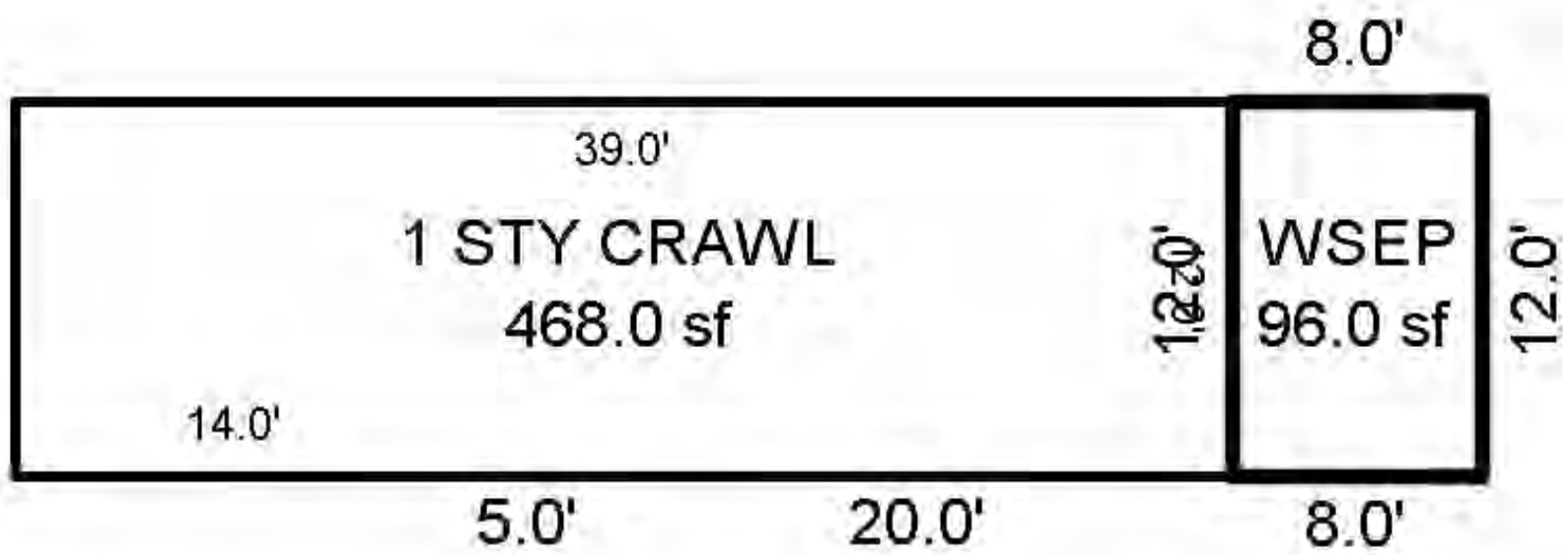


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 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	X	Drywall Paneled		Plaster Wood T&G							96	WSEP (1 Story)				
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 498 Total Base New : 74,824 Total Depr Cost: 41,153 Estimated T.C.V: 37,038		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1910			
1910	2019	Ex	X Ord	Min	(12) Electric			Ex. Ord. X Min			Total Area = 498 SF		Floor Area = 498 SF.				
Condition: Very Poor		Lg	X Ord	Small	60 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Many Ave. X Few			1 Story Siding Crawl Space		498		59,188 32,553		
	Basement 1st Floor 2nd Floor 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			Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,010 555			
(1) Exterior	Insulation	(6) Ceilings		No. of Elec. Outlets			1000 Gal Septic Water Well, 50 Feet			Porches		WSEP (1 Story) 96 4,592 2,526		Built-Ins		Appliance Allow. 1 1,615 888	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 498 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Fireplaces		Wood Stove 1 1,754 965		Totals: 74,824 41,153		Notes:	
(2) Windows	Many Avg. X Large Avg. Small	(8) Basement		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			Totals:		74,824 41,153		ECF (4017 JENNINGS) 0.900 => TC		37,038	
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			Lump Sum Items:										
(3) Roof	X Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
411 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 09/19/2017				
Owner's Name/Address	MAP #:					
SPRAGUE PAUL ETAL C/O GEORGE SPRAGUE 411 W CRAPO ST LAKE CITY MI 49651	2025 Est TCV 31,906 TCV/TFA: 37.98					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 8 & 9 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X	Dirt Road		<Site Value A> GROUP A 3K				3000 100		3,000
		Gravel Road		<Site Value A> GROUP A 3K				3000 100		3,000
		Paved Road		132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =						6,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
		D/W/P: 3.5 Concrete	6.07	48 56	163	
	X	Electric	20.85	285 56	3,328	
		Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				3,491

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	13,000	16,000			7,574C
X Rolling	2024	1,800	11,300	13,100			7,347C
Low	2023	1,800	8,900	10,700			6,998C
High	2022	1,000	7,300	8,300			6,665C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

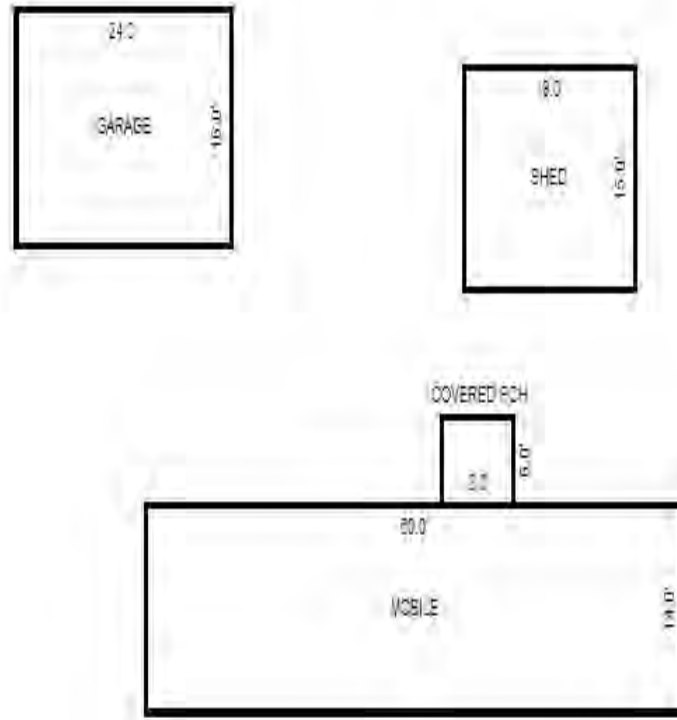


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 48	Type WCP (1 Story)	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: 0 Area: 384 % Good: 56 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		Plaster Wood T&G																																																																																													
Yr Built 1975		Remodeled 0		Trim & Decoration																																																																																														
Condition: Poor			Ex	X	Ord		Min																																																																																											
Room List		Size of Closets																																																																																																
Basement 1st Floor 2nd Floor 2 Bedrooms			Lg	X	Ord		Small																																																																																											
(1) Exterior		Doors			Solid	X	H.C.	Central Air Wood Furnace																																																																																										
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		(12) Electric																																																																																														
Insulation		Kitchen: Other: Other:		0 Amps Service																																																																																														
(2) Windows		No./Qual. of Fixtures																																																																																																
Many Avg. Few		Ex.		X	Ord.		Min																																																																																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		No. of Elec. Outlets																																																																																														
X				Many			X	Ave.		Few																																																																																								
(3) Roof		(7) Excavation		(13) Plumbing																																																																																														
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																														
X		(8) Basement		1																																																																																														
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																																																														
X		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																														
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																																																																														
X		(10) Floor Support																																																																																																
X		Joists: Unsupported Len: Cntr.Sup:																																																																																																
X		Chimney: Metal																																																																																																
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Fair Blt 1975 (11) Heating System: Forced Warm Air Ground Area = 840 SF Floor Area = 840 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>Comp.Shingle</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>45,285</td> <td>15,850</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>148</td> <td>1,616</td> <td>566</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>WCP (1 Story)</td> <td></td> <td></td> <td>48</td> <td>2,475</td> <td>866</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>384</td> <td>14,776</td> <td>8,275</td> </tr> <tr> <td colspan="4">Totals:</td> <td>71,185</td> <td>28,019</td> </tr> </tbody> </table> Notes: ECF (4017 JENNINGS) 0.800 => TCY: 22,415															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	840			Total:				45,285	15,850	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			148	1,616	566	Water/Sewer						1000 Gal Septic			1	4,485	1,570	Water Well, 50 Feet			1	2,548	892	Porches						WCP (1 Story)			48	2,475	866	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost			384	14,776	8,275	Totals:				71,185	28,019
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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.
		1,500	12/01/1996	WD	33-TO BE DETERMINED	308:488	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 09/19/2017

Owner's Name/Address: SPRAGUE GEORGE D & MARY E
 411 S CRAPO ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 3,827

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Tax Description: . SEC 4 T22N R8W LOT 10 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:
 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
 <Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 19.14 216 20 827
 Total Estimated Land Improvements True Cash Value = 827

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	400	1,900			867C
2024	900	400	1,300			841C
2023	900	400	1,300			801C
2022	500	400	900			763C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J TRUST	HILL PAMELA J	0	12/13/2024	QC	09-FAMILY	2024-03186	DEED	0.0
REESE GEORGE	HILL PAMELA J TRUST	30,000	07/27/2016	WD	03-ARM'S LENGTH	2016-02487	PROPERTY TRANSFER	100.0
WARD ALLEN & KATHLYNN	REESE GEORGE	0	05/11/2016	QC	10-FORECLOSURE	2016-01754	PROPERTY TRANSFER	0.0
REESE GEORGE E	WARD ALLEN & KATHLYNN	65,000	07/11/2014	LC	09-FAMILY	2015-04007	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10056 W ELM ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HILL PAMELA J 9867 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 133,902 TCV/TFA: 119.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 11 & 12 BLK I MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X	Dirt Road		<Site Value A> GROUP A 3K			3000 100		3,000
		Gravel Road		<Site Value A> GROUP A 3K			3000 100		3,000
		Paved Road		132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =	6,000
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description		Rate	Size % Good	Cash Value	
		Water		Wood Frame		26.78	140 61	2,287	
	X	Sewer		Residential Local Cost Land Improvements					
		Electric		Description		Rate	Size % Good	Cash Value	
		Gas		LAND IMPROVE 1000		1,000.00	1 95	950	
	X	Curb		Total Estimated Land Improvements True Cash Value =					3,237
		Street Lights							
		Standard Utilities							
		Underground Utils.							



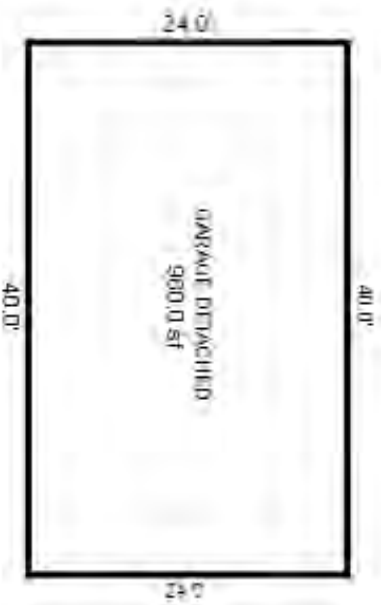
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	3,000	64,000	67,000			19,530C
	Rolling		2024	1,800	44,400	46,200			18,943C
	Low		2023	1,800	34,200	36,000			18,041C
	High		2022	1,000	27,600	28,600			17,182C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	05/30/2022	INSPECTED						
	TPC	04/30/2021	INSPECTED						
	TPC	12/27/2017	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 70 CGEP (1 Story) 324 WGEP (1 Story) 16 Treated Wood 116 Treated Wood	Year Built: 1984 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: 960 % Good: 0 Storage Area: 480 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,120 Total Base New : 230,862 Total Depr Cost: 138,517 Estimated T.C.V: 124,665			E.C.F. X 0.900		Bsmnt Garage:	
Building Style: 1S		Drywall	Plaster	(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1902	
Yr Built 1902		Remodeled 1960		125 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts						
Condition: Average		Trim & Decoration		Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 1120 SF Floor Area = 1120 SF.						
Room List		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
Basement 1st Floor 2nd Floor 2 Bedrooms		Lg X Ord Small		Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		Doors Solid X H.C.		1 Average Fixture(s)			(14) Water/Sewer			1 Story Siding Crawl Space 1,120			Total: 145,586 87,352			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		1 3 Fixture Bath			Public Water			Other Additions/Adjustments						
Insulation		(7) Excavation		2 Fixture Bath			Public Sewer			Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto			Water Well			Average Fixture(s)						
Many Avg. X Large Avg. Small		(8) Basement		Softener, Manual			1000 Gal Septic			Water/Sewer						
Wood Sash Metal Sash Vinyl Sash Double Hung		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing			Solar Water Heat			1000 Gal Septic						
X Horiz. Slide Casement Double Glass Patio Doors		(9) Basement Finish		Extra Toilet			No Plumbing			Water Well, 50 Feet						
X Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink			Plumbing			Porches						
(3) Roof		(10) Floor Support		Separate Shower			Average Fixture(s)			CGEP (1 Story)						
X Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			WGEP (1 Story)						
X Asphalt Shingle		Chimney: Block		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Foundation: Shallow						
				2000 Gal Septic						Deck						
										Treated Wood						
										Treated Wood						
										Garages						
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost						
										Storage Over Garage						
										Built-Ins						
										Appliance Allow.						
										Fireplaces						
										Exterior 1 Story						
										Totals:						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL RICKIE JR	65,000	12/07/2015	LC	03-ARM'S LENGTH	2015-03989	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
HILL ROBERT R		0	06/04/2010	OTH	05-CORRECTING TITLE	2010-2052 OTHE	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
448 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		MH	06/04/2010	2010448	100%

Owner's Name/Address	MAP #:	2025 Est TCV 109,334 TCV/TFA: 79.92
HILL RICKIE JR 448 S BAGLEY ST LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
. SEC 4 T22N R8W LOTS 1 & 2 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Paved Road	132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Wood Frame		18.46	300	94	5,206
X Wood Frame		18.94	240	94	4,273
Total Estimated Land Improvements True Cash Value =					9,479

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



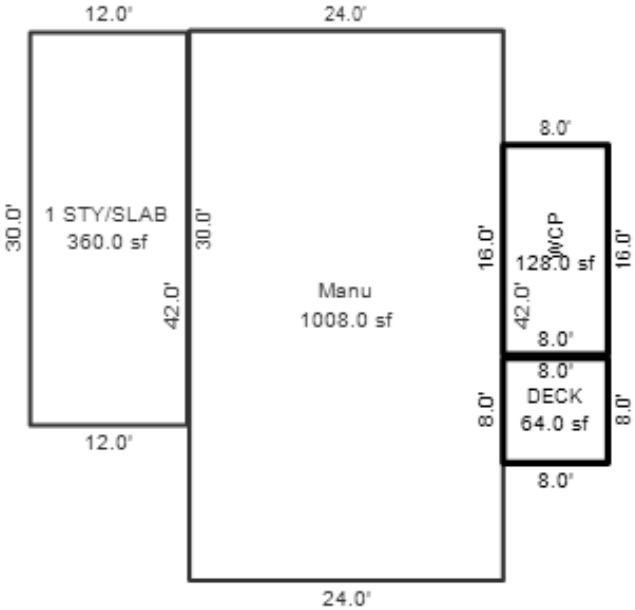
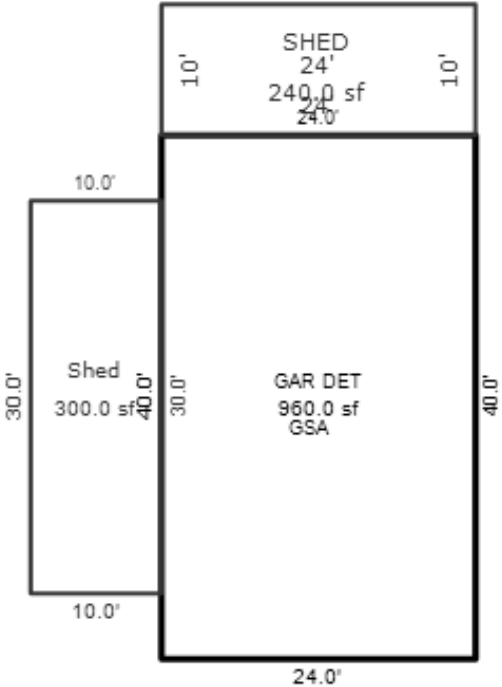
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	3,000	51,700	54,700			19,750C
TPC	05/11/2015	INSPECTED	2024	1,800	44,700	46,500			19,157C
TPC	07/01/2011	INSPECTED	2023	1,800	34,900	36,700			18,245C
			2022	1,000	28,400	29,400			17,377C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 128	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 960 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,368 Total Base New : 180,492 Total Depr Cost: 117,318 Estimated T.C.V: 93,855			E.C.F. X 0.800		Bsmnt Garage:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1368 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D		Blt 1973		
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Depr. Cost			
Condition: Average		Lg	X Ord	Small	0 Amps Service			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
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			1 Story Siding Piers 1,008 1 Story Siding Slab 360			Total: 132,358 86,033			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,010 656 3 Fixture Bath 1 3,199 2,079				
(1) Exterior		(6) Ceilings		(7) Excavation			Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,203 2,732 Water Well, 50 Feet 1 2,462 1,600				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 360 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			Treated Wood 64 1,911 1,242 Treated Wood w/Roof (Deck Portion) 128 2,913 1,893 Treated Wood w/Roof (Roof portion) 128 1,868 1,214				
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages			Base Cost 960 18,931 12,305 Storage Over Garage 960 10,022 6,514				
X	Many Avg. X Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Built-Ins			Appliance Allow. 1 1,615 1,050		Totals: 180,492 117,318	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Chimney:			Notes: 1972 WESTBROOK MAUFACTURED HOME S/N 0012			ECF (4017 JENNINGS) 0.800 => TCV:			93,855				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	HILL RICKIE JR	65,000	12/07/2015	LC	09-FAMILY	2015-03989	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
436 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HILL RICKIE JR 448 S BAGLEY ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 14,781 TCV/TFA: 29.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 4 T22N R8W LOT 3 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road								
Comments/Influences			Gravel Road								
RENTAL			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2025	1,500	5,900	7,400			3,600C
TPC 12/27/2017 INSPECTED														2024	900	5,000	5,900			3,492C
TPC 05/11/2015 INSPECTED														2023	900	3,800	4,700			3,326C
TPC 07/01/2011 INSPECTED														2022	500	3,100	3,600			3,168C

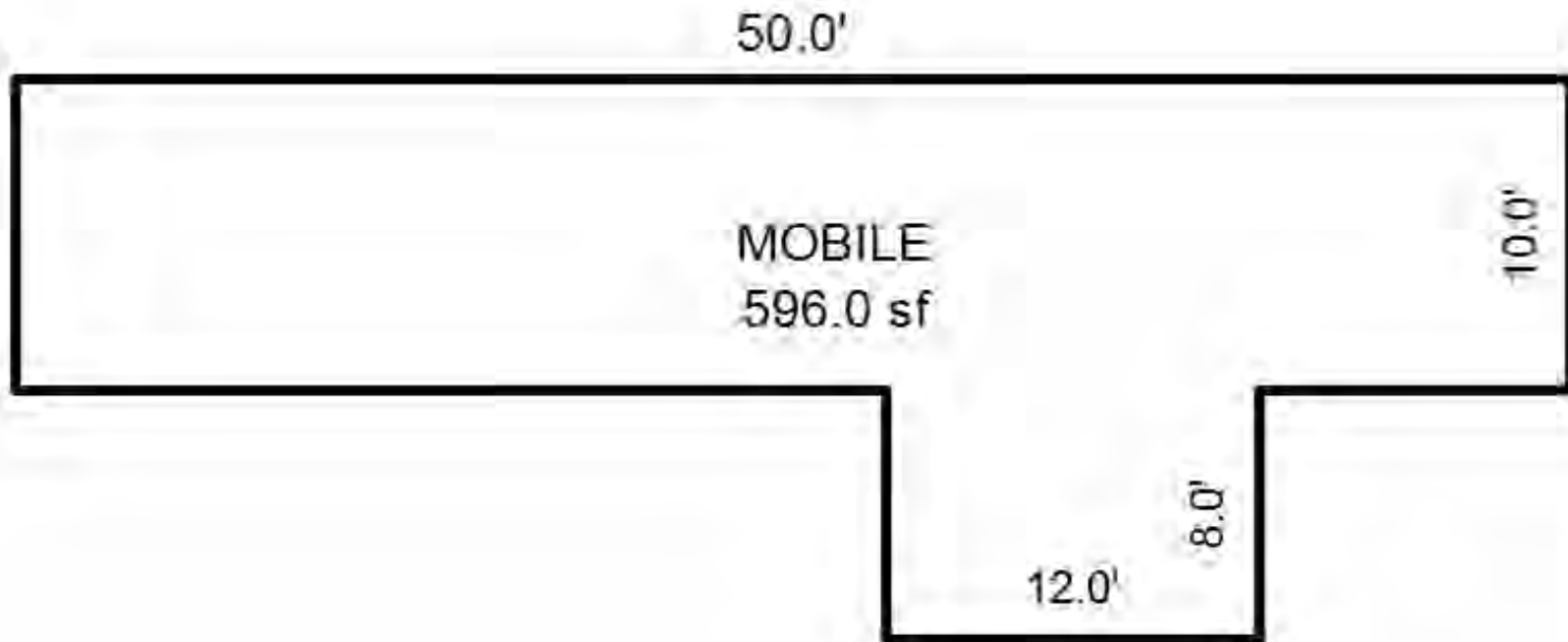


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																															
X	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		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																									
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																									
Yr Built 1963	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																						
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																																																						
Room List		Doors		Solid	X	H.C.	(12) Electric																																																																						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																																																																						
(1) Exterior		No./Qual. of Fixtures			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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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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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																																																																						
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X	Gable Hip Flat	Gambrel Mansard Shed				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																							
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Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																											
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 500 SF Floor Area = 500 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>Comp.Shingle</td> <td>500</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>33,603</td> <td>11,761</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>170</td> <td>1,807</td> <td>632</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,203</td> <td>1,471</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,462</td> <td>862</td> </tr> <tr> <td colspan="3"></td> <td>Totals:</td> <td>42,075</td> <td>14,726</td> </tr> </tbody> </table>														Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	500			Expando			96						Total:	33,603	11,761	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			170	1,807	632	Water/Sewer						1000 Gal Septic			1	4,203	1,471	Water Well, 50 Feet			1	2,462	862				Totals:	42,075	14,726	E.C.F. X 0.800		Class: Low Effec. Age: 25 Floor Area: Total Base New : 42,075 Total Depr Cost: 14,726 Estimated T.C.V: 11,781	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																								
Main Home	Ribbed	Comp.Shingle	500																																																																										
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Notes: 1963 GREAT LAKE TRAILER S/N 1236 ECF (4017 JENNINGS) 0.800 => TCVC: 11,781																																																																													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	HISCOCK ELDON D JR & KERR	25,000	09/10/2018	WD	16-LC PAYOFF	2018-02946	PROPERTY TRANSFER	0.0
HILL PAMELA J TRUST	HILL PAMELA J	0	08/08/2018	WD	09-FAMILY	2018-02567	DEED	0.0
HILL ROBERT R & PAMEL J	HISCOCK ELDON D JR & KERR	25,000	04/23/2012	LC	16-LC PAYOFF	2012-01688 LCT	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
426 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HISCOCK ELDON D JR & KERRI 426 S BAGLEY ST LAKE CITY MI 49651	2025 Est TCV 47,933 TCV/TFA: 24.46					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
		Public Improvements			* Factors * LOTS 4, 5 & 6							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 4, 5 & 6 BLK N MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X			<Site Value A> GROUP A 3K					3000	100		3,000
				<Site Value A> GROUP A 3K					3000	100		3,000
				<Site Value A> GROUP A 3K					3000	100		3,000
				297 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								9,000

Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value	
X	Electric	Wood Frame		26.37	150	50	1,978	
X	Gas							
X	Curb							
X	Street Lights							
	Standard Utilities							
	Underground Utils.							
							Total Estimated Land Improvements True Cash Value =	1,978

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	4,500	19,500	24,000			9,439C
	Rolling							
	Low							
X	High	2024	2,700	16,700	19,400			9,156C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



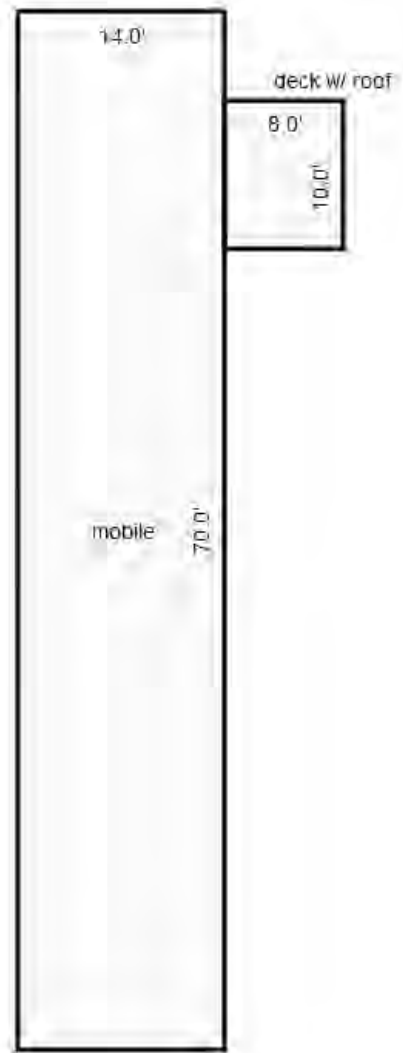
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	2,700	16,700	19,400			9,156C
TPC	12/27/2017	INSPECTED	2023	2,700	12,900	15,600			8,720C
TPC	05/11/2015	INSPECTED	2022	1,500	10,400	11,900			8,305C

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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	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:	
	Mobile Home			0	Front Overhang	Wood																				Coal
	Town Home	0					Garbage Disposal	2nd/Same Stack																		
	Duplex	0					Bath Heater	Two Sided																		
	A-Frame						Vent Fan	Exterior 1 Story																		
X	Wood Frame	(4) Interior		Forced Warm Air			Wall Furnace			Exterior 2 Story																
		Drywall		Plaster				Hot Tub			Prefab 1 Story															
	Building Style:	Paneled		Wood T&G				Unvented Hood			Prefab 2 Story															
	HUD	Trim & Decoration					Vented Hood			Heat Circulator																
	Yr Built	Ex	X	Ord		Min	Jacuzzi Tub			Raised Hearth																
	Remodeled						Jacuzzi repl.Tub			Wood Stove																
	1987	0					Oven			Direct-Vented Ga																
	Condition:	Size of Closets					Microwave			Class: Average																
	Average	Lg	X	Ord		Small	Standard Range			Effec. Age: 35																
	Room List	Doors		Solid	X	H.C.	Self Clean Range			Floor Area:																
	Basement	(5) Floors		Central Air			Sauna			Total Base New : 71,576																
	1st Floor	Kitchen:		Wood Furnace			Trash Compactor			Total Depr Cost: 25,050																
	2nd Floor	Other:		(12) Electric			Central Vacuum			Estimated T.C.V: 20,040																
	3 Bedrooms	Other:		0 Amps Service			Security System																			
	(1) Exterior	No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average																
	Wood/Shingle	Ex.	X	Ord.		Min	(11) Heating System: Wall Furnace			Blt 1987																
	Aluminum/Vinyl	No. of Elec. Outlets					Ground Area = 980 SF Floor Area = 980 SF.																			
	Brick	Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																			
	Insulation	(13) Plumbing					Building Areas																			
	(2) Windows	Average Fixture(s)					Type																			
	Many	3 Fixture Bath					Ext. Walls																			
	X Avg.	2 Fixture Bath					Roof/Fnd.																			
	Few	Softener, Auto					Size																			
	Large	Softener, Manual					Cost New																			
	X Avg.	Solar Water Heat					Depr. Cost																			
	Small	No Plumbing					Total:																			
		Extra Toilet					55,522																			
	Wood Sash	Extra Sink					19,432																			
	Metal Sash	Separate Shower					1,882																			
	Vinyl Sash	Ceramic Tile Floor					3,010																			
	Double Hung	Ceramic Tile Wains					1,053																			
	Horiz. Slide	Ceramic Tub Alcove					4,795																			
	Casement	Vent Fan					1,678																			
	Double Glass	(8) Basement					927																			
	Patio Doors	Conc. Block					781																			
	Storms & Screens	Poured Conc.					520																			
	(3) Roof	Stone					25,050																			
	Asphalt Shingle	Treated Wood					Notes: REDMAN SN 7500																			
	X Metal	Concrete Floor					ECF (4017 JENNINGS) 0.800 => TCY:																			
	Chimney: Metal	(9) Basement Finish					20,040																			
		Recreation SF																								
		Living SF																								
		Walkout Doors (B)																								
		No Floor SF																								
		Walkout Doors (A)																								
		(10) Floor Support																								
		Joists:																								
		Unsupported Len:																								
		Cntr.Sup:																								

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



Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																															
X	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		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																										
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																										
Yr Built 1983	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			No. of Elec. Outlets																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many X Ave. Few			(13) Plumbing																																																						
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical Plumbing 3 Fixture Bath																																																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																																						
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																																																								
X	Asphalt Shingle Metal	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																									
Chimney: Metal																																																														
Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=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>980</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>55,522</td> <td>19,432</td> </tr> <tr> <td colspan="4">Other Additions/Adjustments</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Skirting, Metal or Vinyl, Vertical</td> <td>168</td> <td>1,882</td> </tr> <tr> <td colspan="4">Plumbing</td> <td></td> <td></td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>1</td> <td>3,010</td> </tr> <tr> <td colspan="4">Totals:</td> <td>60,414</td> <td>21,144</td> </tr> </tbody> </table> Notes: MONARCH 0445A ECF (4017 JENNINGS) 0.800 => TCV: 16,915															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	980			Total:				55,522	19,432	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical				168	1,882	Plumbing						3 Fixture Bath				1	3,010	Totals:				60,414	21,144
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																									
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3 Fixture Bath				1	3,010																																																									
Totals:				60,414	21,144																																																									

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Sketch by REE VPI

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POWERS RICHARD L JR ESTAT	PERKINS BONNIE	0	03/01/2017	WD	06-COURT JUDGEMENT	2017-00603	DEED	100.0
PERKINS BONNIE	PERKINS BONNIE & CRACKEL	1	03/01/2017	QC	06-COURT JUDGEMENT	2017-00604	DEED	0.0
POWERS RICHARD L JR	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0
		10,500	07/01/1997	WD	33-TO BE DETERMINED	03-0:5780	DEED	0.0

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

460 S BALDWIN ST
 School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%

Owner's Name/Address
 MAP #:
 2025 Est TCV 21,108 TCV/TFA: 41.80

PERKINS BONNIE & CRACKEL KEITH B
 116 ROBERT ST
 MANTON MI 49663

X Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =								3,000

Tax Description
 . SEC 4 T22N R8W LOT 1 BLK 0 MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96

Description	Rate	Size	% Good	Cash Value
X Dirt Road				
X Gravel Road				
X Paved Road				
X Storm Sewer				
X Sidewalk				
X Water	5.70	280	94	1,500
X Sewer	21.09	144	50	1,518
X Electric	18.62	280	50	2,607
X Gas				
X Curb				
X Street Lights				
X Standard Utilities				
X Underground Utils.				
Total Estimated Land Improvements True Cash Value =				5,625

Comments/Influences



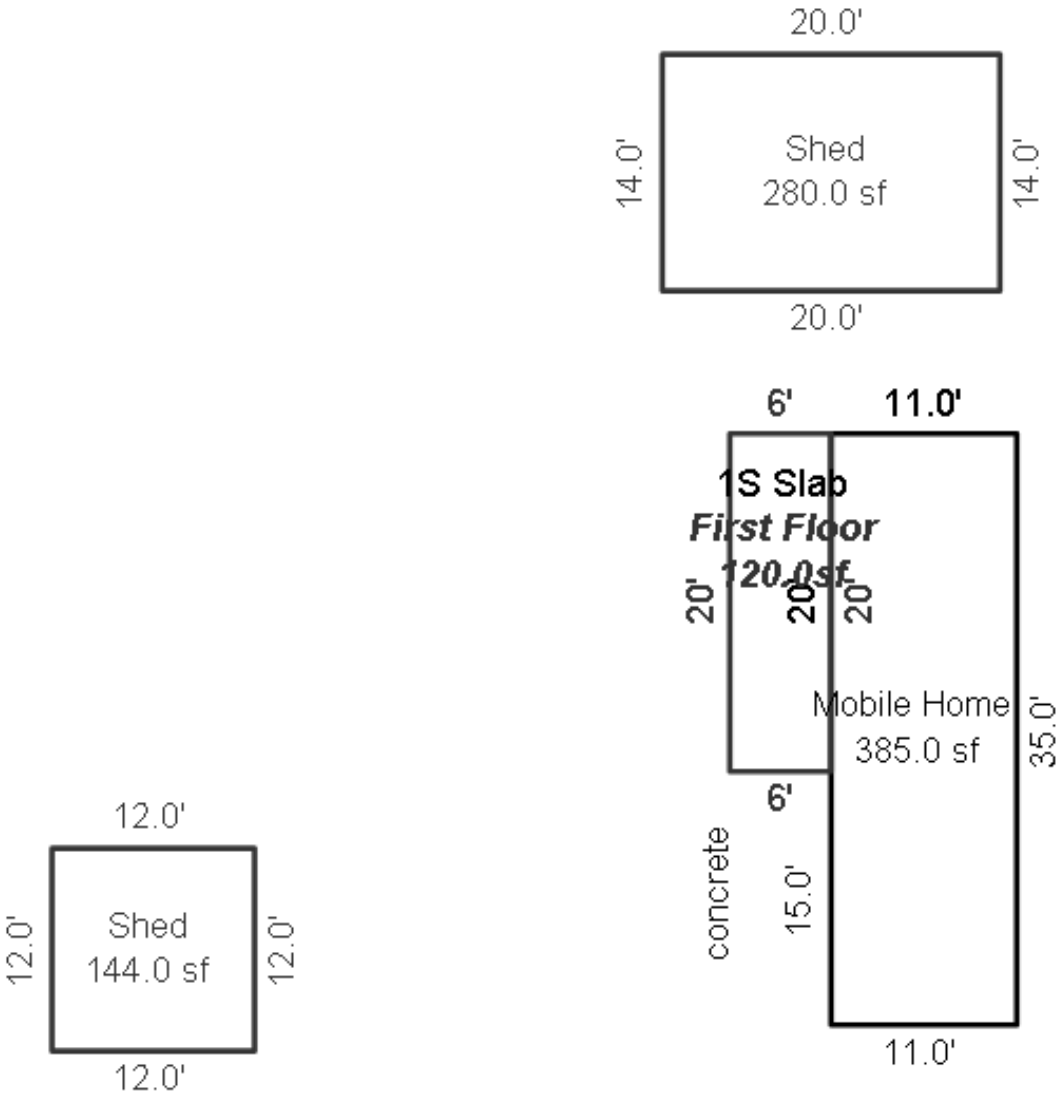
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	9,100	10,600			5,090C
Rolling	2024	900	8,200	9,100			4,937C
Low	2023	900	6,700	7,600			4,702C
High	2022	500	5,600	6,100			4,479C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: HUD			Drywall Paneled		Plaster Wood T&G											
Yr Built 1975 '75			Trim & Decoration		Ex			X	Ord		Min					
Remodeled 0			Size of Closets		Lg			X	Ord		Small					
Condition: Average			Doors		Solid			X	H.C.							
Room List			(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric											
(1) Exterior			No./Qual. of Fixtures		200			Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Ex.			X	Ord.		Min					
(2) Windows			(7) Excavation		No. of Elec. Outlets											
	Many Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 120 S.F. Height to Joists: 0.0		Many			X	Ave.		Few					
X	Few	X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(13) Plumbing											
(3) Roof			(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											
X	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Asphalt Shingle		(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
Chimney: Metal			(10) Floor Support		Lump Sum Items:											
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Mobile Home HUD										Cls Low		Blt 1975				
(11) Heating System: Wall Furnace																
Ground Area = 505 SF Floor Area = 505 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																
Building Areas																
Type										Ext. Walls		Roof/Fnd.		Size		
Main Home										Ribbed		Metal		385		
Addition										Siding		Slab		120		
Other Additions/Adjustments														Total: 30,639 10,723		
Plumbing																
Average Fixture(s)												1		737 258		
Water/Sewer																
1000 Gal Septic												1		4,203 1,471		
Water Well, 50 Feet												1		2,462 862		
Built-Ins																
Appliance Allow.												1		1,615 565		
Deck																
w/Roof (Roof portion)												400		4,928 1,725		
Totals:														44,584 15,604		
Notes:														ECF (4017 JENNINGS) 0.800 => TCv: 12,483		

*** 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.
DITECH FINANCIAL LLC	ATKINS SHAWN M	23,050	06/21/2018	CD	11-FROM LENDING INSTITUT	2019-00076	DEED	100.0
FEDERAL NATIONAL MORT ASS	DITECH FINANCIAL LLC	0	07/25/2017	QC	11-FROM LENDING INSTITUT	2017-02460	PROPERTY TRANSFER	0.0
MOSHER ARTHUR & BETSY & J	FANNIE MAE	10,200	01/29/2016	SD	10-FORECLOSURE	2016-00440	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
448 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ATKINS SHAWN M 8399 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 39,001 TCV/TFA: 25.79					

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value A> GROUP A 3K				3000 100		3,000
			66 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		3,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 4 T22N R8W LOT 2 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96	X	Dirt Road			
Comments/Influences	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	37.32	48 0	0
	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
		Wood Frame	37.32	48 0	0
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1 25	250
		Total Estimated Land Improvements True Cash Value =			250

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



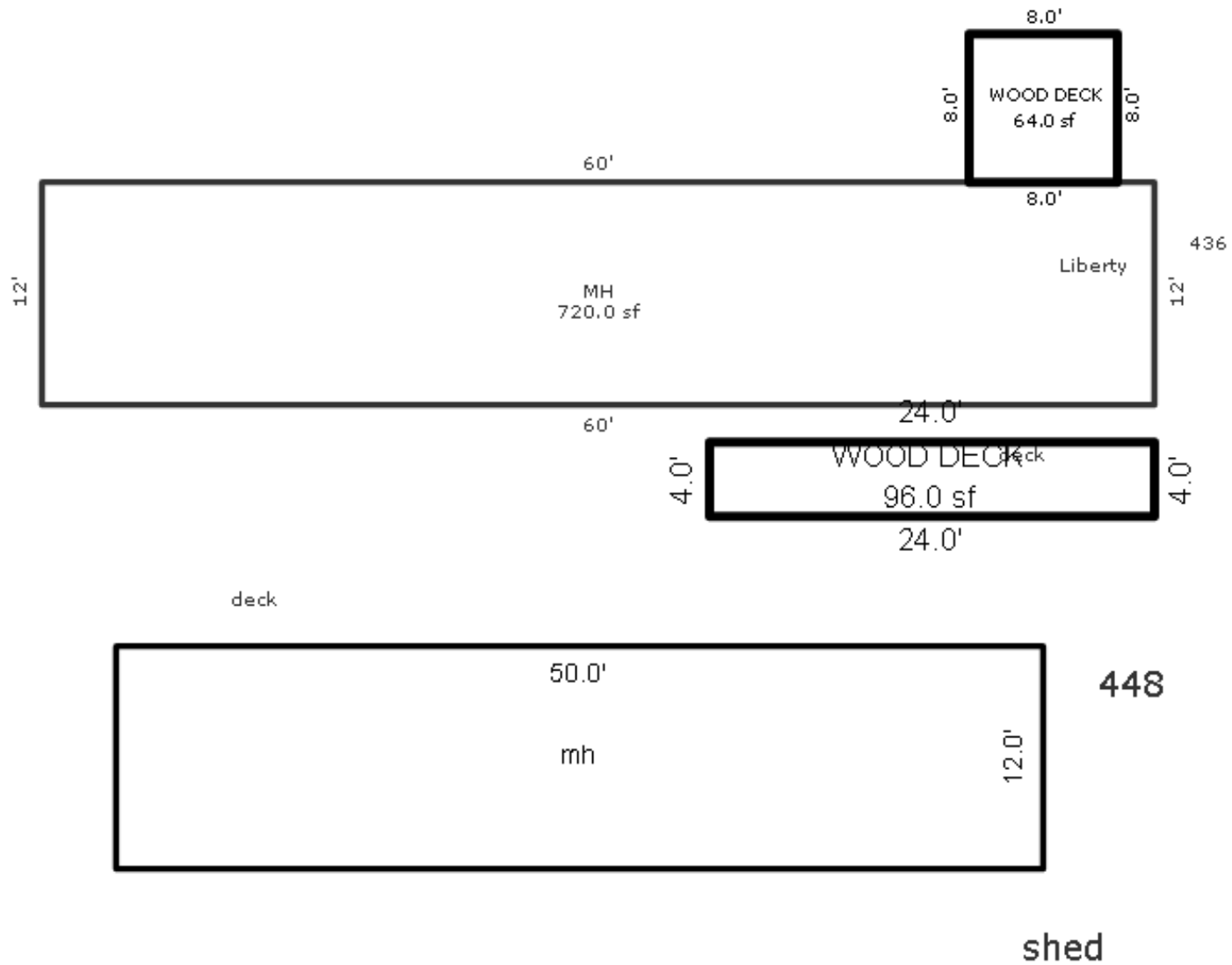
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	18,000	19,500			11,546C
2024	900	15,300	16,200			11,199C
2023	900	11,700	12,600			10,666C
2022	500	7,200	7,700			7,646C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built:
	Mobile Home	Insulation			Wood	Coal	Steam		Cook Top	Interior 2 Story					64	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2nd/Same Stack		96	Treated Wood	Class:	
	Duplex	0	Other Overhang		Wall Furnace				Two Sided				Exterior 1 Story	Exterior 2 Story	Exterior:
	A-Frame	(4) Interior			Warm & Cool Air				Prefab 1 Story		Prefab 2 Story		Stone Ven.:	
	Wood Frame		Drywall		Heat Pump				Heat Circulator		Raised Hearth		Common Wall:	
	HUD		Paneled						Heat Riser		Wood Stove		Foundation:	
	Remodeled		Plaster						Direct-Vented Ga		Class: Low		Finished ?	
	1968		Wood T&G						Floor Area:		Effec. Age: 45		Auto. Doors:	
	Condition: Average		Trim & Decoration						Total Base New : 54,891		E.C.F.		Mech. Doors:	
Size of Closets		Ex		Central Air			Total Depr Cost: 19,210		X 0.800		Area:			
Lg		X		Wood Furnace			Estimated T.C.V: 15,368				% Good:			
Small		Ord		(12) Electric							Storage Area:			
Doors		Solid		0 Amps Service							No Conc. Floor:			
H.C.		X		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1968			
(5) Floors		Ex			X			Ord.			Min			
Kitchen:		X			Ord.			Min						
Other:		X			Ord.			Min						
Other:		X			Ord.			Min						
(6) Ceilings		X			Ord.			Min						
No. of Elec. Outlets		X			Ord.			Min						
Many		X			Ord.			Min						
X		Ord.			Min									
Few		Ord.			Min									
(7) Excavation		Ord.			Min									
Basement: 0 S.F.		Ord.			Min									
Crawl: 0 S.F.		Ord.			Min									
Slab: 0 S.F.		Ord.			Min									
Height to Joists: 0.0		Ord.			Min									
(8) Basement		Ord.			Min									
Conc. Block		Ord.			Min									
Poured Conc.		Ord.			Min									
Stone		Ord.			Min									
Treated Wood		Ord.			Min									
Concrete Floor		Ord.			Min									
(9) Basement Finish		Ord.			Min									
(10) Floor Support		Ord.			Min									
Joists:		Ord.			Min									
Unsupported Len:		Ord.			Min									
Cntr.Sup:		Ord.			Min									
(14) Water/Sewer		Ord.			Min									
Public Water		Ord.			Min									
Public Sewer		Ord.			Min									
Water Well		Ord.			Min									
1000 Gal Septic		Ord.			Min									
2000 Gal Septic		Ord.			Min									
Lump Sum Items:		Ord.			Min									

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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			80	Treated Wood			Car Capacity:	
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			80	Treated Wood	Class:			
	Duplex	0	Other Overhang				Garbage Disposal			Two Sided			Exterior 1 Story		Exterior:	
	A-Frame	(4) Interior		Drywall Paneled			Bath Heater	Exterior 2 Story			Exterior 2 Story		Stone Ven.:			
	Wood Frame	Trim & Decoration					Plaster Wood T&G			Prefab 1 Story			Prefab 2 Story		Common Wall:	
Building Style: HUD		Ex		Ord		Min		Unvented Hood			Vented Hood			Foundation:		
Yr Built 1980	Remodeled 2019	Size of Closets		Lg			Ord		Small		Heat Circulator			Finished ?		
Condition: Average		Doors		Solid		H.C.		Central Air Wood Furnace			Class: Average			Auto. Doors:		
	Basement	(5) Floors		(12) Electric			Microwave			Effec. Age: 24			Mech. Doors:			
	1st Floor	Kitchen:		0 Amps Service			Standard Range			Floor Area:			% Good:			
	2nd Floor	Other:		No./Qual. of Fixtures			Self Clean Range			Total Base New : 54,212			Storage Area:			
	Bedrooms	Other:		Ex.			Ord.		Min		Total Depr Cost: 25,479			No Conc. Floor:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Trash Compactor			Estimated T.C.V: 20,383			Bsmnt Garage:			
	Wood/Shingle	No. of Elec. Outlets		Many			Ave.		Few		Sauna			Carport Area:		
	Aluminum/Vinyl	(7) Excavation		Average Fixture(s)			Central Vacuum			Security System			Roof:			
	Brick	Basement: 0 S.F.		3 Fixture Bath			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Average			Blt 1980			
	Insulation	Crawl: 0 S.F.		2 Fixture Bath			(11) Heating System: Wall Furnace			Ground Area = 792 SF			Floor Area = 792 SF.			
(2) Windows		Slab: 0 S.F.		Softener, Auto			Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47			Building Areas			Type			
	Many	Height to Joists: 0.0		Softener, Manual			Type			Ext. Walls		Roof/Fnd.		Size		
	Avg.	(8) Basement		Solar Water Heat			Main Home		Ribbed		Metal		Total:		Cost New	
	Few	Conc. Block		No Plumbing			Other Additions/Adjustments		Deck		Treated Wood		80		2,232	
	Large	Poured Conc.		Extra Toilet			Treated Wood		Treated Wood		80		2,232		1,049	
	Avg.	Stone		Separate Shower			Totals:		54,212		25,479		25,479		25,479	
	Small	Treated Wood		Ceramic Tile Floor			Notes: NO PERMIT, 1ST APPEARS ON 5/2020 GOOGLE EARTH AERIAL		ECF (4017 JENNINGS) 0.800 => TCV:		20,383		20,383		20,383	
	Wood Sash	Concrete Floor		Ceramic Tile Wains												
	Metal Sash	(9) Basement Finish		Ceramic Tub Alcove												
	Vinyl Sash	(10) Floor Support		Vent Fan												
	Double Hung	Joists:		(14) Water/Sewer												
	Horiz. Slide	Unsupported Len:		Public Water												
	Casement	Cntr.Sup:		Public Sewer												
	Double Glass			Water Well												
	Patio Doors			1000 Gal Septic												
	Storms & Screens			2000 Gal Septic												
(3) Roof				Lump Sum Items:												
	Gable															
	Hip															
	Flat															
	Asphalt Shingle															
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DITECH FINANCIAL LLC	ATKINS SHAWN M	23,050	06/21/2018	CD	19-MULTI PARCEL ARM'S LE	2019-00076	DEED	100.0				
FEDERAL NATIONAL MORT ASS	DITECH FINANCIAL LLC	0	07/25/2017	QC	11-FROM LENDING INSTITUT	2017-02460	DEED	0.0				
MOSHER ARTHUR & BETSY & J	FANNIE MAE	10,200	01/29/2016	SD	10-FORECLOSURE	2016-00440	DEED	0.0				
MOSHER ARTHUR L & BETSY	JOHNSON CHRISTA A & MOSHE	0	04/28/2005	QC	21-NOT USED/OTHER	05-0/1642	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
436 S BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST			HUD/NATIONAL STD	12/08/2000	2000-0228	100%				
Owner's Name/Address		P.R.E. 0%			Pole Barn	04/15/1999	1999-0080	100%				
ATKINS SHAWN M 8399 W JENNINGS RD LAKE CITY MI 49651		MAP #:		2025 Est TCV 92,836 TCV/TFA: 93.96								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. SEC 4 T22N R8W LOTS 3 & 4 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Paved Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Storm Sewer		132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 3.5 Concrete	5.70	988	0	0				
		Electric		Wood Frame	25.24	80	50	1,009				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	1	95	950				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,959								
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	3,000	43,400	46,400			27,692C		
		Low		TPC 05/23/2018 INSPECTED	2024	1,800	36,400	38,200		26,860C		
		High		TPC 04/18/2017 INSPECTED	2023	1,800	27,900	29,700		25,581C		
		Landscaped		TPC 10/03/2011 INSPECTED	2022	1,000	10,800	11,800		10,459C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										

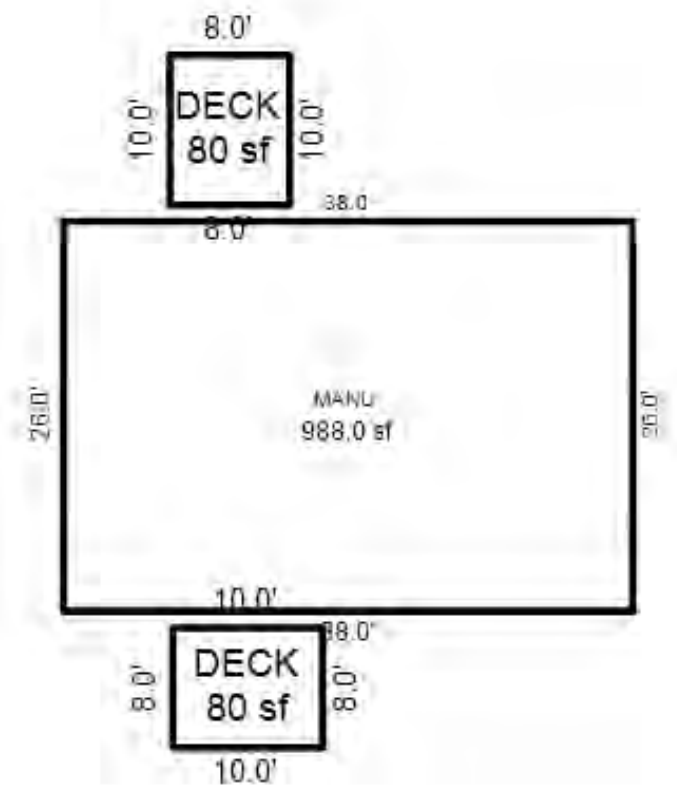
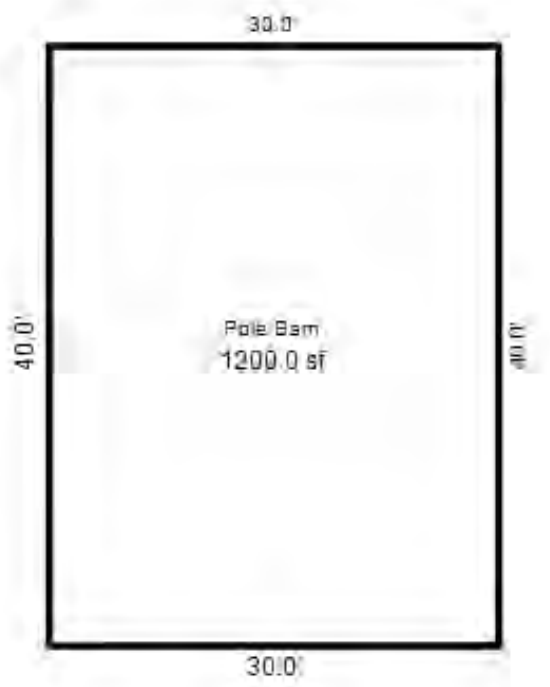


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2000	Remodeled 2021	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:			150	Amps Service										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 2000			
(2) Windows		Ex.	X	Ord.		Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 988 SF Floor Area = 988 SF.			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X		(8) Basement			Average Fixture(s)			1 Story			Siding	Piers	988	Total:	98,872	79,097
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Other Additions/Adjustments			Plumbing			Average Fixture(s)		
X		(9) Basement Finish			1			Water/Sewer			Water/Sewer			1000 Gal Septic		
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Deck			Treated Wood		
X		(10) Floor Support			1			Public Sewer			Treated Wood			80		
X		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			Totals:			110,815		
X					1			1000 Gal Septic			Notes: 2000 CENTURY MHD			ECF (4017 JENNINGS) 0.800 => TCV: 70,920		
X					1			2000 Gal Septic								
X					Lump Sum Items:											

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family	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: 1999 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.																		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior			(12) Electric		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:									
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			Class: D Effec. Age: 20 Floor Area: 0 Total Base New : 19,385 Total Depr Cost: 15,508 Estimated T.C.V: 13,957		Storage Area: 0 No Conc. Floor: 0		Condition: Average		Trim & Decoration		No. Heating/Cooling		Central Air Wood Furnace		No. Amps Service		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family GRG		Cls D		Blt 1999				
Duplex		Drywall Paneled		Plaster Wood T&G			0		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Ex.		Ord.		Min		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
A-Frame		Trim & Decoration		Size of Closets			X		Many		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		Plumbing		3 Fixture Bath		1		-3,199		-2,559					
Wood Frame		Ex		Ord		Min		(14) Water/Sewer		Notes:		Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1200		22,584		18,067		Totals:		19,385		15,508				
Building Style: GRG		Lg		Ord		Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957						
Yr Built 1999	Remodeled 2021	Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Condition: Average		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Room List		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Basement 1st Floor 2nd Floor Bedrooms		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
(1) Exterior		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Wood/Shingle Aluminum/Vinyl Brick		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Insulation		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
(2) Windows		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Many Avg. Few		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
(3) Roof		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Gable Hip Flat		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Gambrel Mansard Shed		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Asphalt Shingle		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Chimney:		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
(10) Floor Support		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								
Joists: Unsupported Len: Cntr.Sup:		Lg		Ord		Small		Lump Sum Items:		Lump Sum Items:		Plumbing		3 Fixture Bath		1		-3,199		-2,559		ECF (4017 JENNINGS) 0.900 => TCVC:		13,957								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	THRUSH JOHN & KRISTEN	10,000	06/11/2021	WD	16-LC PAYOFF	2021-02047	DEED	0.0
HILL PAMELA J LIVING TRUS	THRUSH JOHN & KRISTEN	10,000	07/02/2019	LC	03-ARM'S LENGTH	2019-02052	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
408 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Equipment	08/01/2024	PE24-0135	100%
	P.R.E. 100% 07/08/2019		POOL	07/03/2024	PB24-0100	100%
Owner's Name/Address	MAP #:					
THRUSH JOHN & KRISTEN 408 BALDWIN ST LAKE CITY MI 49651	2025 Est TCV 59,773 TCV/TFA: 54.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value	
			Description	Frontage	Depth	Rate		
. SEC 4 T22N R8W LOTS 5 & 6 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS. SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-96	X		* Factors * LOTS 5 & 6					
			<Site Value A> GROUP A 3K			3000	100	3,000
			<Site Value A> GROUP A 3K			3000	100	3,000
			132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value = 6,000	
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 4in Ren. Conc.	7.24	1760	50	6,371	
			Pool: Plastic	48.11	720	50	17,319	
			Gas	20.60	312	50	3,213	
			Wood Frame	20.55	318	50	3,267	
			Total Estimated Land Improvements True Cash Value =				30,170	



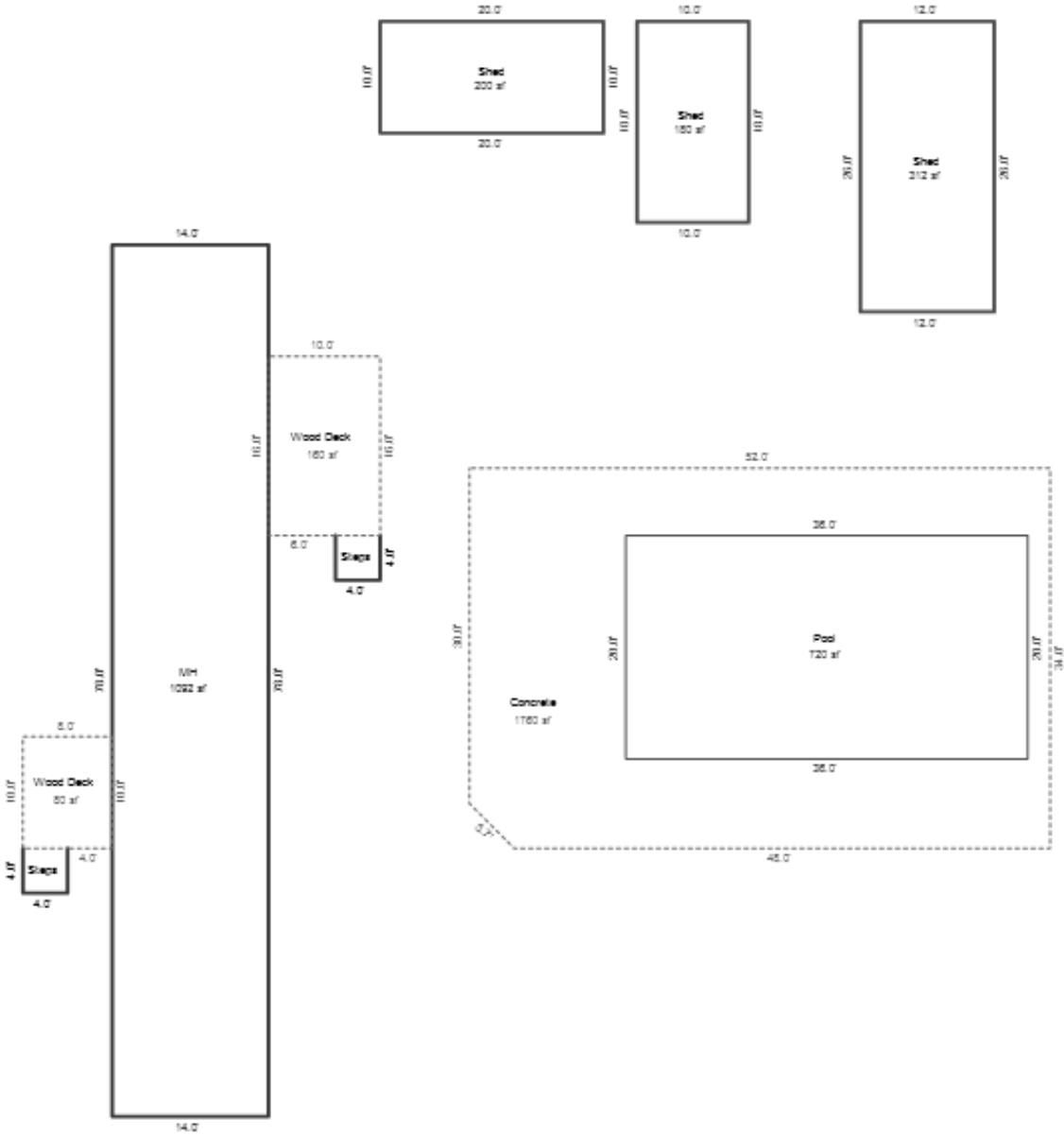
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	26,900	29,900			21,765C
X Rolling	2024	1,800	12,200	14,000			8,599C
X High	2023	1,800	9,700	11,500			8,190C
Landscaped	2022	1,000	6,800	7,800			7,800S
Swamp							
Wooded							
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 160 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 34 Floor Area: Total Base New : 84,305 Total Depr Cost: 29,504 Estimated T.C.V: 23,603			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1988		
Yr Built 1988 202	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Condition: Average		Size of Closets			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Main Home			Siding		Comp.Shingle		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical		Plumbing		
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Average Fixture(s)			3 Fixture Bath		Solar Water Heat		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		
	Insulation			Many			X			Ave.			Few				
(2) Windows		(7) Excavation		(14) Water/Sewer			1 Average Fixture(s)			Notes: REDMAN MH 1988			ECF (4017 JENNINGS) 0.800 => TCV:		23,603		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Softener, Auto			Softener, Manual		Solar Water Heat		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			Extra Toilet			Extra Sink			Separate Shower	
(3) Roof		(9) Basement Finish		Public Water			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer			1 Water Well			1 1000 Gal Septic			1 2000 Gal Septic		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	THRUSH JOHN & KRISTEN	10,000	07/02/2019	LC	19-MULTI PARCEL ARM'S LE	2019-02052	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/08/2019

Owner's Name/Address: THRUSH JOHN & KRISTEN
 408 BALDWIN ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description
 . SEC 4 T22N R8W LOT 7 BLK O MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST		SOLAR		12/16/2021	2021-0869	100%				
Owner's Name/Address		P.R.E. 0%		Demolition/Removal		05/13/2014	2014-0117	100%				
ATWOOD JAMES E & DAWN M 423 S BAGLEY ST LAKE CITY MI 49651		MAP #:	2025 Est TCV 3,482									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. SEC 4 T22N R8W LOT 8 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value A> GROUP A 3K		3000	100					3,000
		X	Paved Road	66 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						3,000
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good					Cash Value
		X	Water	Metal Prefab	16.07	60	50					482
		X	Sewer	Total Estimated Land Improvements True Cash Value =								482
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Level	2025	1,500	200	1,700			618C		
		X	Rolling	2024	900	200	1,100			600C		
		X	Low	2023	900	200	1,100			572C		
		X	High	2022	500	400	900			545C		
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who When What										
		TPC 10/03/2022 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.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
423 S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
ATWOOD JAMES E & DAWN M 423 S BAGLEY ST LAKE CITY MI 49651		MAP #:		2025 Est TCV 76,766 TCV/TFA: 69.53								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. SEC 4 T22N R8W LOT 9 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value A> GROUP A 3K		3000		100				3,000
		X	Paved Road	66 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						3,000
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete	5.70	81	50	231				
		X	Sewer	Total Estimated Land Improvements True Cash Value =				231				
		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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 05/30/2022	INSPECTED		2025	1,500	36,900	38,400			9,635C	
		TPC 04/30/2021	INSPECTED		2024	900	27,900	28,800			9,346C	
		TPC 12/27/2017	INSPECTED		2023	900	21,300	22,200			8,901C	
					2022	500	15,200	15,700			8,478C	

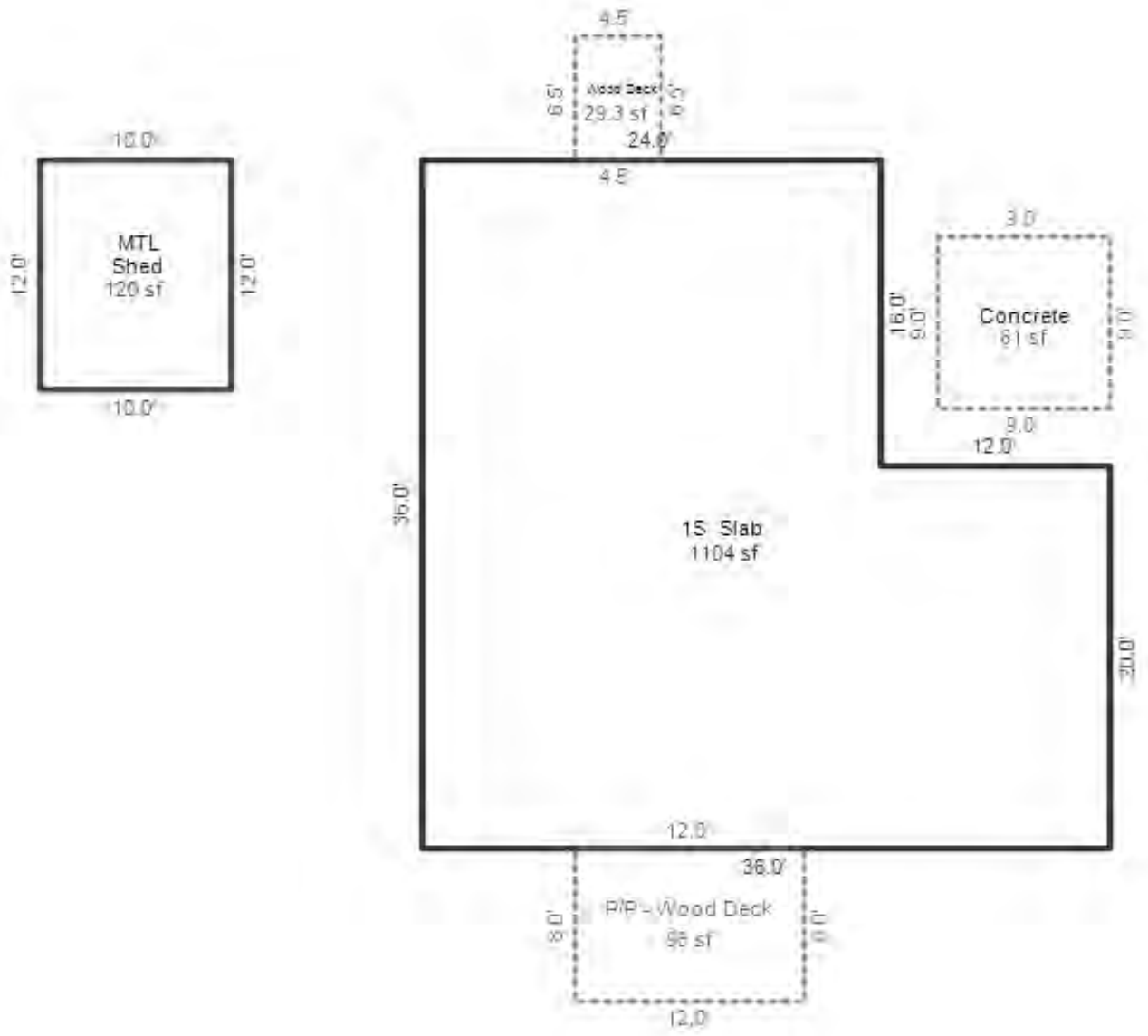


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 29	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: D Effec. Age: 35 Floor Area: 1,104 Total Base New : 125,703 Total Depr Cost: 81,706 Estimated T.C.V: 73,535		E.C.F. X 0.900		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 = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D		Blt 1970									
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		Lg	X	Ord		Small	No. of Elec. Outlets			1 Story		Siding		Slab		1,104		112,818		73,331	
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 Story		Siding		Slab		1,104		112,818		73,331			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,010		656			
X	Wood/Shingle Aluminum/Vinyl Brick Other Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1104 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		656					
(2) Windows		Many Avg. Few		Large Avg. Small	X		Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		96		2,350		1,527					
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) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		96		2,350		1,527					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809				
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
Chimney: Block		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
Lump Sum Items:		Notes:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
Totals:		ECF (4017 JENNINGS) 0.900 => TCV:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
Totals:		ECF (4017 JENNINGS) 0.900 => TCV:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					
Totals:		ECF (4017 JENNINGS) 0.900 => TCV:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1000 Gal Septic Water Well, 50 Feet			Deck		Treated Wood		29		1,244		809					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEHAAN KEVEN M & LINDA	ATWOOD JAMES	7,500	08/21/2020	QC	03-ARM'S LENGTH	2020-02422	PROPERTY TRANSFER	100.0
DEHAAN KEVIN M	DEHAAN KEVEN M & LINDA	0	05/26/2020	QC	09-FAMILY	2020-01509	PROPERTY TRANSFER	0.0
DEHAAN KEVEN M & LINDA	DEHAAN KEVEN M & LINDA	0	05/26/2020	QC	09-FAMILY	2020-01510	PROPERTY TRANSFER	0.0
DEHAAN GORDON J & VIRGINI	DEHAAN KEVIN M	0	11/15/2019	QC	09-FAMILY	2020-00084	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 08/28/2020

Owner's Name/Address: ATWOOD JAMES
 423 S BAGLEY ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 9,000

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			Description	Frontage	Depth	* Factors *	LOTS 10,11 & 12	Value
			<Site Value A> GROUP A 3K			3000 100		3,000
			<Site Value A> GROUP A 3K			3000 100		3,000
			<Site Value A> GROUP A 3K			3000 100		3,000
			198 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =	9,000

Tax Description: . SEC 4 T22N R8W LOTS 10, 11 & 12 BLK O MITCHELL BROS PLAT VILLAGE OF JENNINGS.

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	4,500	0	4,500			1,704C
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	ELLIOTT RICHARD P JR	8,000	03/07/2023	QC	21-NOT USED/OTHER	2023-00578	DEED	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/18/2022	QC	09-FAMILY	2022-01621	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
520 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Repair	08/06/2024	PE24-0137	100%

Owner's Name/Address	MAP #:
ELLIOTT RICHARD P JR PO BOX 93 OAKLEY OAKLEY MI 48649	2025 Est TCV 25,151 TCV/TFA: 26.81

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
. SEC 4 T22N R8W LOTS 1 & 2 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences MH ON CHILD FOR 04	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Paved Road	132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	9,600	12,600			11,134C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	1,800	9,000	10,800			10,800S
TPC	02/03/2012	INSPECTED	2023	1,800	7,000	8,800			5,965C
			2022	1,000	5,600	6,600			5,681C

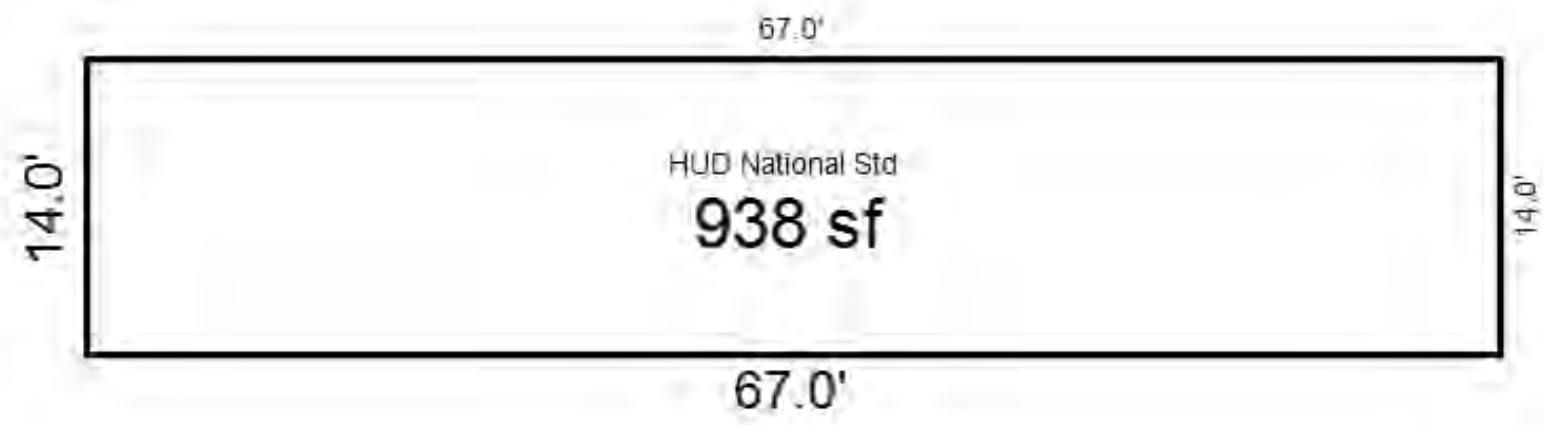


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																										
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																											
	Mobile Home			0	Front Overhang	0									Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																						
X	Wood Frame	(4) Interior																																																																																																																					
Building Style: HUD		Drywall Paneled	Plaster Wood T&G																																																																																																																				
Yr Built 1978		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																																																																																																																	
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(1) Exterior		Kitchen: Other: Other:		150 Amps Service																																																																																																																			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																																																			
Insulation				Ex.	X	Ord.	Min																																																																																																																
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Many Avg. X Few		Large Avg. Small		Many			X	Ave.	Few																																																																																																														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																																																			
X		(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																																																																																																																			
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																																																																																			
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Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 938 SF Floor Area = 938 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>938</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>44,684</td> <td>15,639</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>168</td> <td>1,786</td> <td>625</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>737</td> <td>258</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>2,337</td> <td>818</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,203</td> <td>1,471</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,462</td> <td>862</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="4">Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Base Cost</td> <td>280</td> <td>10,573</td> <td>3,701</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,615</td> <td>565</td> </tr> <tr> <td colspan="4">Totals:</td> <td>68,397</td> <td>23,939</td> </tr> </tbody> </table>													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	938			Total:				44,684	15,639	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			168	1,786	625	Plumbing						Average Fixture(s)			1	737	258	3 Fixture Bath			1	2,337	818	Water/Sewer						1000 Gal Septic			1	4,203	1,471	Water Well, 50 Feet			1	2,462	862	Garages						Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost				280	10,573	3,701	Built-Ins						Appliance Allow.			1	1,615	565	Totals:				68,397	23,939	E.C.F. X 0.800		Cls Low Blt 1978	
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Notes: ECF (4017 JENNINGS) 0.800 => TCV: 19,151																																																																																																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKIDMORE SUSAN LYNN	SKIDMORE EINO	0	02/07/2006	QC	21-NOT USED/OTHER	06-0/517	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
512 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/01/2010					
SKIDMORE EINO 512 S BALDWIN ST Lake City MI 49651	MAP #: 2025 Est TCV 62,005 TCV/TFA: 75.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road								
Comments/Influences	X		Gravel Road								
			Paved Road								
SPLIT N/2 OF LOT 4 TO 004-00 FOR 97	X		Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SEC 4 T22N R8W LOT 3 & S 1/2 OF LOT 4 BLK P. MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		D/W/P: 3.5 Concrete	5.70	56	56	179	
Comments/Influences			Total Estimated Land Improvements True Cash Value =					179

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	2,300	28,700	31,000			9,635C
Rolling	2024	1,400	21,700	23,100			9,346C
Low	2023	1,400	16,500	17,900			8,901C
High	2022	800	13,300	14,100			8,478C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

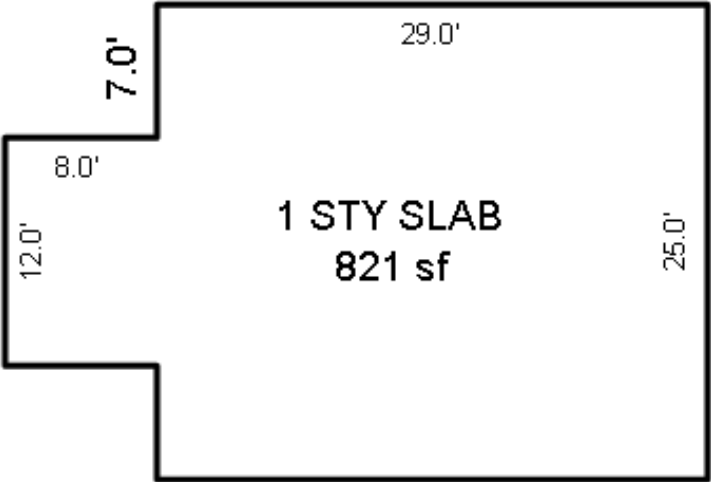
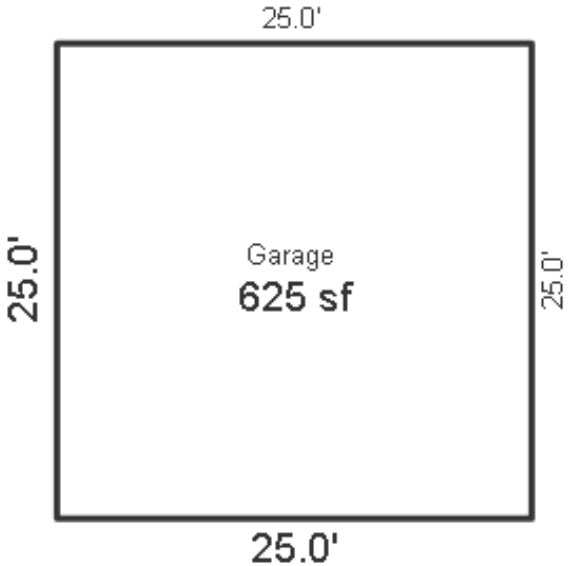


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1951 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: 625 % 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: 821 Total Base New : 115,809 Total Depr Cost: 63,695 Estimated T.C.V: 57,326			E.C.F. X 0.900		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 = 821 SF Floor Area = 821 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1903			
Yr Built 1903	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Depr. Cost			
Condition: Average		Size of Closets		60 Amps Service			Stories			Size		Cost New			
Room List		Lg	Ord	X	Small	No. of Elec. Outlets			Exterior			Depr. Cost			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Foundation			Total:		88,606		48,734	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Slab			Average Fixture(s)		1,010		555	
	Wood/Shingle Aluminum/Vinyl Brick Asphalt Insulation	(6) Ceilings		Ex.			Ave.			1,000 Gal Septic			2,312		
(2) Windows		Other:		Many			X			Water Well, 50 Feet			1,354		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 821 S.F. Height to Joists: 0.0			Few			Garages			9,852		
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			Plumbing			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			888		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			(13) Plumbing			Base Cost			17,913		
X	Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			(14) Water/Sewer			Appliance Allow.			1,615		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well			Notes:			Totals:			115,809		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic 1 2000 Gal Septic			ECF (4017 JENNINGS) 0.900 => TCV:			Totals:		115,809		63,695	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:						Totals:		115,809		63,695	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:								Totals:		115,809		63,695	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKIDMORE SUSAN LYNN	SKIDMORE EINO	0	02/07/2006	QC	21-NOT USED/OTHER	06-0/517	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2010					
Owner's Name/Address	MAP #:					
SKIDMORE EINO 512 S BALDWIN ST Lake City MI 49651	2025 Est TCV 23,403 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
SKIDMORE EINO 2211 E 34 RD Cadillac MI 49601	X		JENNINGS 40	66.00	158.00	0.9036	1.0000	40	100	2,386
			JENNINGS 40	33.00	158.00	0.9036	1.0000	40	100	1,193
			99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 3,578							

Tax Description	X	Public Improvements
SEC 4 T22N R8W N 1/2 OF LOT 4 & LOT 5 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences	X	Electric Gas Curb
SPLIT FROM 003-00 FOR 97 98 COMBO W/005-00 FOR 99	X	Street Lights Standard Utilities Underground Utils.



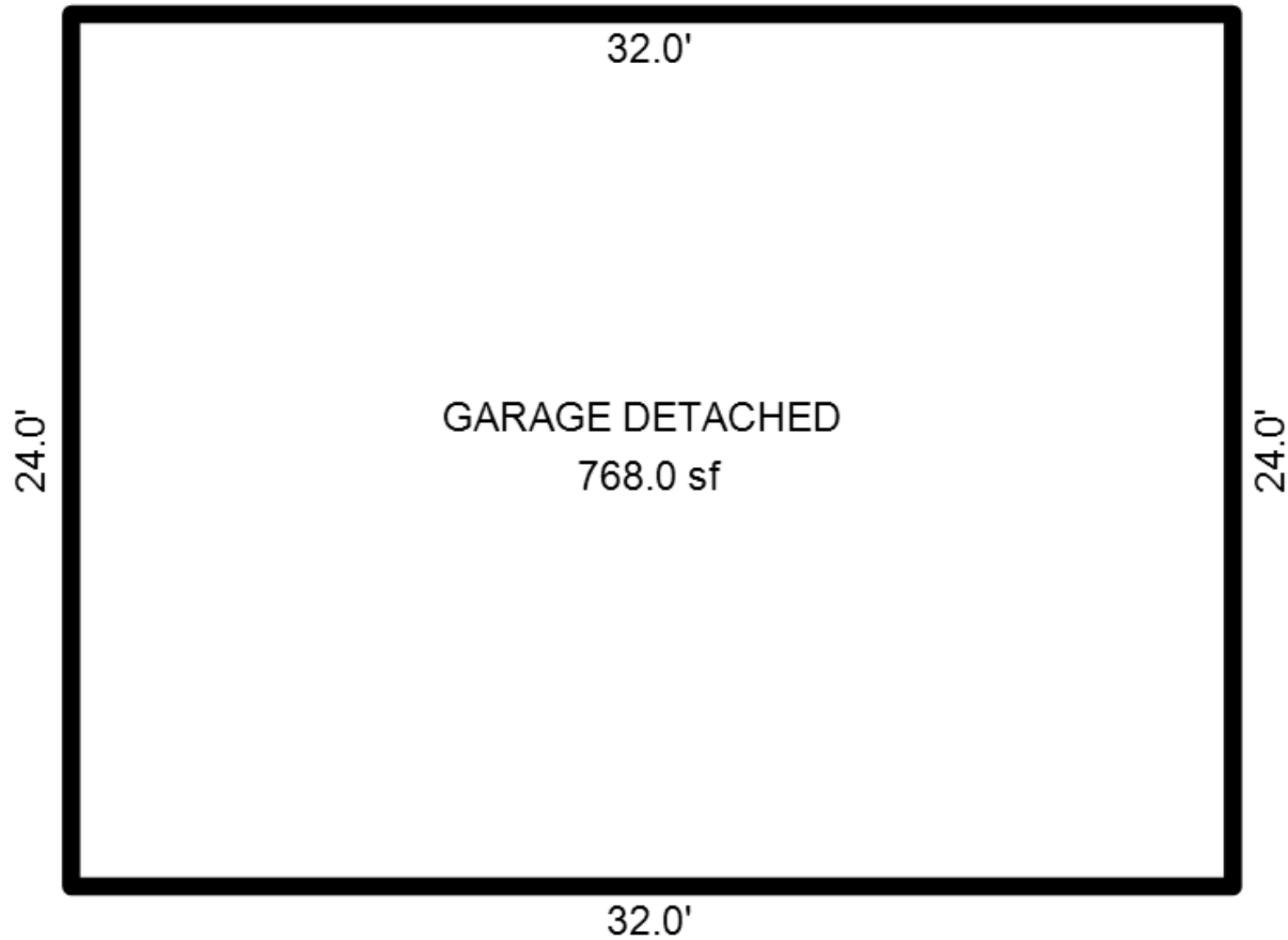
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,800	9,900	11,700			3,391C
X Rolling	2024	1,400	7,400	8,800			3,290C
Low	2023	1,400	5,700	7,100			3,134C
High	2022	800	4,600	5,400			2,985C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	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: 35 Floor Area: 0 Total Base New : 33,890 Total Depr Cost: 22,028 Estimated T.C.V: 19,825
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 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		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 0		Remodeled 0		Doors Solid H.C.			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			1		Water/Sewer		Other Additions/Adjustments			
Room List		Basement 1st Floor 2nd Floor Bedrooms			No. of Elec. Outlets			1		1000 Gal Septic		Water Well, 50 Feet			
Basement		(6) Ceilings			No. of Elec. Outlets			1		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
1st Floor		Kitchen: Other: Other:			Many Ave. Few			1		Solar Water Heat		Base Cost			
2nd Floor		(7) Excavation			Many Ave. Few			1		No Plumbing		768 26,857 17,457			
Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			1		Extra Toilet		Totals: 33,890 22,028			
(1) Exterior		(8) Basement			Many Ave. Few			1		Extra Sink		Notes:			
Wood/Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many Ave. Few			1		Separate Shower		ECF (4017 JENNINGS) 0.900 => TCV:		19,825	
Aluminum/Vinyl		(9) Basement Finish			Many Ave. Few			1		Ceramic Tile Floor					
Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Ceramic Tile Wains					
Insulation		(10) Floor Support			Many Ave. Few			1		Ceramic Tub Alcove Vent Fan					
(2) Windows		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			1		Lump Sum Items:					
Many Avg. Few		Lg Ord Small			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Wood Sash		(14) Water/Sewer			Many Ave. Few			1		Notes:					
Metal Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Vinyl Sash		(10) Floor Support			Many Ave. Few			1		Lump Sum Items:					
Double Hung		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Horiz. Slide		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Casement		(10) Floor Support			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Double Glass		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Patio Doors		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Storms & Screens		(10) Floor Support			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Gable		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Hip		(10) Floor Support			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Flat		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Chimney:		(10) Floor Support			Many Ave. Few			1		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.
HILL PAMELA J	WITHROW SONNY JO	50,000	09/09/2022	QC	03-ARM'S LENGTH	2022-02942	PROPERTY TRANSFER	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	05/18/2022	QC	09-FAMILY	2022-01620	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10207 W ELM ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/09/2022					
Owner's Name/Address	MAP #:					
WITHROW SONNY JO 1353 COUNTY RD 43 PRATTVILLE AL 36067	2025 Est TCV 51,718 TCV/TFA: 107.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 6 & 7 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X	Dirt Road		<Site Value A> GROUP A 3K				3000	100		3,000
		Gravel Road		<Site Value A> GROUP A 3K				3000	100		3,000
		Paved Road		132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water			
	X	Sewer	24.54	120 50	1,472
	X	Electric	Total Estimated Land Improvements True Cash Value = 1,472		
	X	Gas			
	X	Curb			
	X	Street Lights			
		Standard Utilities			
		Underground Utils.			



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	3,000	22,900	25,900			16,454C
	Rolling	2024	1,800	17,500	19,300			15,960C
	Low	2023	1,800	13,400	15,200			15,200S
	High	2022	1,000	10,100	11,100		11,100W	9,179C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

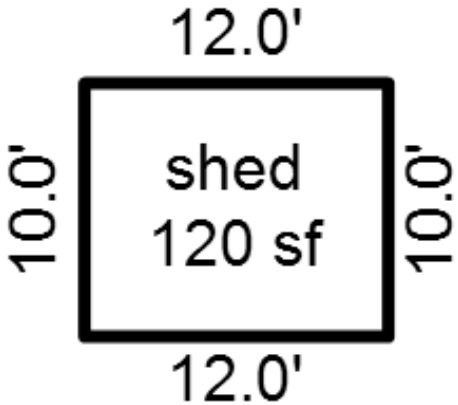
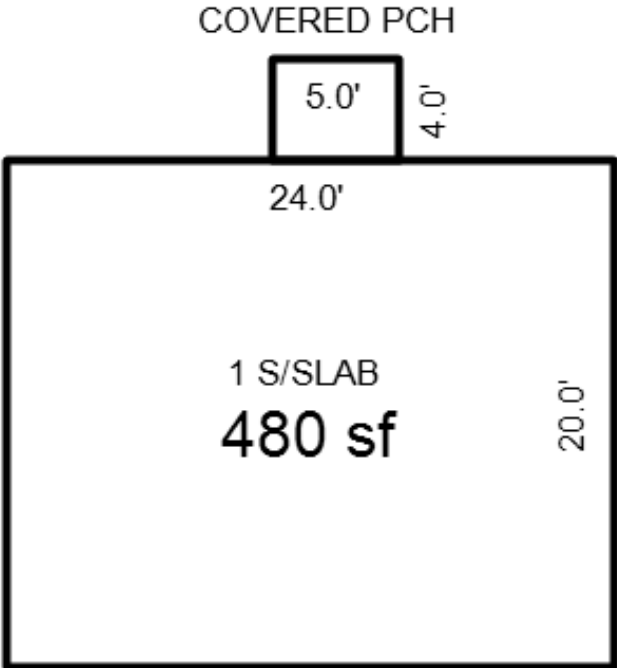
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	1,800	17,500	19,300			15,960C
TPC	02/03/2012	INSPECTED	2023	1,800	13,400	15,200			15,200S
TPC	07/01/2011	INSPECTED	2022	1,000	10,100	11,100		11,100W	9,179C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G						20	CCP (1 Story)		Class:	Exterior:	Brick Ven.:	
Building Style: 1S			Trim & Decoration													Foundation:	Stone Ven.:	Common Wall:	
Yr Built 1960	Remodeled 0		Ex X Ord													Finished ?	Auto. Doors:	Mech. Doors:	
Condition: Average			Size of Closets														Area:	% Good:	
			Lg Ord X Small														Storage Area:	No Conc. Floor:	
Room List			Doors Solid X H.C.															Bsmnt Garage:	
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors																
			Kitchen: Other: Other:																
(1) Exterior			(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		X Tile																
(2) Windows			(7) Excavation																
	Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0																
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof			(9) Basement Finish																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle		(10) Floor Support																
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																
			(14) Water/Sewer																
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
			Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family 1S												Cls CD			Blt 1960				
(11) Heating System: Forced Air w/ Ducts																			
Ground Area = 480 SF Floor Area = 480 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 480																			
Total: 59,154 41,407																			
Other Additions/Adjustments																			
Plumbing																			
Average Fixture(s) 1 1,212 848																			
Water/Sewer																			
1000 Gal Septic 1 4,485 3,139																			
Water Well, 50 Feet 1 2,548 1,784																			
Built-Ins																			
Appliance Allow. 1 1,906 1,334																			
Porches																			
CCP (1 Story) 20 929 650																			
Totals: 70,234 49,162																			
Notes:																			
ECF (4017 JENNINGS) 0.900 => TCY:															44,246				

*** 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.									
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 9,000									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4103.4103 JENNINGS											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements				* Factors * LOTS 8, 9, & 10											
Tax Description		Dirt Road		X		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 4 T22N R8W LOTS 8, 9 & 10 BLK P MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Gravel Road		X		<Site Value A> GROUP A 3K		3000		100					3,000		
Comments/Influences		Paved Road		X		<Site Value A> GROUP A 3K		3000		100					3,000		
		Storm Sewer		X		<Site Value A> GROUP A 3K		3000		100					3,000		
		Sidewalk				198 Actual Front Feet, 0.72 Total Acres						Total Est. Land Value =				9,000	
		Water															
		Sewer															
		Electric		X													
		Gas															
		Curb															
		Street Lights		X													
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level		X													
		Rolling															
		Low															
		High		X													
		Landscaped															
		Swamp															
		Wooded		X													
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year				Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		4,500		0		4,500		1,704C	
		TPC 12/27/2017		INSPECTED				2024		2,700		0		2,700		1,653C	
		TPC 08/05/2015		INSPECTED				2023		2,700		0		2,700		1,575C	
		TPC 02/03/2012		INSPECTED				2022		1,500		0		1,500		1,500S	



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

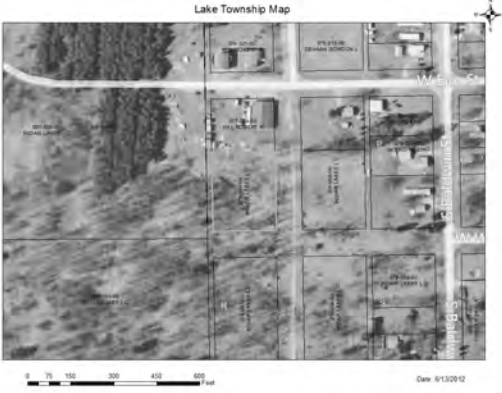
Property Address: S BAGLEY ST
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429
 2025 Est TCV 9,000

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			Description	Frontage	Depth	* Factors *	LOTS 1, 2, &3	Value
						Rate %Adj. Reason		
X			Dirt Road			3000 100		3,000
X			Gravel Road			3000 100		3,000
X			Paved Road			3000 100		3,000
			Storm Sewer	198 Actual Front Feet, 0.72 Total Acres			Total Est. Land Value =	9,000
			Sidewalk					
			Water					
			Sewer					
X			Electric					
			Gas					
			Curb					
X			Street Lights					
			Standard Utilities					
			Underground Utils.					

Tax Description: . SEC 4 T22N R8W LOTS 1, 2 & 3 BLK Q
 MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,500	0	4,500			1,704C
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10241 S ELM ST	School: LAKE CITY AREA SCHOOL DIST		Addition	07/07/2004	20040232	Complete
Owner's Name/Address	P.R.E. 0%					
HILL PAMELA J LIVING TRUST 9867 W POPLAR ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 68,744 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 4 T22N R8W LOTS 4 & 5 BLK Q MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences	X		Dirt Road							
			Gravel Road					3000 100	3,000	
			Paved Road					3000 100	3,000	
			Storm Sewer	132 Actual Front Feet, 0.48 Total Acres			Total Est. Land Value =	6,000		
			Sidewalk	Land Improvement Cost Estimates						
			Water	Description	Rate	Size % Good	Cash Value			
			Sewer	Wood Frame	38.68	5 0	0			
	X		Electric	Residential Local Cost Land Improvements						
			Gas	Description	Rate	Size % Good	Cash Value			
			Curb	LAND IMPROVE 2500	2,500.00	1 94	2,350			
	X		Street Lights	Total Estimated Land Improvements True Cash Value =			2,350			
			Standard Utilities							
			Underground Utils.							

Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	1,800	24,000	25,800			13,279C
													2023	1,800	18,600	20,400			12,647C
													2022	1,000	15,100	16,100			12,045C

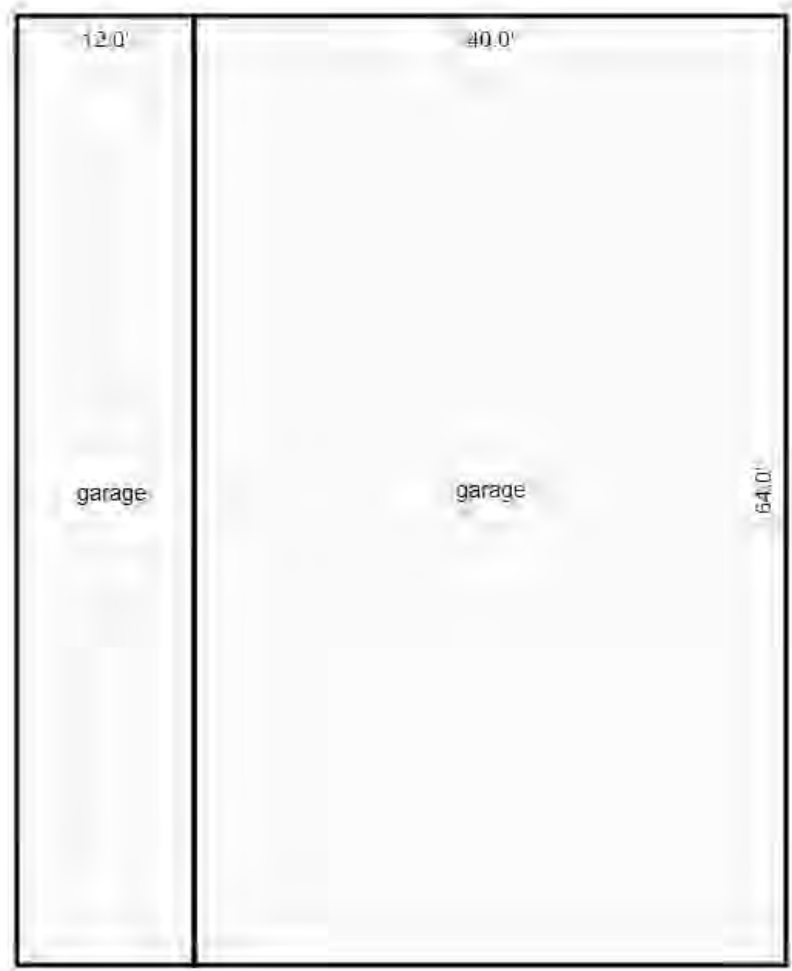


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 3328 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 74,560 Total Depr Cost: 67,104 Estimated T.C.V: 60,394
Town Home	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 2000					
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:							0 Amps Service	Ex. Ord. Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Building Areas	Stories Exterior Foundation	Size	Cost New	Depr. Cost
A-Frame	Trim & Decoration				No. of Elec. Outlets	Many Ave. Few	Plumbing	Plumbing	Garages	Class: C Exterior: Pole (Unfinished) Base Cost									3328	79,140	71,226
Yr Built 2000	Remodeled 2004	Ex	Ord	Min							(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	Notes:	ECF (4017 JENNINGS) 0.900 => TCv:	60,394
Condition: Average	Size of Closets			No. of Elec. Outlets	Many Ave. Few	(14) Water/Sewer	Lump Sum Items:								
Room List	Doors	Solid	H.C.					(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish				
Basement	(5) Floors			(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
1st Floor	Kitchen: Other: Other:						(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
2nd Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Bedrooms	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
(1) Exterior	(6) Ceilings			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Wood/Shingle	(7) Excavation						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Aluminum/Vinyl	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Brick	(8) Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Insulation	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
(2) Windows	(9) Basement Finish						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Many	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Avg.	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Few	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Wood Sash	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Metal Sash	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Vinyl Sash	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Double Hung	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Horiz. Slide	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Casement	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Double Glass	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Patio Doors	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Storms & Screens	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
(3) Roof	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Gable	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Hip	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Flat	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						
Asphalt Shingle	Basement			Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support									
Chimney:	Basement						Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support						

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



Sketch by Apex Sketch

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

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

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

S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
-------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 8,827					
--	--------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
--	----------	---	--------	--	--	--

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

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

		JENNINGS 40	330.00	158.00	0.6687	1.0000	40	100		8,827
--	--	-------------	--------	--------	--------	--------	----	-----	--	-------

		330 Actual Front Feet, 1.20 Total Acres			Total Est. Land Value =					8,827
--	--	---	--	--	-------------------------	--	--	--	--	-------

Tax Description	X	Dirt Road								
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. SEC 4 T22N R8W ENTIRE BLK R MITCHELL		Gravel Road								
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BROS PLAT VILLAGE OF JENNINGS.		Paved Road								
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Comments/Influences		Storm Sewer								
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		Sidewalk								
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		Water								
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		Sewer								
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	X	Electric								
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		Gas								
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		Curb								
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	X	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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	X	Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	4,400	0	4,400			2,728C
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		2024	3,600	0	3,600			2,646C
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		2023	3,600	0	3,600			2,520C
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		2022	2,400	0	2,400			2,400S
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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.
SUNDELL BRUCE D (SM) & *	FOWLER ERIC A (?)	14,000	01/19/2007	QC	03-ARM'S LENGTH	2007/193	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
606 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/17/2009	20090258	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:	2025 Est TCV 28,860 TCV/TFA: 40.08
FOWLER ERIC A 593 BALDWIN ST LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FOWLER ERIC A 593 BALDWIN ST LAKE CITY MI 49651	<Site Value A> GROUP A 3K					3000	100		3,000
	<Site Value A> GROUP A 3K					3000	100		3,000
	132 Actual Front Feet, 0.48 Total Acres							Total Est. Land Value =	6,000

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 4 T22N R8W LOTS 1 & 2 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.	Metal Prefab	14.89	120	35	625
	Total Estimated Land Improvements True Cash Value =				625

Comments/Influences	X Street Lights	Standard Utilities	Underground Utils.



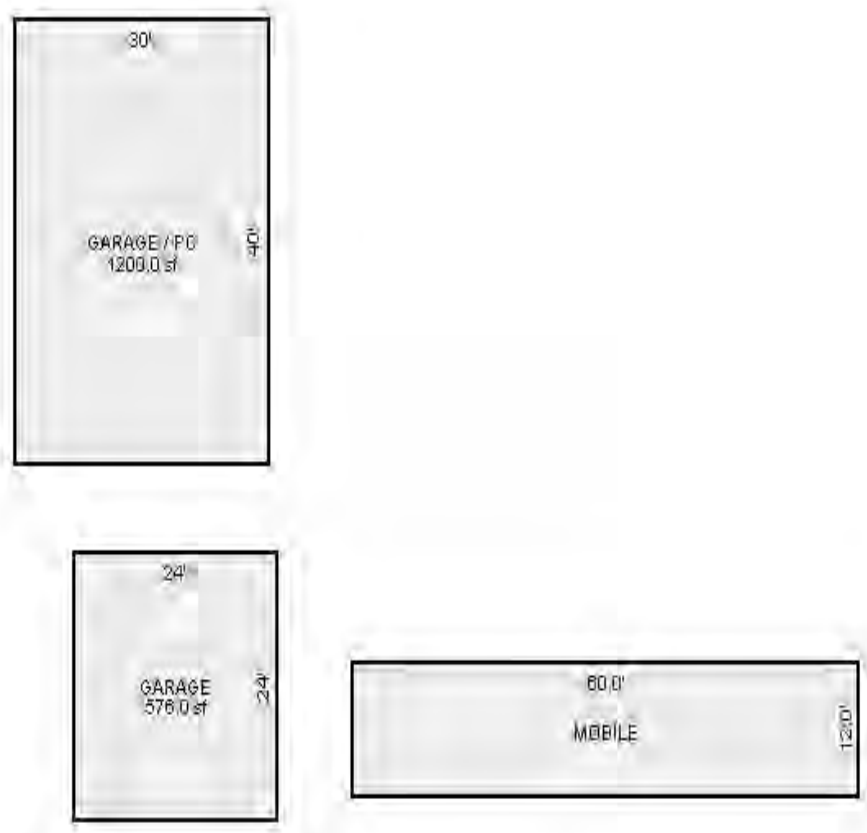
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,000	11,400	14,400			6,705C
			2024	1,800	9,800	11,600			6,504C
			2023	1,800	7,500	9,300			6,195C
			2022	1,000	6,000	7,000			5,900C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																											
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Cook Top	Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Area	Type	Year Built: 1977	Car Capacity:	Class: CD	Exterior: Pole	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch	Finished?:	Auto. Doors: 0	Mech. Doors: 0	Area: 576	% Good: 0	Storage Area: 0	No Conc. Floor: 576																																																																																			
	Mobile Home			0	Front Overhang	0																																																		Other Overhang	Forced Warm Air	Wall Furnace	Warm & Cool Air	Heat Pump																																																																														
X	Wood Frame	(4) Interior		Central Air Wood Furnace			(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair		Blt 1964																																																																																																																								
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service			X Ex. Ord. Min			Ground Area = 720 SF Floor Area = 720 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas																																																																																																																							
Yr Built 1964	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Many X Ave. Few			(13) Plumbing			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																																																																																	
Condition: Average		Lg	X	Ord	Small	Doors			Solid X H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1 1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																									
Room List		Basement		1st Floor		2nd Floor		Bedrooms		(1) Exterior			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many			X			Large			Avg.			X			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			X			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			X			Gable			Hip			Flat			Gambrel			Mansard			Shed			X			Asphalt Shingle			Chimney:			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:		
Basement		1st Floor		2nd Floor		Bedrooms		(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1 1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																													
Wood/Shingle		Aluminum/Vinyl		Brick		Insulation			(2) Windows			Many			X			Large			Avg.			X			Avg.			Small			Wood Sash			Metal Sash			Vinyl Sash			X			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			X			Gable			Hip			Flat			Gambrel			Mansard			Shed			X			Asphalt Shingle			Chimney:			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																		
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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.
SMITH RICHARD H	SMITH RICHARD H ETAL	1	02/14/2017	QC	09-FAMILY	2017-0451	PROPERTY TRANSFER	0.0

Property Address: S BALDWIN ST
 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: SMITH RICHARD H ETAL
 310 BRIDGE ST
 ELK RAPIDS MI 49629
 2025 Est TCV 18,393 TCV/TFA: 48.92

Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . SEC 4 T22N R8W LOT 3 BLK S MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:

- X Improved
- X Vacant
- X Public Improvements
- X Electric
- X Street Lights
- X Standard Utilities
- X Underground Utils.

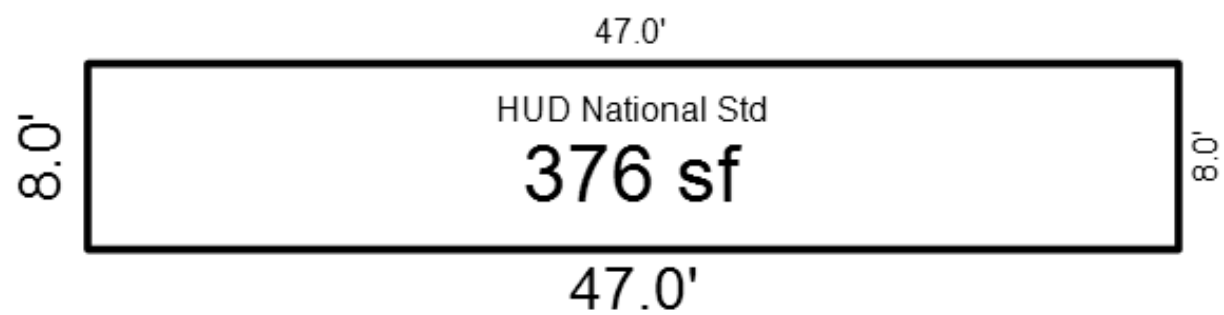
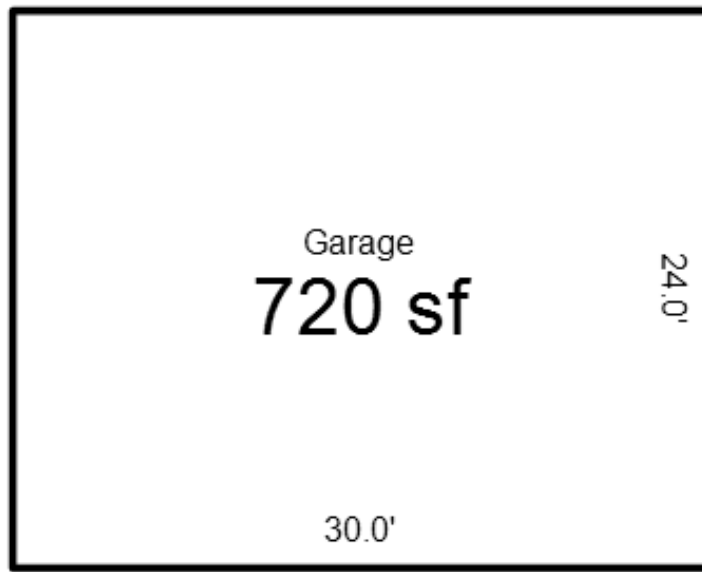


- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	7,700	9,200			4,716C
2024	900	6,500	7,400			4,575C
2023	900	5,500	6,400			4,358C
2022	500	4,400	4,900			4,151C

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



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BAGLEY ST	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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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 11,361					
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	66.00	158.00	0.6148	1.0000	40	100	LOT 4	1,623
X	Gravel Road	66.00	158.00	0.6148	1.0000	40	100	LOT 5	1,623
X	Paved Road	330.00	158.00	0.6148	1.0000	40	100	LOTS 6-10BASLEY	8,115
	Storm Sewer	462 Actual Front Feet, 1.68 Total Acres				Total Est. Land Value =			11,361

Tax Description	. SEC 4 T22N R8W LOTS 4 TO 10 INCL BLK S								
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Comments/Influences	MITCHELL BROS PLAT VILLAGE OF JENNINGS.								
---------------------	---	--	--	--	--	--	--	--	--

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,700	0	5,700			3,637C
2024	5,200	0	5,200			3,528C
2023	5,200	0	5,200			3,360C
2022	3,200	0	3,200			3,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY WILLIAM & COREEN E	THIEBAUT PETER J & LORI A	130,000	06/16/2023	WD	03-ARM'S LENGTH	2023-01645	PROPERTY TRANSFER	100.0
PAULEY WILLIAM & COREEN	PAULEY WILLIAM & COREEN E	0	01/23/2019	OTH	08-ESTATE	2016-00136	DEED	0.0
POPE HELEN S	PAULEY WILLIAM & COREEN	32,000	12/17/1993	WD	03-ARM'S LENGTH	283P624	DEED	0.0

Property Address: 606 S CRAPO ST
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/20/2023

Owner's Name/Address: THIEBAUT PETER J & LORI A
 606 CRAPO ST
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 130,953 TCV/TFA: 102.95

X Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . SEC 4 T22N R8W LOTS 1 & 2 BLK T
 MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences
 X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

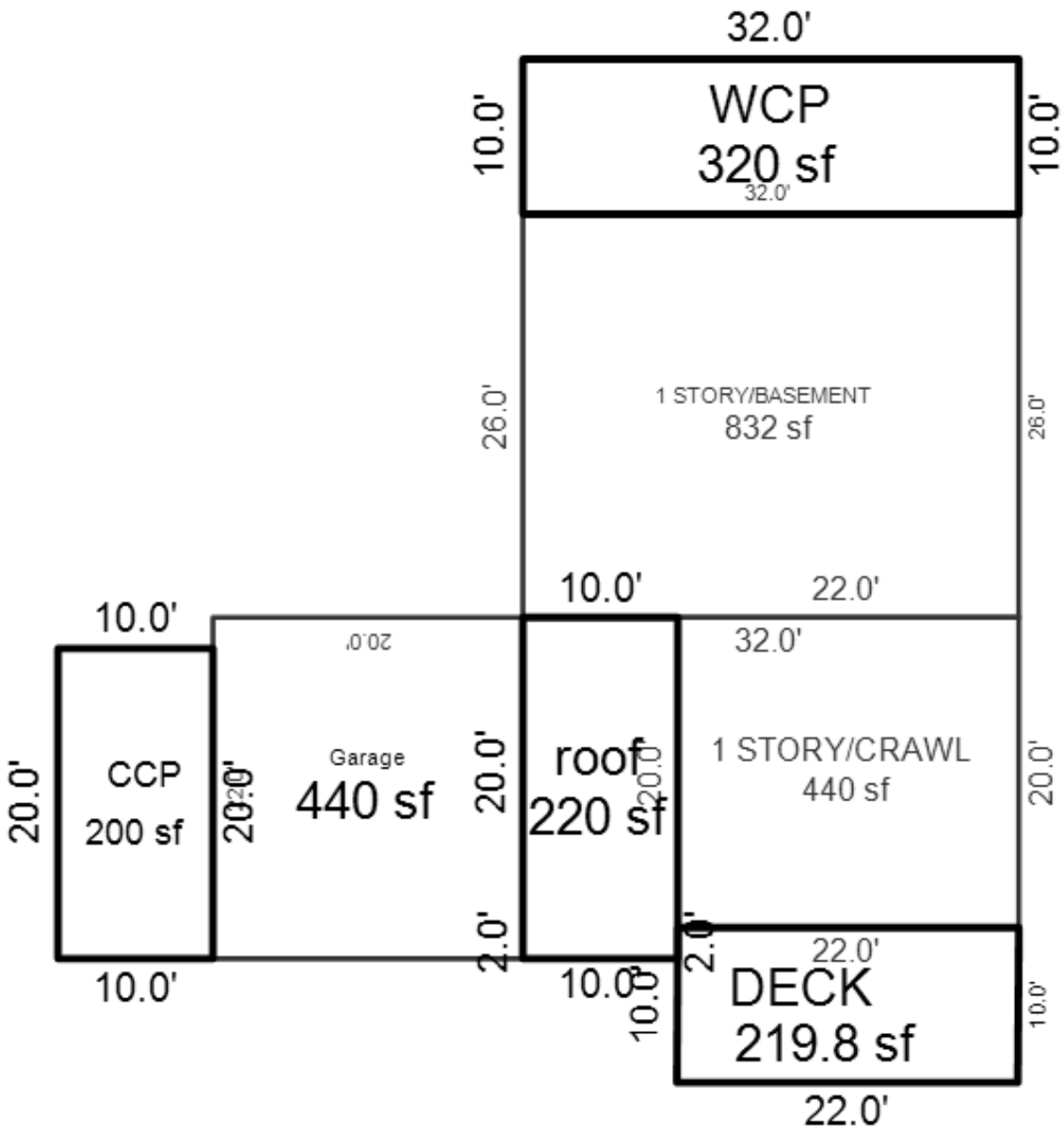
Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: 3.5 Concrete 6.07 720 50 2,185
 Total Estimated Land Improvements True Cash Value = 2,185



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	62,500	65,500			50,828C
2024	1,800	47,500	49,300			49,300S
2023	1,800	35,700	37,500		37,500A	26,259C
2022	1,000	28,800	29,800		29,800A	25,009C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	04/01/2000	WD	33-TO BE DETERMINED	335:1449	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
576 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST		SOLAR	05/12/2020	2020-0131	100%
Owner's Name/Address	P.R.E. 100% 05/04/1998		Pole Barn	03/02/2004	20040020	Complete
PIT JOSEPH & WILTFANG BETSY 576 S CRAPO STREET LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 117,630 TCV/TFA: 89.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				
				Description	Frontage	Depth	* Factors * Front Depth Rate %Adj. Reason	Value
. SEC 4 T22N R8W LOTS 3, 4 & 5 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K			3000 100	3,000
Comments/Influences		Gravel Road		<Site Value A> GROUP A 3K			3000 100	3,000
		Paved Road		<Site Value A> GROUP A 3K			3000 100	3,000
		Storm Sewer		198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =				9,000
		Sidewalk						

231-876-2662	X	Land Improvement Cost Estimates		Description			Rate	Size % Good	Cash Value
		Description							
		Water Sewer		Wood Frame		100	50	1,263	
		Electric		Metal Prefab		12.00	400 50	2,400	
		Gas		Total Estimated Land Improvements True Cash Value =					3,663
		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		2025	4,500	54,300	58,800			13,315C
Rolling		2024	2,700	41,500	44,200			12,915C
Low		2023	2,700	32,400	35,100			12,300C
High		2022	1,500	26,200	27,700			11,715C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



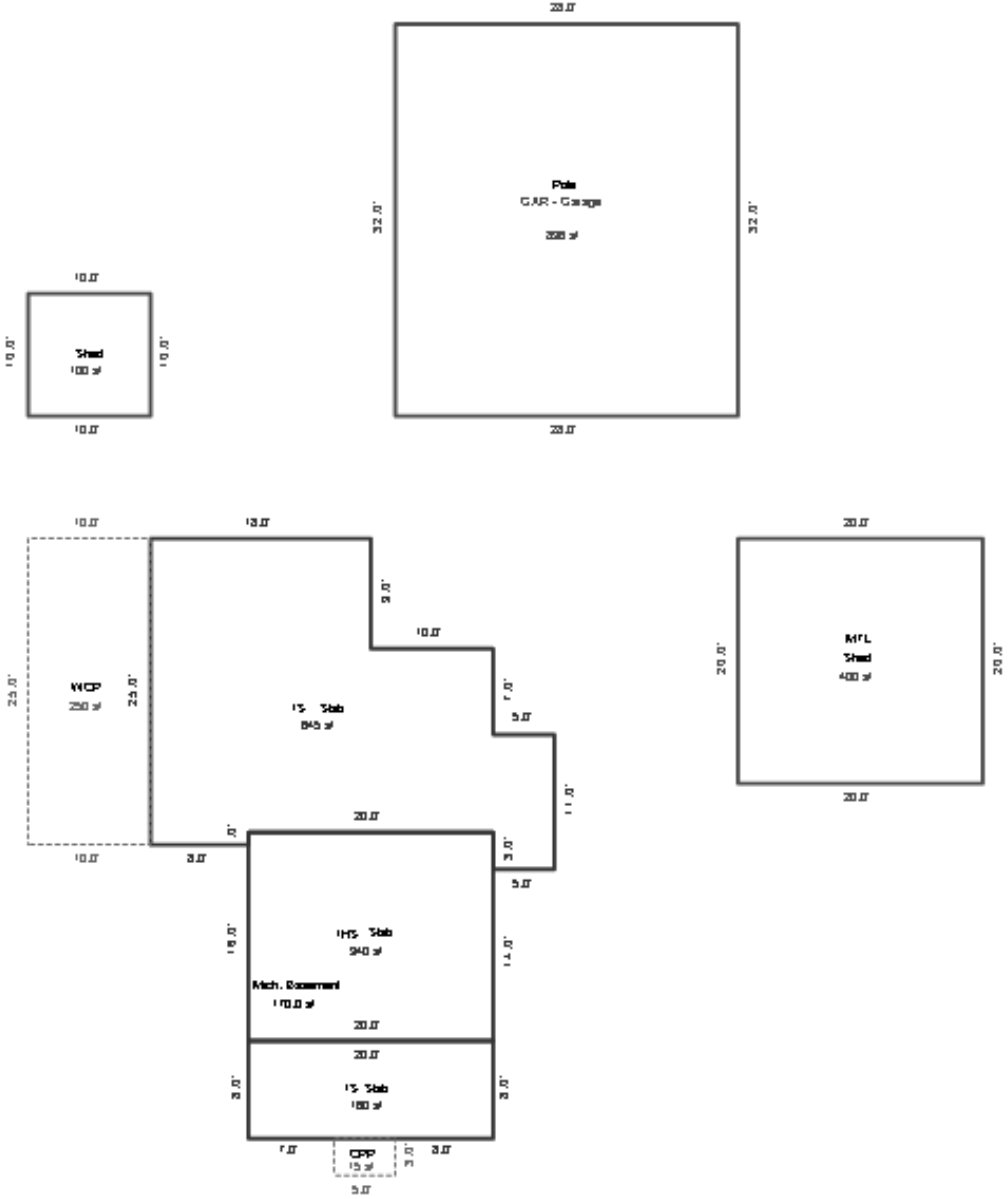
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Who	When	What	2025	2024	2023	2022
JWV	09/24/2020	INSPECTED	4,500	2,700	2,700	1,500
TPC	05/06/2018	INSPECTED	54,300	41,500	32,400	26,200
TPC	12/27/2017	INSPECTED	58,800	44,200	35,100	27,700

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 250	Type WCP (1 Story) 15 CPP			Year Built: 2004 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 896		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.25S		Trim & Decoration																
Yr Built 1900	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets																
Room List		Doors		Solid	X	H.C.												
	Basement 3 1st Floor 2 2nd Floor 3 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																
(2) Windows		X	Tile															
X	Many Avg. X Few	Large Avg. Small	Basement: 340 S.F. Crawl: 0 S.F. Slab: 805 S.F. Height to Joists: 0.0															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle Metal	(9) Basement Finish																
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																
		(10) Floor Support																
		Lump Sum Items:																
		(14) Water/Sewer																
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																
		Notes:																
		ECF (4017 JENNINGS) 0.900 => TCV:																
		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1145 SF Floor Area = 1315 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 Mich Bsmnt. 340 1 Story Siding Slab 645 1 Story Siding Slab 160 Total: 145,953 96,514 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 50 Feet 1 2,548 1,656 Porches Ceramic Tile Floor WCP (1 Story) 250 8,045 5,229 CPP 15 390 253 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 896 20,285 13,185 No Concrete Floor 896 -5,394 -3,506 Built-Ins Appliance Allow. 1 1,906 1,239 Local Cost Items GENERATOR 1 1 1 * SOLAR POWER SYSTEM 1 1 1 * Totals: 179,432 116,630			Cls CD Blt 1900													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EMORY MARY L & LUMBERT KE	EMORY BRIAN	0	12/01/2014	QC	09-FAMILY	2014-03966	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10131 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/16/2016					
EMORY BRIAN 10131 W WALNUT ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 24,880 TCV/TFA: 35.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 4 T22N R8W LOT 6 BLK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		Dirt Road							
			Gravel Road					3000 100	3,000	
Comments/Influences			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	19.53	192 50	1,875	
	X	Sewer	19.27	200 50	1,927	
		Electric	Total Estimated Land Improvements True Cash Value = 3,802			
		Gas				
	X	Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

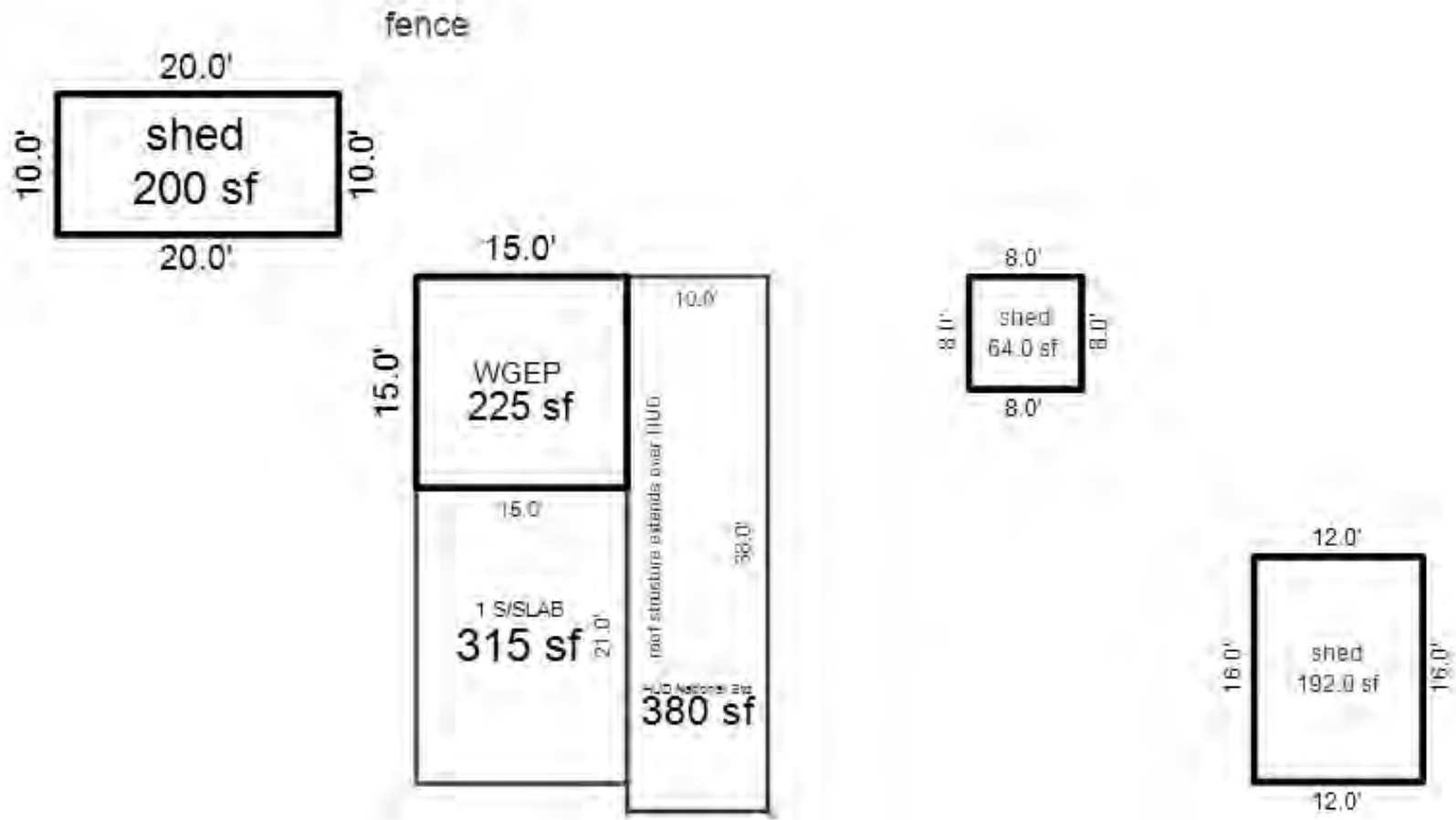
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	10,900	12,400			5,338C
Rolling	2024	900	9,600	10,500			5,178C
Low	2023	900	6,600	7,500			4,932C
High	2022	500	5,400	5,900			4,698C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	02/03/2012	INSPECTED

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		27,000	05/01/1996	WD	33-TO BE DETERMINED	303:580	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
593 S BALDWIN ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/07/1996					
	MAP #:					
	2025 Est TCV 137,182 TCV/TFA: 109.92					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
FOWLER ERIC A 593 BALDWIN LAKE CITY MI 49651			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			<Site Value A> GROUP A 3K				3000 100	3,000	
			<Site Value A> GROUP A 3K				3000 100	3,000	
	X		JENNINGS 40	132.00	158.00	0.7071 1.0000	40 100 2 LOTS	3,734	
			264 Actual Front Feet, 0.96 Total Acres Total Est. Land Value =					9,734	
			Land Improvement Cost Estimates						
	X		Description				Rate	Size % Good	Cash Value
			Fencing: Wd, Solid, 6 ft.				28.40	194 50	2,755
			Wood Frame				20.31	344 50	3,493
			Wood Frame				21.91	192 50	2,103
	X		Total Estimated Land Improvements True Cash Value =					8,351	

Taxpayer's Name/Address	X	Street Lights	Standard Utilities	Underground Utils.
FOWLER ERIC A 593 BALDWIN LAKE CITY MI 49651				
Tax Description	X			
. SEC 4 T22N R8W LOTS 7,8,9 & 10 BLOCK T MITCHELL BROS PLAT VILLAGE OF JENNINGS.				
Comments/Influences	X			
BASEMENT FLOODS				



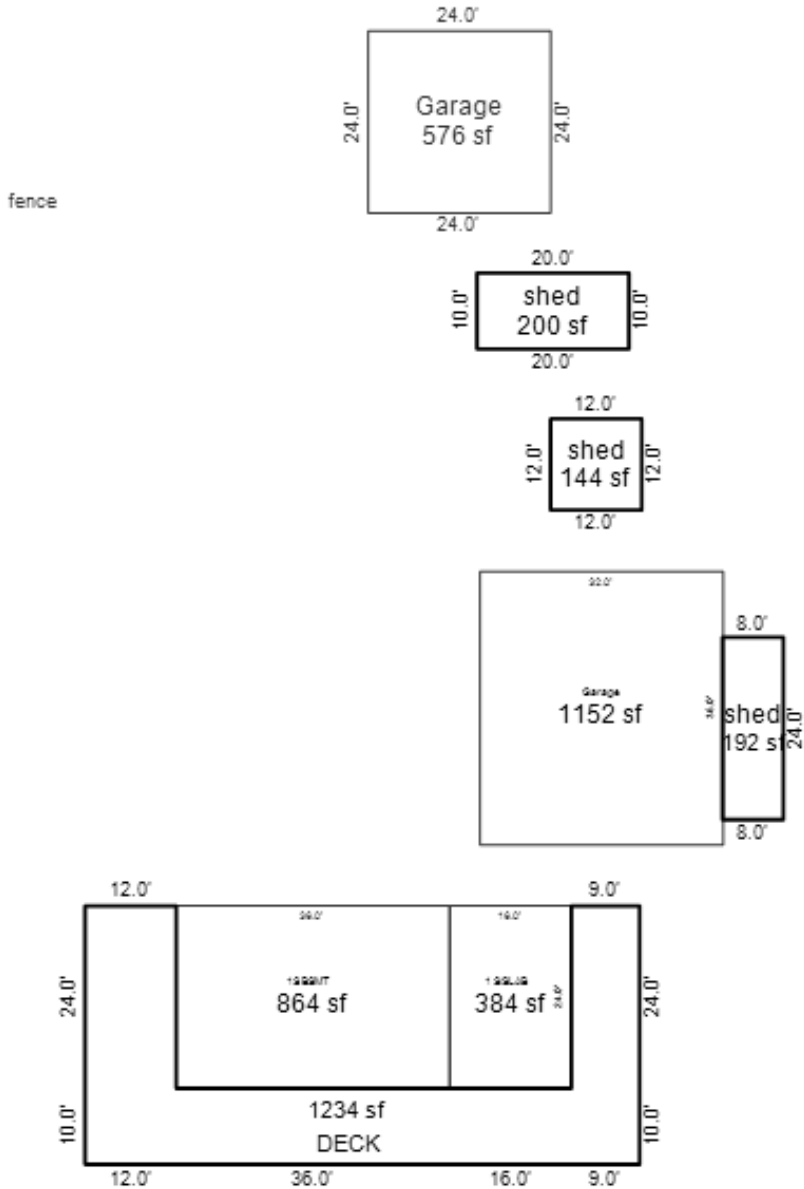
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,900	63,700	68,600			29,991C
Rolling	2024	3,300	56,700	60,000			29,090C
Low	2023	3,300	37,900	41,200			27,705C
High	2022	2,000	30,600	32,600			26,386C
Landscaped							
Swamp							
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 1234	Type Treated Wood	Year Built: 1985 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,248 Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097							
Condition: Average		Lg	X	Ord	Small				Floor Area: 1,248 Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097							
Room List		Doors	Solid	X	H.C.	(5) Floors			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097							
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(12) Electric			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
(1) Exterior		No./Qual. of Fixtures		100 Amps Service			No. of Elec. Outlets			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.		X	Ord.	Min	Many			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Average Fixture(s)			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
X	Many Avg. Few	X	Large Avg. Small	Basement: 864 S.F. Crawl: 0 S.F. Slab: 384 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			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
(3) Roof		(9) Basement Finish		X			1000 Gal Septic 2000 Gal Septic			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
X	Gable Hip Flat	Gambrel Mansard Shed	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 220,549 Total Depr Cost: 132,330 Estimated T.C.V: 119,097						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL THERESA L & ELLIS SU	LOCKARD JAMES & KENDRA	5	05/23/2023	QC	09-FAMILY	2023-01489	DEED	100.0
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
Owner's Name/Address	MAP #:					

LOCKARD JAMES & KENDRA 600 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 3,941					
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	* Factors *						Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
<Site Value A> GROUP A 3K					3000	100	3,000
66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000

Tax Description	X	Land Improvement Cost Estimates				Cash Value
Description		Rate	Size	% Good	Cash Value	

. SEC 4 T22N R8W LOT 1 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road				
Comments/Influences	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	1,500	500	2,000			1,443C
X Rolling	2024	900	500	1,400			1,400S
X Low	2023	900	0	900		900A	525C
X High	2022	500	0	500			500S

X Landscaped	Who	When	What				
X Swamp	TPC 12/27/2017	INSPECTED					
X Wooded	TPC 08/05/2013	INSPECTED					
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	1,500	500	2,000			1,443C
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	2024	900	500	1,400			1,400S
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	2023	900	0	900		900A	525C
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	2022	500	0	500			500S
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	Who	When	What				
	TPC 12/27/2017	INSPECTED					
	TPC 08/05/2013	INSPECTED					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL THERESA L & ELLIS SU	LOCKARD JAMES & KENDRA	5	05/23/2023	QC	09-FAMILY	2023-01489	DEED	100.0
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address: 600 S LACHANCE 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: LOCKARD JAMES & KENDRA
 600 S LACHANCE RD
 LAKE CITY MI 49651
 2025 Est TCV 18,320 TCV/TFA: 27.26

X Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road					3000	100		3,000
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description: . SEC 4 T22N R8W LOT 2 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Wood Frame	23.07	96	50	1,107
Total Estimated Land Improvements True Cash Value =					1,107

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	7,700	9,200			7,732C
Rolling	2024	900	6,600	7,500			7,500S
Low	2023	900	5,400	6,300			4,244C
High	2022	500	4,300	4,800			4,042C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

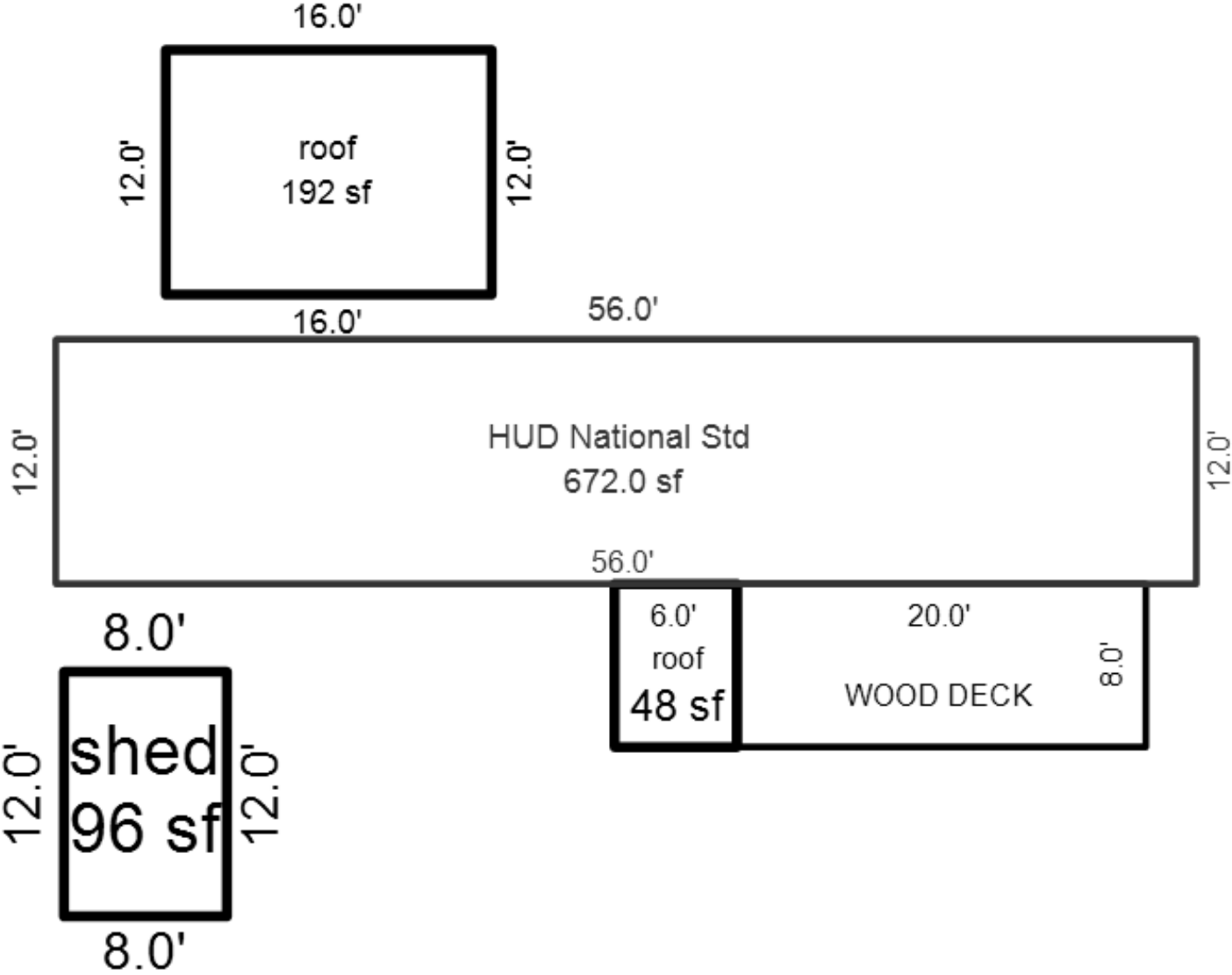


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						48 160 192	WGEP (1 Story) Treated Wood Roof Cover Onl											
Building Style: HUD			Drywall Paneled	Plaster Wood T&G		Trim & Decoration																	
Yr Built 1970	Remodeled 0		Ex	X	Ord		Min	Size of Closets															
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace			Class: Low Effec. Age: 45 Floor Area: Total Base New : 50,759 Total Depr Cost: 17,766 Estimated T.C.V: 14,213			E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:								
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Cls Low	Blt 1970									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			Building Areas										
(1) Exterior										X	Ex.		Ord.		Min	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			Main Home	Ribbed	Metal	672			
(2) Windows										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									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1000 Gal Septic Water Well, 50 Feet			Porches										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Foundation: Shallow										
(3) Roof				(9) Basement Finish			1			Deck			Treated Wood										
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well			w/Roof (Roof portion)										
X	Asphalt Shingle Metal	(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic			Notes:			Totals:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4017 JENNINGS) 0.800 => TCY:			50,759			17,766										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:
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HILL THERESA L & ELLIS SUNSHINE J/T 10022 W WALNUT STREET LAKE CITY MI 49651	2025 Est TCV 3,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 3K					3000	100		3,000
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66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	X	Street Lights	Standard Utilities	Underground Utils.
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. SEC 4 T22N R8W LOT 3 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.																
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Comments/Influences	Topography of Site
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	X Level
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	Rolling
--	---------

	Low
--	-----

	High
--	------

	Landscaped
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	Swamp
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	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	1,500	0	1,500			568C
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2024	900	0	900			551C
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2023	900	0	900			525C
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2022	500	0	500			500S
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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Missaukee, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

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

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

Owner's Name/Address: HILL THERESA L & ELLIS SUNSHINE J/T
 10022 W WALNUT STREET
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . SEC 4 T22N R8W LOT 4 BLK U MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:
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HILL THERESA L & ELLIS SUNSHINE J/T 10022 W WALNUT STREET LAKE CITY MI 49651	2025 Est TCV 3,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 3K					3000	100		3,000
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66 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	3,000
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Tax Description	X	Value
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SEC 4 T22N R8W LOT 5 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS.	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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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL RAYMOND H & THERESA	HILL THERESA L & ELLIS SU	0	07/01/2013	QC	21-NOT USED/OTHER	2013-02249 QD	DEED	0.0
HILL RAYMOND	HILL RAYMOND H & THERESA	0	04/20/2004	QC	21-NOT USED/OTHER	04-0/1664	DEED	0.0

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

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

Owner's Name/Address: HILL THERESA L & ELLIS SUNSHINE J/T
 10022 W WALNUT STREET
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . SEC 4 T22N R8W LOT 6 BLK U MITCHELL
 BROS PLAT VILLAGE OF JENNINGS.
 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
- 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	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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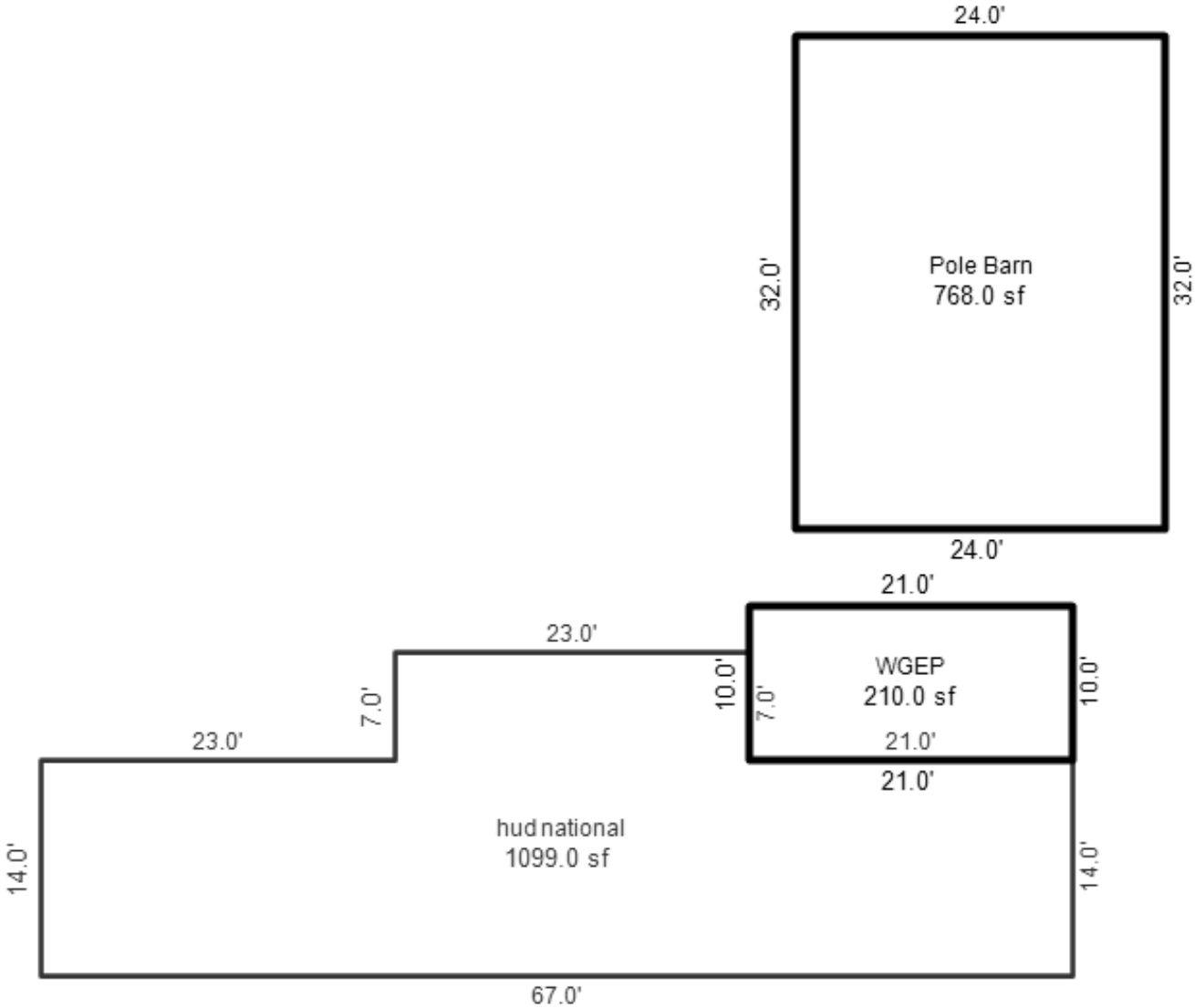
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GRAMES LORA & KEN	PLUGER TYLER	75,000	05/15/2023	WD	03-ARM'S LENGTH	2023-01303	PROPERTY TRANSFER	100.0				
FELDE KAY LYNN	GRAMES LORA & KEN	15,000	08/14/2020	QC	03-ARM'S LENGTH	2020-02641	DEED	100.0				
KINCH TIMOTHY & FELDE KAY	FELDE KAY LYNN	3,500	08/23/2018	QC	09-FAMILY	2018-02894	DEED	0.0				
KINCH TIMOTHY & FELDE KAY	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
581 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/16/2023										
Owner's Name/Address		MAP #:										
PLUGER TYLER 208 SIXTH ST CADILLAC MI 49601		2025 Est TCV 34,802 TCV/TFA: 31.87										
		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
		Public Improvements		* Factors * LOTS 7 & 8								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W LOTS 7 & 8 BLK U				<Site Value A> GROUP A 3K					3000	100		3,000
MITCHELL BROS PLAT VILLAGE OF JENNINGS.				<Site Value A> GROUP A 3K					3000	100		3,000
Comments/Influences				132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000								
												
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb									
		X	Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2025	3,000	14,400	17,400			14,434C		
		TPC 09/22/2022 INSPECTED		2024	1,800	12,200	14,000			14,000S		
		TPC 03/31/2021 INSPECTED		2023	1,800	9,300	11,100			8,925C		
		TPC 12/27/2017 INSPECTED		2022	1,000	7,500	8,500			8,500S		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 210	Type WGEP (1 Story)	Year Built: 1984 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	Bsmnt Garage:	Roof:	
	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: Average Effec. Age: 35 Floor Area: Total Base New : 102,869 Total Depr Cost: 36,002 Estimated T.C.V: 28,802		E.C.F. X 0.800		Cls Average Blt 1984	
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			
Condition: Average		Lg	X	Ord	Small	Doors			(12) Electric			Ground Area = 1092 SF Floor Area = 1092 SF.			
Room List		(5) Floors		Kitchen: Other: Other:			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas		
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Type			Ext. Walls		
(1) Exterior		(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			2			Main Home			Roof/Fnd. Comp.Shingle		
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			Ribbed			Size		
Insulation		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Ave.			Total:		
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			Few			60,193		
Many Avg. Few		Large Avg. Small		(14) Water/Sewer			X			Public Water			Depr. Cost		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney:		Public Sewer			X			Water Well			21,067		
Gable Hip Flat		Gambrel Mansard Shed		1000 Gal Septic			X			Porches			2,061		
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic			X			WGEP (1 Story)			3,010		
Notes: 1984 VENTURE MH		Lump Sum Items:		Ceramic Tile Floor			X			Foundation: Shallow			4,795		
ECF (4017 JENNINGS) 0.800 => TC		Base Cost		Vent Fan			X			Garages			1,678		
Totals:		768		20,221			X			Class: C Exterior: Pole (Unfinished)			7,077		
102,869		11,298		36,002			X			Base Cost			36,002		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON & BRYANT & OLSON &	KELLY ROBIN MARIE	61,500	08/24/2018	WD	16-LC PAYOFF	2018-03600	PROPERTY TRANSFER	0.0
OLSON MAURICE	KELLEY ROBIN	61,500	09/25/2015	LC	03-ARM'S LENGTH	2015-03243	PROPERTY TRANSFER	100.0
SHEMER WILLIAM & SHARON	OLSON MAURICE	1	06/15/2015	QC	21-NOT USED/OTHER	2015-02083	DEED	100.0
OLSON MAURICE W ETAL	SHEMER WILLIAM & SHARON	80,000	07/31/2008	LC	16-LC PAYOFF	2008/2645	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10056 W CEDAR ST	School: LAKE CITY AREA SCHOOL DIST		Addition	07/19/2005	20050231	Complete
	P.R.E. 100% 10/13/2015					

Owner's Name/Address	MAP #:	2025 Est TCV 111,302 TCV/TFA: 100.91
KELLY ROBIN MARIE 10056 W CEDAR ST LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
. SEC 4 T22N R8W LOTS 9 & 10 BLK U MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences			

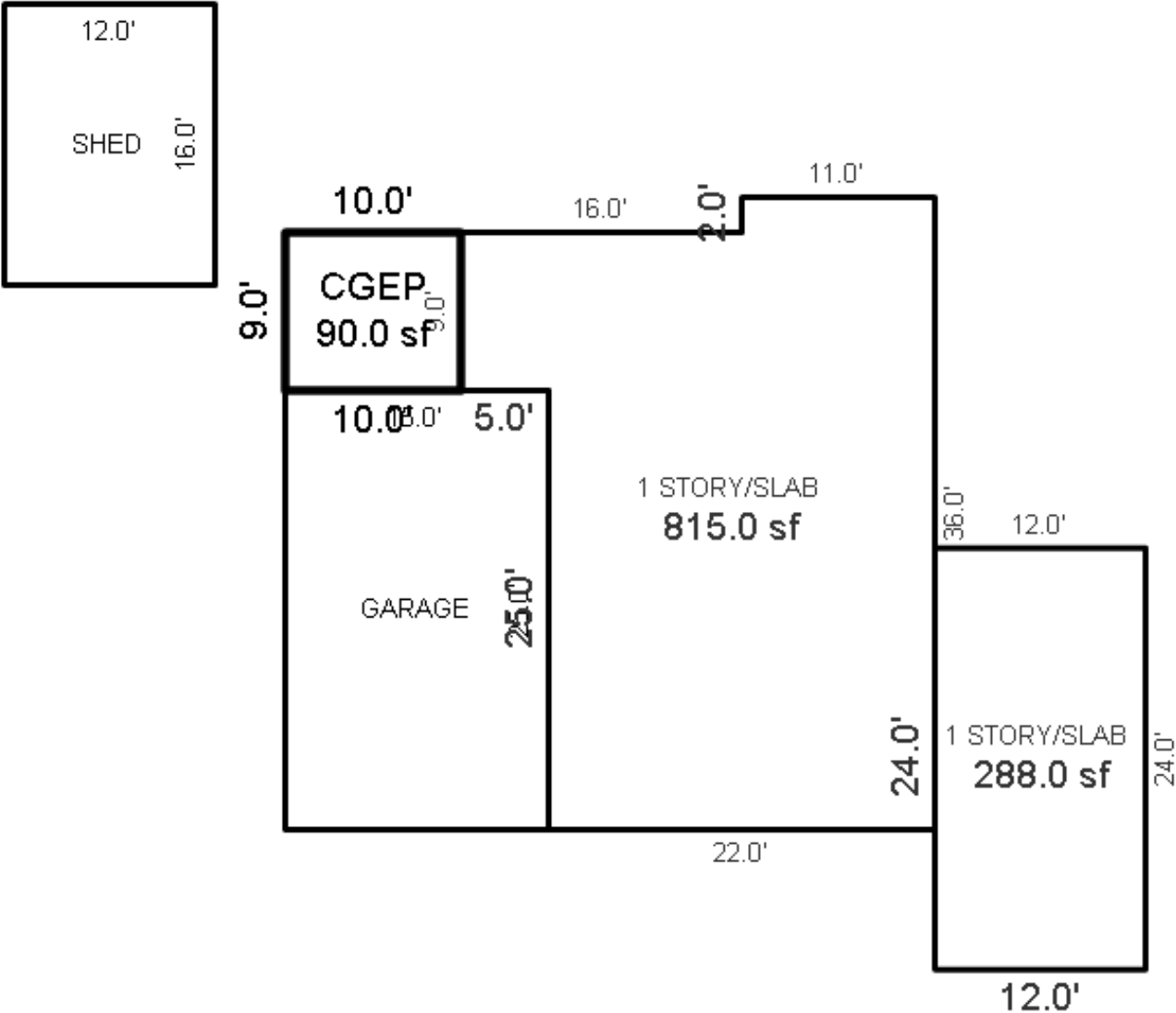
1S/SL FOR 04..REMOVE OLD MH HS OK BEG 04 W/CALEDONIA ADDRESS..SEE AFF. HOUSE DESTROYED BY EXPLOSION FOR 2005..GRG STILL INTACT BUT CHGN'D TO 25% GOOD.	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Dirt Road	<Site Value A> GROUP A 3K					3000	100		3,000	
		Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000	
	X	Paved Road	132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value =	6,000
		Storm Sewer	Land Improvement Cost Estimates									
		Sidewalk	Description									
		Water	Rate									
		Sewer	Size % Good									
	X	Electric	Cash Value									
		Gas	Fencing: Wd, Solid, 6 ft.									
		Curb	D/W/P: 3.5 Concrete									
	X	Street Lights	Wood Frame									
		Standard Utilities	Residential Local Cost Land Improvements									
		Underground Utils.	Description									
			Rate									
			Size % Good									
			Cash Value									
			LAND IMPROVE 1000									
			1,000.00									
			1 95									
			Total Estimated Land Improvements True Cash Value =									
			3,053									

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,000	52,700	55,700			25,588C
		TPC 12/27/2017 INSPECTED	2024	1,800	40,100	41,900			24,819C
		TPC 10/09/2015 INSPECTED	2023	1,800	30,900	32,700			23,638C
			2022	1,000	25,000	26,000			22,513C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPOTTS NOLAN & JACQUELINE	EMENHISER CASEY RENEE	0	09/11/2006	WD	21-NOT USED/OTHER	06-0/3351	DEED	100.0
		1,400	08/01/2002	WD	33-TO BE DETERMINED	02-0:3608	DEED	0.0

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

Owner's Name/Address	MAP #:					
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EMENHISER CASEY RENEE 10695 COLUMBIA HWY EATON RAPIDS MI 48827	2025 Est TCV 3,425					
--	--------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
--	----------	---	--------	--	--	--

	Public Improvements			* Factors *		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
66 Actual Front Feet, 0.24 Total Acres						Total Est. Land Value =		3,000

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
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. SEC 4 T22N R8W LOT 1 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Gravel Road	Description	Rate	Size % Good	Cash Value
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Comments/Influences		Paved Road	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value
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8X25 TT		Storm Sewer	Description	Rate	Size % Good	Cash Value
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		Sidewalk	TRAVEL TRAILER	1.00	500 85	425
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		Water	Total Estimated Land Improvements True Cash Value =				425
--	--	-------	---	--	--	--	-----

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2025	1,500	200	1,700		794C
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TPC 12/27/2017 INSPECTED			2024	900	200	1,100		771C
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			2023	900	200	1,100		735C
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			2022	500	200	700		700S
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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.
GREGORY MICHAEL R SR	GREGORY MICHAEL JR & SHAN	0	05/26/2022	QC	09-FAMILY	2022-01712	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
662 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/23/2022					
GREGORY MICHAEL JR & SHANNON	MAP #:					
662 S LACHANCE RD	2025 Est TCV 21,294 TCV/TFA: 22.37					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
	Public Improvements		* Factors *								
. SEC 4 T22N R8W LOT 2 & 3 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS. COMBINED FROM 009-382-003-00 ON 6-24-09	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000
		Paved Road	<Site Value A> GROUP A 3K					3000	100		3,000
Comments/Influences		Storm Sewer	132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									

Comb. on 06/24/2009 completed 06/24/2009 RAY ; Parent Parcel(s): 009-382-002-00, 009-382-003-00; Child Parcel(s): 009-382-002-00; -----



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Topography of Site	
X Level	
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	
Who	When
What	
TPC 04/30/2021	INSPECTED
TPC 12/27/2017	INSPECTED
TPC 09/10/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	3,000	7,600	10,600			4,966C
2024	1,800	6,500	8,300			4,817C
2023	1,800	5,000	6,800			4,588C
2022	1,000	4,100	5,100			4,370C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1978	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 2 Bedrooms	(5) Floors					(12) Electric									
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair		Blt 1978				
(2) Windows		No. of Elec. Outlets		Ex. X Ord. Min			(11) Heating System: Wall Furnace									
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			Ground Area = 952 SF Floor Area = 952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing			Building Areas									
X	(3) Roof	(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			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Main Home Ribbed Metal 952			Total:		47,587		16,655	
X	Asphalt Shingle Metal	(9) Basement Finish		1			Other Additions/Adjustments									
X	Chimney:	(10) Floor Support		1			Water/Sewer									
		Joists: Unsupported Len: Cntr.Sup:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
				Lump Sum Items:			Notes: ECF (4017 JENNINGS) 0.800 => TCV:							15,294		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOUT & COMPANY LLC	AMERICAN TOWERS LLC	930,000	12/22/2021	WD	03-ARM'S LENGTH	2022-00410	PROPERTY TRANSFER	100.0
STOUT & COMPANY LLC	SUMIT DIGITAL INC	0	10/12/2019	OTH	33-TO BE DETERMINED	2019-03323	DEED	0.0
HILL PAMELA J TRUST	STOUT & COMPANY LLC	0	05/07/2018	WD	03-ARM'S LENGTH	2018-01583	PROPERTY TRANSFER	100.0
HILL PAMELA J LIVING TRUS	STOUT & COMPANY LLC	8,000	04/06/2018	WD	03-ARM'S LENGTH	2018-01350	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10023 W CEDAR ST	School: LAKE CITY AREA SCHOOL DIST		Commercial	01/17/2019	2019-0012	100%
	P.R.E. 0%		Commercial	02/16/2017	2017-0032	100%

Owner's Name/Address	MAP #:
AMERICAN TOWERS LLC PROPERTY TAX PO BOX 723597 ATLANTA GA 31139	2025 Est TCV 402,563 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																				
SEC 4 T22N R8W (*2004) LOTS 4 & 5 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X		<p>* Factors * LOTS 4 & 5</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFO FOR SIZE 0</td> <td>66.00</td> <td>158.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>INFO FOR SIZE 0</td> <td>66.00</td> <td>158.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL <2A M/L</td> <td></td> <td></td> <td>0.48 Acres</td> <td></td> <td>18000</td> <td>100</td> <td></td> <td>8,622</td> </tr> </tbody> </table> <p>* denotes lines that do not contribute to the total acreage calculation. 132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 8,622</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0	INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0	COMMERCIAL <2A M/L			0.48 Acres		18000	100		8,622
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0																															
INFO FOR SIZE 0	66.00	158.00	1.0000	0.0000	0	100*		0																															
COMMERCIAL <2A M/L			0.48 Acres		18000	100		8,622																															

Comments/Influences	X	Land Improvement Cost Estimates															
12X60 MH FIRE LOSS FOR 97 04 SPLIT LOT 7 TO 382-007-00 FOR 05	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>8.24</td> <td>100</td> <td>50</td> <td>412</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>412</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.24	100	50	412	Total Estimated Land Improvements True Cash Value =				412
Description	Rate	Size	% Good	Cash Value													
D/W/P: 4in Ren. Conc.	8.24	100	50	412													
Total Estimated Land Improvements True Cash Value =				412													

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,300	197,000	201,300			117,531C
2024	1,800	190,900	192,700			113,998C
2023	1,800	129,800	131,600			108,570C
2022	1,000	102,400	103,400			103,400S

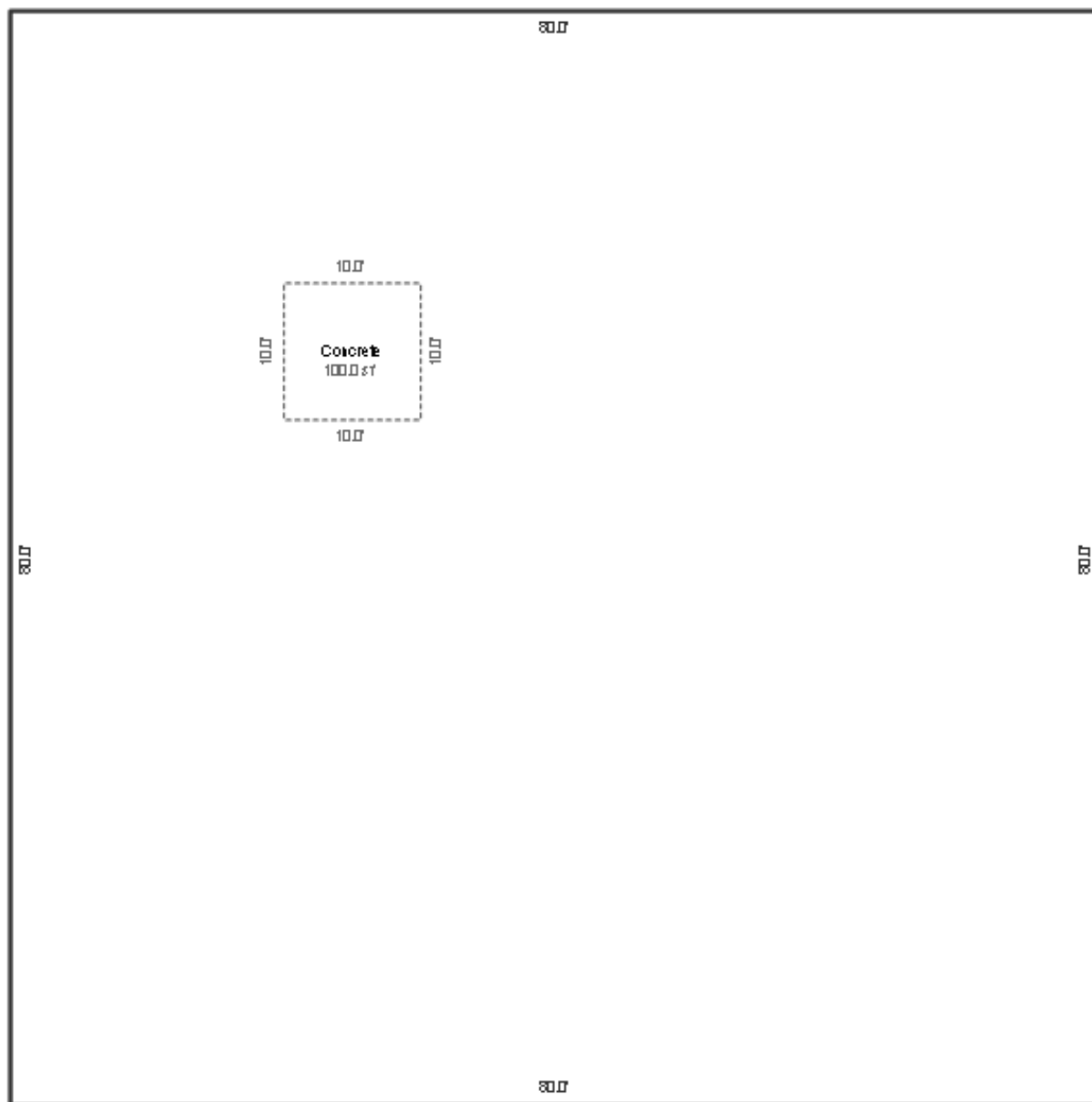
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building	
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat:
Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average
Overall Bldg Height	
Comments:	

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 195'	263714.29	1	1.00	100	263,714
/CI16/YARI/CHALF/06'/29	22.25	302	1.00	100	6,720
/CI16/YARI/CHALF/06'/GATW15	1196.86	1	1.00	100	1,197
/CI16/YARI/CHALF/06'/GATW3	439.52	1	1.00	100	440
/CI16/YARI/CHALF/06'/3	3.79	320	1.00	100	1,213
ECF (201A GENERAL COMMERCIAL)	1.440 => TCV of Bldg:	1	=		393,529

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

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



Wire Mesh Fencing
302.0' Long
15.0' Gate
3.0' Gate
6.0' High
3-Strand Barb Wire - 320.0' Long

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J LIVING TRUS	FOWLER ERIC ALAN	3,000	03/23/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00966	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
EISING SHIRLEY A LE	HILL ROBERT & PAM	1,500	03/03/2005	QC	19-MULTI PARCEL ARM'S LE	05-0/779	DEED	100.0

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

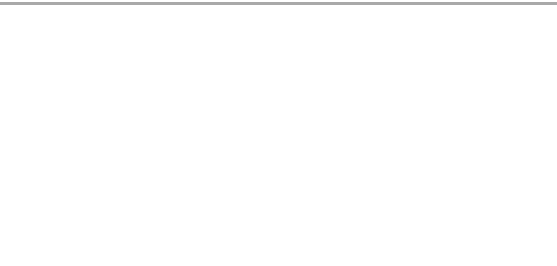
School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: FOWLER ERIC ALAN
 593 BALDWIN ST
 LAKE CITY MI 49651
 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: SEC 4 T22N R8W LOT 6 BLK V MITCHELL BROS
 PLAT VILLAGE OF JENNINGS.
 Comments/Influences: X Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 X Electric
 Gas
 Curb
 X Street Lights
 Standard Utilities
 Underground Utils.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

Who When What
 TPC 05/06/2018 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.
HILL PAMELA J LIVING TRUS	FOWLER ERIC ALAN	3,000	03/23/2021	QC	19-MULTI PARCEL ARM'S LE	2021-00966	DEED	100.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
EISING, SHIRLEY A LE	HILL ROBERT & PAM	1,500	03/03/2005	QC	20-MULTI PARCEL SALE REF	05-0/779	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2025 Est TCV 3,000		
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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SEC 4 T22N R8W (3*2004) LOT 7 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer					3000	100		3,000
--	---	---	--	--	--	--	------	-----	--	-------

Comments/Influences	X	Electric Gas Curb								
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04 SPLIT FROM 382-004-00 FOR 05	X	Street Lights Standard Utilities Underground Utils.								
---------------------------------	---	---	--	--	--	--	--	--	--	--

Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 6,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. SEC 4 T22N R8W LOTS 8 & 10 BLK V MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences		Public Improvements		* Factors *		LOT #8&10						
NOT CONTIGIOUS LOTS		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A>	GROUP A 3K				3000	100		3,000
		Paved Road		<Site Value A>	GROUP A 3K				3000	100		3,000
		Storm Sewer		132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =		6,000		
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	3,000	0	3,000		1,136C		
		TPC 12/27/2017 INSPECTED			2024	1,800	0	1,800		1,102C		
		TPC 08/05/2015 INSPECTED			2023	1,800	0	1,800		1,050C		
					2022	1,000	0	1,000		1,000S		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL SHARRON K	BALDWIN TIMOTHY EARL	18,000	09/27/2007	QC	03-ARM'S LENGTH	2007/3472	DEED	100.0
HILL LEWIS H (HUSBAND OF	HILL SHARRON K (MW)	0	08/03/2007	QC	21-NOT USED/OTHER	2007/2829	DEED	0.0
HILL SANDRA D & HESS EDWA	HILL LEWIS H & SHARRON K	1	02/22/2004	QC	21-NOT USED/OTHER	04-0/0655	DEED	100.0

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

Owner's Name/Address	MAP #:
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BALDWIN TIMOTHY EARL 8085 CONSTITUTION BLVD CADILLAC MI 49601	2025 Est TCV 20,531 TCV/TFA: 21.57
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X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

		<Site Value A> GROUP A 3K					3000	100		3,000
		66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000

Tax Description
. SEC 4 T22N R8W LOT 9 BLK V MITCHELL
BROS PLAT VILLAGE OF JENNINGS.
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
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



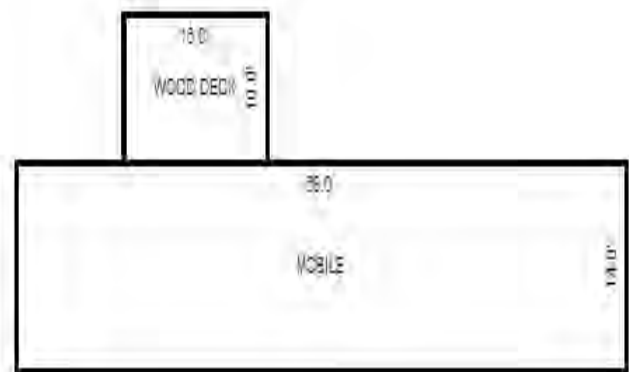
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	8,800	10,300			4,716C
2024	900	7,400	8,300			4,575C
2023	900	5,700	6,600			4,358C
2022	500	4,600	5,100			4,151C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump														
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		100 Amps Service														
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair			Blt 1981					
				Ex. Ord. X Min			(11) Heating System: Wall Furnace											
				No. of Elec. Outlets			Ground Area = 952 SF Floor Area = 952 SF.											
				Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35											
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas											
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Built-Ins Appliance Allow.			Main Home Ribbed Metal 952			Total:			47,587 16,655					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Other Additions/Adjustments											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing											
X	Gable Hip X 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			Average Fixture(s) 1 164 1 846 296											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer											
Chimney:		Joists: Unsupported Len: Cntr.Sup:					1000 Gal Septic 2000 Gal Septic											
Notes: 1981 MARLETE MH															ECF (4017 JENNINGS) 0.800 => TCV:		17,531	

*** 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: S CRAPO ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 9,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements	Description	Frontage	Depth	* Factors *	LOTS 1, 2, &3	Value
				Rate %Adj. Reason		
X	Dirt Road			3000 100		3,000
X	Gravel Road			3000 100		3,000
X	Paved Road			3000 100		3,000
	Storm Sewer	198 Actual Front Feet, 0.72 Total Acres			Total Est. Land Value =	9,000
	Sidewalk					
	Water					
	Sewer					
X	Electric					
	Gas					
	Curb					
X	Street Lights					
	Standard Utilities					
	Underground Utils.					

Tax Description: . SEC 4 T22N R8W LOTS 1, 2 & 3 BLK W
 MITCHELL BROS PLAT VILLAGE OF JENNINGS.
 Comments/Influences:



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	4,500	0	4,500			1,704C
2024	2,700	0	2,700			1,653C
2023	2,700	0	2,700			1,575C
2022	1,500	0	1,500			1,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
EISING S & ANDERSON K & E	JENNINGS COMMUNITY CHURCH	86,000	09/25/2015	PTA	03-ARM'S LENGTH	2015-03240	PROPERTY TRANSFER	100.0					
EISING SHIRLEY A	EISING SHIRLEY ANN & ANDE	0	08/13/2015	QC	09-FAMILY	2015-02728	PROPERTY TRANSFER	0.0					
CINCO (HW) & ANDERSON (H/	EISING SHIRLEY (SW)	0	01/24/2008	QC	21-NOT USED/OTHER	2008/361	DEED	100.0					
EISING SHIRLEY A	CINCO TRACY & ANDERSON KI	0	07/30/2007	QC	21-NOT USED/OTHER	2007/2893	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
JENNINGS COMMUNITY CHURCH 696 S LACHANCE RD Lake City MI 49651		MAP #:											
		2025 Est TCV 0 TCV/TFA: 0.00											
		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				<Site Value A>	GROUP A	3K			3000	100		3,000	
				66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	3,000			
				Land Improvement Cost Estimates									
				Description					Rate	Size	% Good	Cash Value	
				D/W/P: 3.5 Concrete					5.70	528	0	0	
				Residential Local Cost Land Improvements									
				Description					Rate	Size	% Good	Cash Value	
				LAND IMPROVE 1000					1,000.00	1	95	950	
				Total Estimated Land Improvements True Cash Value =					950				
				Topography of Site									
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	Taxable Value
		Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT					EXEMPT
		TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT					EXEMPT
		TPC 10/20/2015	INSPECTED		2023	0	0	0					0
		TPC 09/25/2012	INSPECTED		2022	0	0	0					0

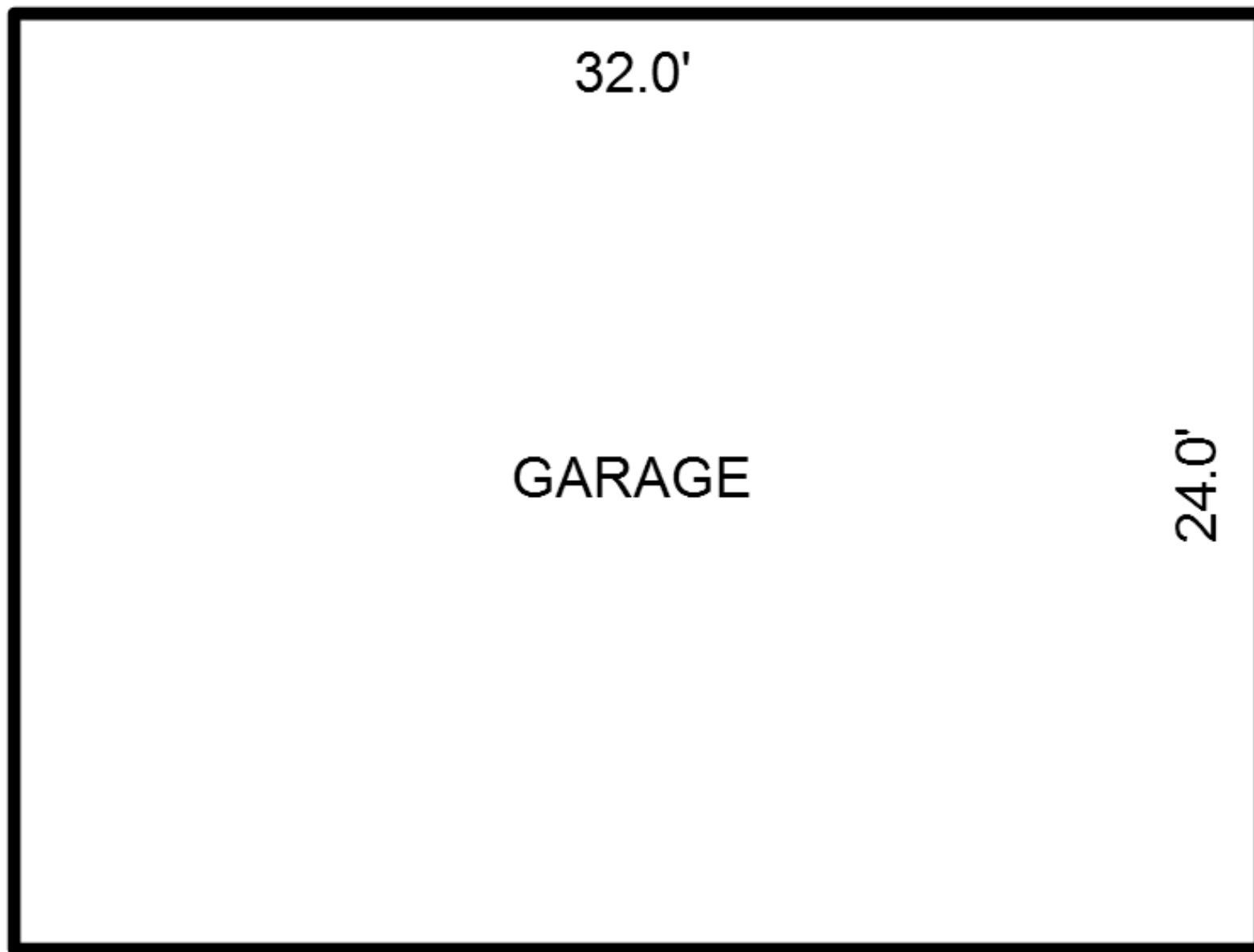


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.900	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: 30 Floor Area: 0 Total Base New : 24,015 Total Depr Cost: 16,810 Estimated T.C.V: 15,129
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1977		
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=70/100/100/100/70				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 1977	Remodeled 1986	Doors Solid H.C.		(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		768 24,015 16,810				
Room List		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Notes:		Totals: 24,015 16,810				
Basement 1st Floor 2nd Floor Bedrooms		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					ECF (4017 JENNINGS) 0.900 => TCv:		15,129				
(1) Exterior		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Wood/Shingle Aluminum/Vinyl Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat															
Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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



*** 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 S& ANDERSON K & EI	JENNINGS COMMUNITY CHURCH	86,000	09/25/2015	WD	03-ARM'S LENGTH	2015-03240	PROPERTY TRANSFER	100.0							
EISING SHIRLEY A	EISING SHIRLEY ANN & ANDE	0	08/13/2015	QC	09-FAMILY	2015-02728	PROPERTY TRANSFER	0.0							
CINCO (HW) & ANDERSON (H/	EISING SHIRLEY (SW)	0	01/24/2008	QC	21-NOT USED/OTHER	2008/361	DEED	100.0							
EISING SHIRLEY A	CINCO TRACY & ANDERSON KI	0	07/30/2007	QC	21-NOT USED/OTHER	2007/2893	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status							
638 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST			REPAIR	08/07/2012	2012-0368	100%							
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 0 TCV/TFA: 0.00									
JENNINGS COMMUNITY CHURCH 696 S LACHANCE RD Lake City MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS											
Tax Description		Public Improvements		* Factors *											
. SEC 4 T22N R8W LOT 5 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
Comments/Influences		X		<Site Value A> GROUP A 3K					3000	100		3,000			
USED AS PARSONAGE STATEMENT SALE ATTACHM 10/22/2015 RECEIVED USED AS PARSONAGE LETTER FROM KARL REWA PASTOR 231-775-598-5989. -TIM		X		66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value =					3,000						
		X		Land Improvement Cost Estimates											
		X		Description	Rate	Size	% Good	Cash Value							
		X		D/W/P: 3.5 Concrete	6.07	108	71	466							
		X		Total Estimated Land Improvements True Cash Value = 466											
		X		Topography of Site											
		X		Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
		TPC 04/30/2021 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT					
		TPC 12/27/2017 INSPECTED		2023	0	0	0			0					
		TPC 10/20/2015 INSPECTED		2022	0	0	0			0					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			49	CGEP (1 Story)			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 2,144 Total Base New : 245,552 Total Depr Cost: 159,607 Estimated T.C.V: 143,646						
Yr Built 1969	Remodeled 1986	Size of Closets		Lg X Ord Small			200 Amps Service			E.C.F. X 0.900			Bsmnt Garage:			
Condition: Average		Doors		Solid X H.C.			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1568 SF Floor Area = 2144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1969			
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
5	Basement	Kitchens		Ex. X Ord. Min			No. of Elec. Outlets			1.5 Story Siding Basement 1,152						
2	1st Floor	Other:		Many X Ave. Few			(13) Plumbing			1 Story Siding Crawl Space 416						
	2nd Floor	Other:		1 Average Fixture(s)			1			Total: 227,213 147,688						
	Bedrooms	Other:		1 3 Fixture Bath			1			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		2 Fixture Bath			1			Basement, Outside Entrance, Below Grade			1 2,130 1,384			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Softener, Auto			1			Plumbing						
	Insulation	X Drywall		Softener, Manual			1			Average Fixture(s)			1 1,212 788			
(2) Windows		(7) Excavation		No Plumbing			1			Water/Sewer						
X	Many Avg. X Avg. Few Small	Basement: 1152 S.F. Crawl: 416 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet			1			1000 Gal Septic			1 4,485 2,915			
X	Wood Sash	(8) Basement		Extra Sink			1			Water Well, 50 Feet			1 2,548 1,656			
X	Metal Sash	8 Conc. Block Poured Conc. Stone		Separate Shower			1			Porches						
X	Vinyl Sash	Treated Wood		Ceramic Tile Floor			1			CGEP (1 Story)			49 4,056 2,636			
X	Double Hung	X Concrete Floor		Ceramic Tile Wains			1			CPP			16 416 270			
X	Horiz. Slide Casement	(9) Basement Finish		Ceramic Tub Alcove			1			Built-Ins						
X	Double Glass	Recreation SF Living SF		Vent Fan			1			Appliance Allow.			1 1,906 1,239			
X	Patio Doors	Walkout Doors (B) No Floor SF		(14) Water/Sewer			1			Deck						
X	Storms & Screens	Walkout Doors (A)		Public Water			1			w/Roof (Roof portion)			96 1,586 1,031			
(3) Roof		(10) Floor Support		Public Sewer			1			Totals: 245,552 159,607						
X	Gable	Joists: Unsupported Len: Cntr.Sup:		Water Well			1			Notes:						
X	Hip			1000 Gal Septic			1			ECF (4017 JENNINGS) 0.900 => TCV: 143,646						
X	Flat			2000 Gal Septic			1									
X	Asphalt Shingle			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					
S BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 8,827							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4103.4103 JENNINGS									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		Dirt Road		JENNINGS 40		330.00 158.00 0.6687 1.0000		40 100		8,827					
. SEC 4 T22N R8W LOTS 6, 7, 8, 9 & 10 BLK W MITCHELL BROS PLAT VILLAGE OF JENNINGS.		X Gravel Road		JENNINGS 40		0.00 158.00 0.6687 1.0000		40 100		0					
Comments/Influences		X Paved Road		330 Actual Front Feet, 1.20 Total Acres		Total Est. Land Value =				8,827					
		X Storm Sewer													
		X Sidewalk													
		X Water Sewer													
		X Electric													
		X Gas													
		X Curb													
		X Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
								2025		4,400	0	4,400			2,728C
		TPC 04/30/2021		INSPECTED				2024		3,600	0	3,600			2,646C
		TPC 12/27/2017		INSPECTED				2023		3,600	0	3,600			2,520C
		TPC 11/02/2015		INSPECTED				2022		2,400	0	2,400			2,400S



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	MAP #:					
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	2025 Est TCV 14,846					
--	---------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

JENNINGS 40	330.00	158.00	0.5623	1.0000	40	100	7,423
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JENNINGS 40	330.00	158.00	0.5623	1.0000	40	100	7,423
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660 Actual Front Feet, 2.39 Total Acres							Total Est. Land Value =	14,846
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Tax Description	X	Dirt Road					
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. SEC 4 T22N R8W ENTIRE BLK X MITCHELL BROS PLAT VILLAGE OF JENNINGS.	X	Gravel Road					
--	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

	X	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
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	X	2025	7,400	0	7,400			5,341C
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	X	2024	7,100	0	7,100			5,181C
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	X	2023	7,100	0	7,100			4,935C
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	X	2022	4,700	0	4,700			4,700S
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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-VACAN		Zoning:		Building Permit(s)		Date	Number	Status						
S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 6,108								
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table 4103.4103 JENNINGS									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value										
Tax Description		Dirt Road		JENNINGS 40		158.00 330.00 0.8039 1.2022		40 100		6,108						
. SEC 4 T22N R8W ENTIRE BLK Y MITCHELL BROS PLAT VILLAGE OF JENNINGS.		X Gravel Road		158 Actual Front Feet, 1.20 Total Acres		Total Est. Land Value =		6,108								
Comments/Influences		X Paved Road		X Storm Sewer		X Sidewalk		X Water Sewer								
		X Electric		X Gas		X Curb		X Street Lights								
		Standard Utilities		Underground Utils.		Topography of Site										
		Level		X Rolling		Low		High								
		Landscaped		X Swamp		Wooded		Pond								
		Waterfront		Ravine		Wetland		Flood Plain								
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value				
		Who		When		What		2025		3,100		0	3,100			2,728C
		TPC 04/30/2021		INSPECTED		2024		3,600		0		3,600			2,646C	
		TPC 12/27/2017		INSPECTED		2023		3,600		0		3,600			2,520C	
		TPC 11/02/2015		INSPECTED		2022		2,400		0		2,400			2,400S	



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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 CRAPO ST		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%		MAP #:										
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		2025 Est TCV 6,000												
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS									
. SEC 4 T22N R8W LOTS 6 & 7 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 10/30/2019 TO 009-386-008-00 FORMERLY . SEC 4 T22N R8W LOTS 6, 7 & 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS.		Public Improvements				* Factors *		2LOTS						
Comments/Influences		Dirt Road				Description		Frontage		Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ; Parent Parcel(s): 009-386-006-00; Child Parcel(s): 009-386-008-00;		Gravel Road				<Site Value A> GROUP A 3K		3000		100			3,000	
-----		Paved Road				<Site Value A> GROUP A 3K		3000		100			3,000	
Topography of Site		Storm Sewer				132 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =				6,000		
Level		Sidewalk												
X Rolling		Water												
Low		Sewer												
High		Electric												
Landscaped		Gas												
Swamp		Curb												
X Wooded		Street Lights												
Pond		Standard Utilities												
Waterfront		Underground Util.												
Ravine														
Wetland														
Flood Plain														
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	3,000	0	3,000	1,136C					
		TPC 05/06/2018	INSPECTED		2024	1,800	0	1,800	1,102C					
		TPC 12/27/2017	INSPECTED		2023	1,800	0	1,800	1,050C					
		TPC 05/11/2015	INSPECTED		2022	1,000	0	1,000	1,000S					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	CARPENTER DOUGLAS & CHRIS	4,300	10/30/2019	WD	32-SPLIT VACANT	2019-03410	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	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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CARPENTER DOUGLAS & CHRISTA 355 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 3,000					
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value A> GROUP A 3K					3000 100		3,000
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66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000
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Tax Description .SEC 4 T22N R8W LOT 8 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS. SPLIT ON 11/08/2019 FROM 009-386-006-00; Comments/Influences	X	Dirt Road	X	Electric	Street Lights	Standard Utilities	Underground Utils.
--	---	-----------	---	----------	---------------	--------------------	--------------------

Split/Comb. on 11/08/2019 completed 11/08/2019 TIM ; Parent Parcel(s): 009-386-006-00; Child Parcel(s): 009-386-008-00; -----	X	Gravel Road	X	Gas	Curb	Flood Plain
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Topography of Site	X	Level	X	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2025	1,500	0	1,500			568C
--	--	--	------	-------	---	-------	--	--	------

			2024	900	0	900			551C
--	--	--	------	-----	---	-----	--	--	------

			2023	900	0	900			525C
--	--	--	------	-----	---	-----	--	--	------

			2022	500	0	500			500S
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TPC 05/06/2018 INSPECTED									
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARPENTER DOUGLAS II	CARPENTER DOUGLAS II & CH	1	07/11/2019	QC	09-FAMILY	2019-02117	DEED	0.0
GREEN TREE SERVICING LLC	CARPENTER DOUGLAS II & DO	30,000	10/18/2007	WD	21-NOT USED/OTHER	2007/3727	DEED	100.0
PETERSON CLIFFORD & SALLY	GREEN TREE SERVICING LLC	0	01/10/2007	QC	21-NOT USED/OTHER	2007/146	DEED	0.0
		3,595	04/01/1999	WD	33-TO BE DETERMINED	327:100	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
355 S CRAPO ST			VIOLATION LETTER	12/13/2019	2019-9997	100%

Owner's Name/Address	MAP #:
CARPENTER DOUGLAS II & CHRISTA 355 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 63,933 TCV/TFA: 67.16

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
. SEC 4 T22N R8W LOTS 9 & 10 BLK Z MITCHELL BROS PLAT VILLAGE OF JENNINGS. Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Paved Road	132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								6,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Wood Frame		22.25	448	100	9,968
X Wood Frame		24.64	192	50	2,365
Total Estimated Land Improvements True Cash Value =					12,333

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



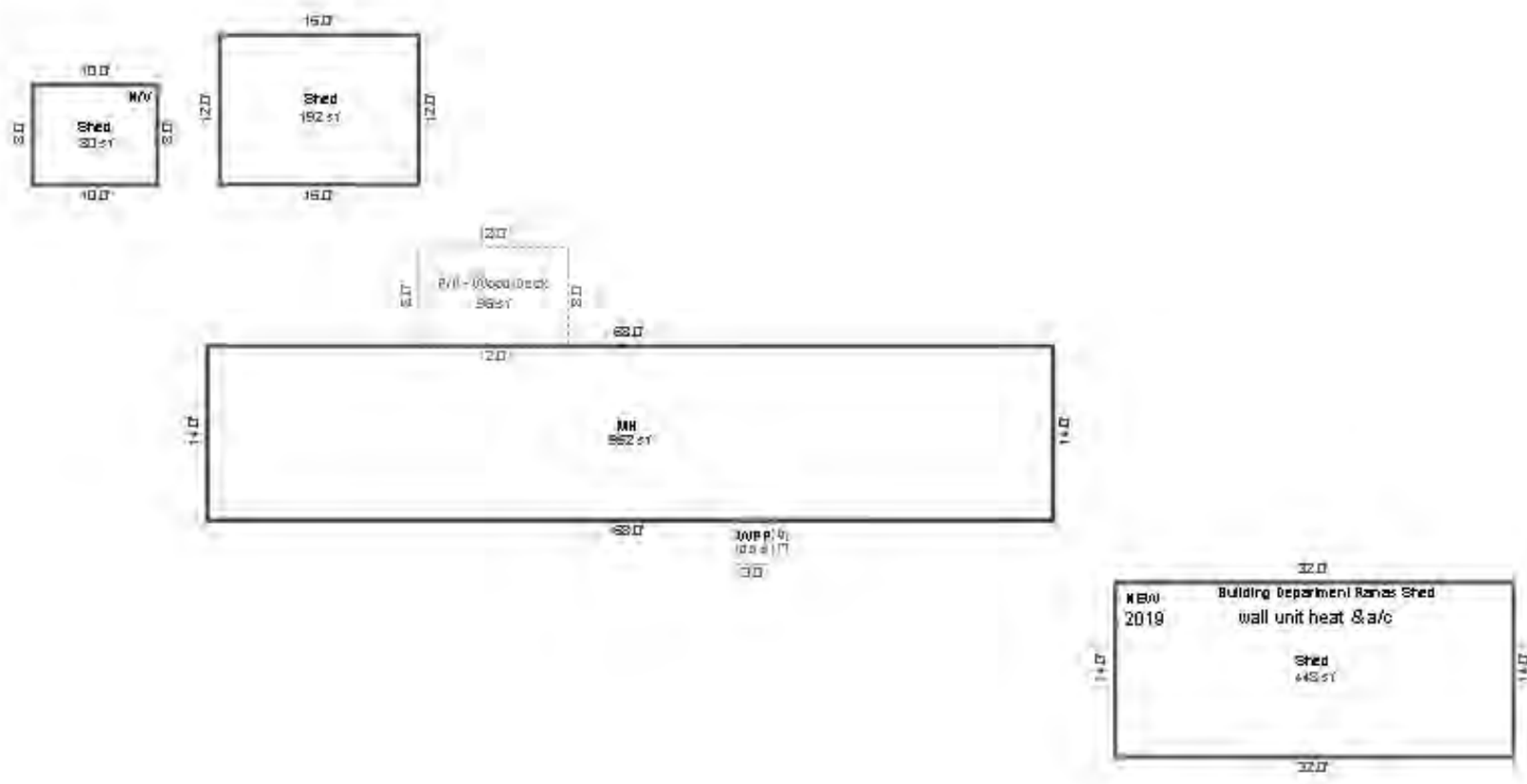
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	29,000	32,000			20,573C
2024	1,800	25,600	27,400			19,955C
2023	1,800	20,600	22,400			19,005C
2022	1,000	17,100	18,100			18,100S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 10 Floor Area: Total Base New : 74,999 Total Depr Cost: 57,000 Estimated T.C.V: 45,600			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		150 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation		Ex.	X	Ord.		Min	No. of Elec. Outlets									
(2) Windows		Many	X	Ave.		Few	(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 952 SF Floor Area = 952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Siding Comp.Shingle 952 Total: 55,955 42,526 Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 164 1,837 1,396 Plumbing Average Fixture(s) 1 950 722 3 Fixture Bath 1 3,010 2,288 Water/Sewer 1000 Gal Septic 1 4,795 3,644 Water Well, 100 Feet 1 5,725 4,351 Built-Ins Appliance Allow. 1 2,727 2,073 Totals: 74,999 57,000			Cls Average Blt 1998			
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: 1998 HOLLYPARK MH ECF (4017 JENNINGS) 0.800 => TCY: 45,600						
X	Asphalt Shingle	(9) Basement Finish					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	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.
O'ROURKE VERA LYNN	MCELHINNEY DONALD	94,900	08/19/2019	WD	03-ARM'S LENGTH	2019-02644	PROPERTY TRANSFER	100.0
OROURKE CHARLES	OROURKE VERA LYNN	0	06/20/2013	AFF	07-DEATH CERTIFICATE	2013-02076	DEED	0.0
NEBO JESSIE	O'ROURKE CHARLES M & VERA	30,500	02/04/2004	WD	03-ARM'S LENGTH	04-0/0452	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
274 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST		Garage	05/04/2007	20070223	Complete
	P.R.E. 100% 09/23/2019		MH	07/19/2004	20040256	Complete

Owner's Name/Address	MAP #:
MCELHINNEY DONALD 274 S CRAPO LAKE CITY MI 49651	2025 Est TCV 150,569 TCV/TFA: 111.37

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS																																													
BEG AT SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, TH S 89 DEG 58'35"W 157.79 FT, N 0 DEG 03'16"W 188.28 FT, N 86 DEG 34'46"E 157.96 FT, S 0 DEG 03'28"E 197.64 FT TO POB. MITCHELL BROS REVISED PLAT OF JENNINGS (LOTS 1, 2, & PRT OF 3)	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><Site Value A> GROUP A 3K</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td></td> <td>3,000</td> </tr> <tr> <td><Site Value A> GROUP A 3K</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td></td> <td>3,000</td> </tr> <tr> <td><Site Value A> GROUP A 3K</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td></td> <td>3,000</td> </tr> <tr> <td colspan="8">188 Actual Front Feet, 0.68 Total Acres</td> <td>Total Est. Land Value = 9,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A 3K					3000	100		3,000	<Site Value A> GROUP A 3K					3000	100		3,000	<Site Value A> GROUP A 3K					3000	100		3,000	188 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 9,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
<Site Value A> GROUP A 3K					3000	100		3,000																																								
<Site Value A> GROUP A 3K					3000	100		3,000																																								
<Site Value A> GROUP A 3K					3000	100		3,000																																								
188 Actual Front Feet, 0.68 Total Acres								Total Est. Land Value = 9,000																																								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
ADD 33' VACATED STREET FOR 99 H.S. REMOVED PER STATE RECISSION NOTICE 5-14-97	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>23.41</td> <td>288</td> <td>50</td> <td>3,371</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,371</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	23.41	288	50	3,371	Total Estimated Land Improvements True Cash Value =				3,371
Description	Rate	Size	% Good	Cash Value														
Wood Frame	23.41	288	50	3,371														
Total Estimated Land Improvements True Cash Value =				3,371														

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



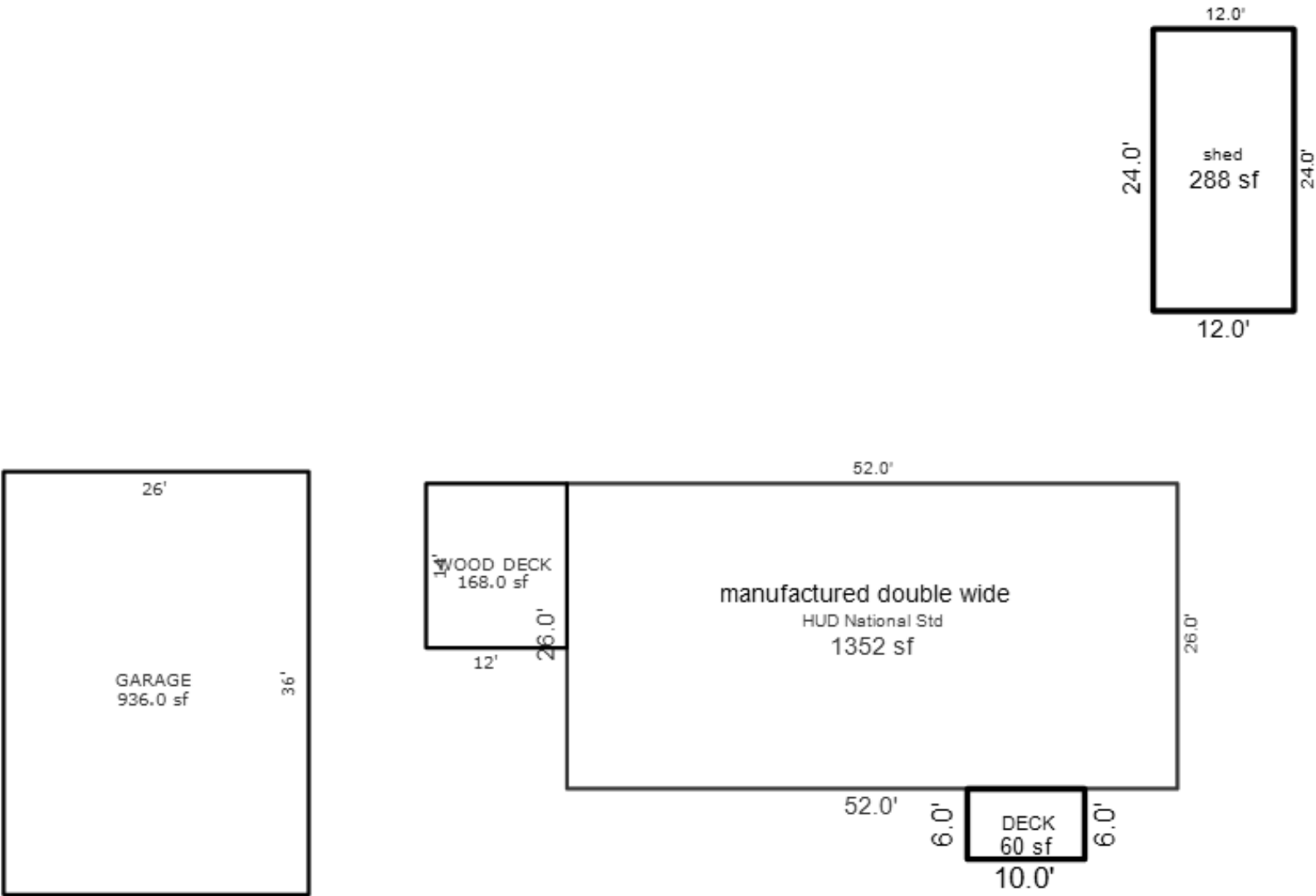
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,500	70,800	75,300			44,148C
2024	2,700	60,000	62,700			42,821C
2023	2,700	47,100	49,800			40,782C
2022	1,500	38,000	39,500			38,840C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 60	Type Treated Wood Treated Wood	Year Built: 2007 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: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 215,934 Total Depr Cost: 172,747 Estimated T.C.V: 138,198			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 Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 2001						
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
2001	0	Ex	X	Ord		Min	Many	X	Ave.		Few	1	1 Story	Siding	Piers	1,352	Total:	159,509	127,607
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments						
Room List		Doors		Solid	X	H.C.	1	3 Fixture Bath			Plumbing			Average Fixture(s)					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			2	2 Fixture Bath			Water/Sewer			1000 Gal Septic					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			1000 Gal Septic			Water Well, 50 Feet						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Deck			Treated Wood						
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			Treated Wood			60						
(2) Windows		Many	X	Large			1000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Avg.	X	Avg.	Small	(9) Basement Finish			Water Well			Base Cost			936 34,651 27,721					
	Few		Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic			Built-Ins			Appliance Allow.					
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			2000 Gal Septic			Lump Sum Items:			Totals:			215,934 172,747			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Lump Sum Items:			Notes: 2001 DUTCH MHD			ECF (4017 JENNINGS) 0.800 => TCv:			138,198			
X	Asphalt Shingle																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TUTTLE ROBERT & TAMMEY	RAINBOLT REGINA	25,000	08/27/2020	WD	03-ARM'S LENGTH	2020-02454	PROPERTY TRANSFER	100.0					
HUBBARD GEORGE T JR	TUTTLE ROBERT & TAMMEY H&	12,500	09/04/2013	WD	03-ARM'S LENGTH	2013-03659 WD	DEED	100.0					
PULLIAM JEREMY & MELISSA	HUBBARD GEORGE T JR	0	10/26/2008	OTH	21-NOT USED/OTHER	2009/0423	DEED	0.0					
HUBBARD GEORGE T JR	PULLIAM JEREMY & MELISSA	22,000	03/03/2007	LC	03-ARM'S LENGTH	2008/2264	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
256 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		08/31/1990		1990-5378	100%				
Owner's Name/Address		P.R.E. 100% 09/23/2020		MAP #:		2025 Est TCV 28,344 TCV/TFA: 29.77							
RAINBOLT REGINA 256 S CRAPO ST LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Tax Description		Public Improvements			* Factors *								
BEG S 89 DEG 58'35"W 157.79 FT & N 0 DEG 03'16"W 188.28 FT FROM SE COR LOT 1 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS, N 0 DEG 03'16"W 174.64 FT, N 89 DEG 58'56"E 157.7 FT, S 0 DEG 03'28" E 165.26 FT, S 86 DEG 34'46"W 157.96 FT TO POB. (LOTS 4, 5, & PRT. OF LOT3) MITCHELL BROS REVISED PLAT OF JENNINGS.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		<Site Value A> GROUP A 3K					3000	100		3,000
		X	Paved Road		<Site Value A> GROUP A 3K					3000	100		3,000
		X	Storm Sewer				0.620	Acres		0	100		0
		X	Sidewalk		165 Actual Front Feet, 0.98 Total Acres		Total Est. Land Value =						6,000
		X	Water Sewer		Land Improvement Cost Estimates								
		X	Electric		Description	Rate	Size	% Good	Cash Value				
		X	Gas		Wood Frame	27.60	120	0	0				
		X	Curb		Residential Local Cost Land Improvements								
		X	Street Lights		Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities		LAND IMPROVE 1000	1,000.00	1	94	940				
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value =								940
Comments/Influences		Topography of Site											
ADD 14X70 MH ETC FOR 06.		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		2025	3,000	11,200	14,200			7,956C					
		2024	1,800	9,600	11,400			7,717C					
		2023	1,800	7,400	9,200			7,350C					
		2022	1,000	6,000	7,000			7,000S					

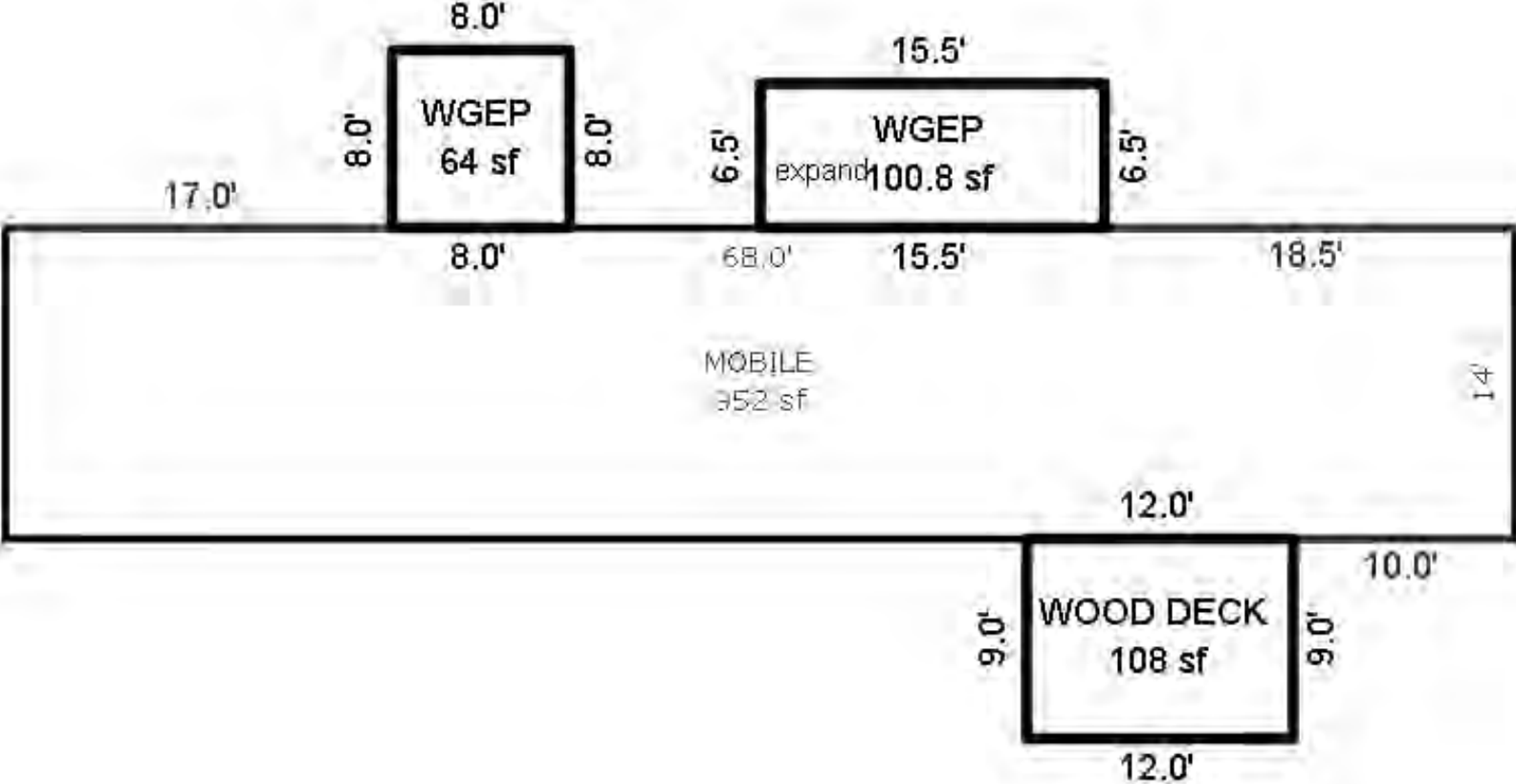


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																									
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Cook Top	Dishwasher	Garbage Disposal	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:
	Mobile Home			0	Front Overhang	0																																																	
X	Wood Frame	(4) Interior		Central Air Wood Furnace			(12) Electric			Class: Average		E.C.F.		Bsmnt Garage:																																									
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service			Effec. Age: 40		X 0.800		Carport Area:																																									
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Floor Area:		Total Base New : 76,443		Roof:																																										
1981	0	Size of Closets			Ex. X Ord. Min			Ground Area = 952 SF		Total Depr Cost: 26,755		Estimated T.C.V: 21,404		No Conc. Floor:																																									
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas		Clas Average																																										
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																																				
Basement	1st Floor	(5) Floors		Average Fixture(s)			Main Home		Ribbed		Comp.Shingle		952		100		64		Total:		61,364		21,477																																
2nd Floor	Bedrooms	Kitchen:		3 Fixture Bath			Expando						100		64																																								
(1) Exterior		Other:		2 Fixture Bath			Expando						168		1,882		659																																						
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		Softener, Auto			Other Additions/Adjustments		Skirting, Metal or Vinyl, Vertical		Water/Sewer		1000 Gal Septic		1		4,795		1,678																																				
Brick	Insulation	No. of Elec. Outlets		Softener, Manual			Water/Septic		Water Well, 100 Feet		Deck		Treated Wood		108		2,677		937																																				
(2) Windows		(7) Excavation		Extra Toilet			Notes: FAIRMONT #N033794X		ECF (4017 JENNINGS) 0.800 => TCV:		21,404																																												
Many	X	Large	Basement: 0 S.F.		Extra Sink																																																		
Avg.	X	Avg.	Crawl: 0 S.F.		Separate Shower																																																		
Few		Small	Slab: 0 S.F.		Ceramic Tile Floor																																																		
Wood Sash		(8) Basement		Ceramic Tile Wains																																																			
Metal Sash		Conc. Block		Ceramic Tub Alcove																																																			
Vinyl Sash		Poured Conc.		Vent Fan																																																			
Double Hung		Stone		(9) Basement Finish																																																			
Horiz. Slide		Treated Wood		(14) Water/Sewer																																																			
Casement		Concrete Floor		Public Water																																																			
Double Glass		(10) Floor Support		Public Sewer																																																			
Patio Doors		Joists:		Water Well																																																			
Storms & Screens		Unsupported Len:		1000 Gal Septic																																																			
(3) Roof		Cntr.Sup:		2000 Gal Septic																																																			
X	Gable	Gambrel	Recreation SF		1 Public Water																																																		
	Hip	Mansard	Living SF		1 Public Sewer																																																		
	Flat	Shed	Walkout Doors (B)		1 Water Well																																																		
X	Asphalt Shingle	No Floor SF		1 1000 Gal Septic																																																			
Chimney:		Walkout Doors (A)		Lump Sum Items:																																																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRETTEN KARLA W	WEAVER JENIFER M & STEPTE	100	03/09/2012	QC	33-TO BE DETERMINED	2012-00863	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
N BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WEAVER JENIFER M & STRETTEN K W 1111 LAKE RIDGE DR #105 TRAVERSE CITY MI 49684	MAP #:					
	2025 Est TCV 3,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X								
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
X								
Electric								
Gas								
Curb								
X								
Street Lights								
Standard Utilities								
Underground Utils.								
					3000		100	3,000
					99 Actual Front Feet, 0.36 Total Acres		Total Est. Land Value =	3,000

Tax Description
 . LOT 6 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.
 Comments/Influences

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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

Property Address: N BALDWIN ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 3,000

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . LOT 7 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
N BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 3,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. LOT 8 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 3K		3000		100				3,000
		Paved Road		66 Actual Front Feet, 0.00 Total Acres		Total Est. Land Value =						3,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,500	0	1,500		568C		
		TPC 12/27/2017 INSPECTED			2024	900	0	900		551C		
		TPC 04/18/2017 INSPECTED			2023	900	0	900		525C		
					2022	500	0	500		500S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELSEL AMY	HELSEL JAMES	0	09/26/2008	QC	21-NOT USED/OTHER	2008/3307	DEED	0.0
INDIAN LAKES L C	HELSEL AMY (F)	8,000	06/30/2007	WD	03-ARM'S LENGTH	2007/2551	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
293 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/27/2021	2021-0597	100%
	P.R.E. 0%		New House	07/30/2007	20070494	100%

Owner's Name/Address	MAP #:	2025 Est TCV 162,962 TCV/TFA: 135.46
HELSEL JAMES 293 BALDWIN ST Lake City MI 49651		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
HELSEL JAMES 293 BALDWIN ST Lake City MI 49651	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			JENNINGS 40	132.00	158.00	0.8409	1.0000	40	100	4,440
			132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 4,440							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Wood Frame	24.54	120	50	1,472			
			Wood Frame	28.31	80	50	1,132			
			Total Estimated Land Improvements True Cash Value =							2,604

Tax Description	X	Electric Gas Curb
. LOTS 9 & 10 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.	X	

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,200	79,300	81,500			39,309C
2024	2,900	60,200	63,100			38,128C
2023	2,900	46,100	49,000			36,313C
2022	2,600	35,900	38,500			33,060C

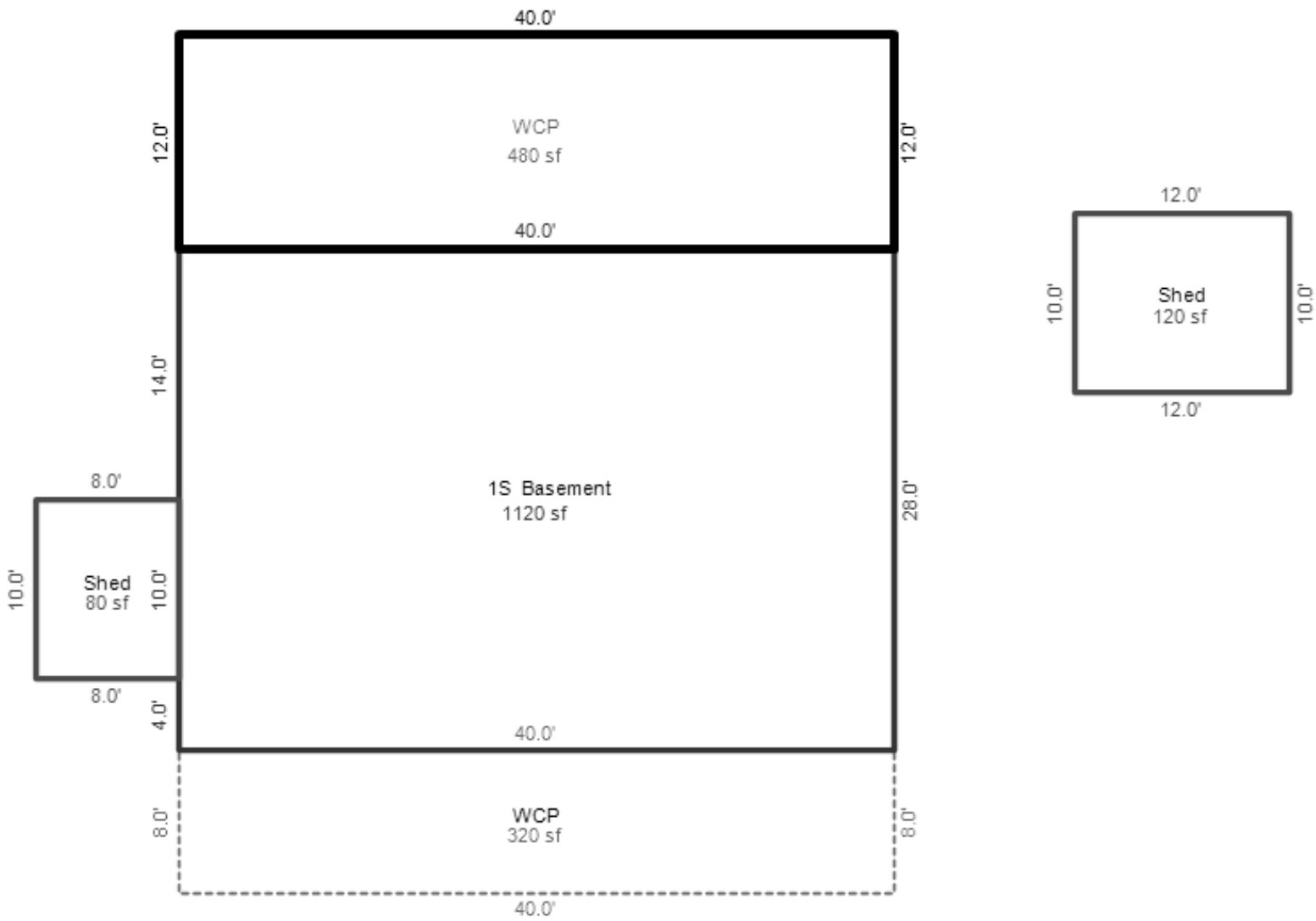


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						320	WCP (1 Story)				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 10 Floor Area: 1,203 Total Base New : 192,493 Total Depr Cost: 173,242 Estimated T.C.V: 155,918										
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F.			Bsmnt Garage:				
2009 201	0	Ex	X	Ord		Min	Ex. X Ord. Min			X 0.900			Carport Area:		Roof:		
Condition: Average		Lg X Ord Small		0 Amps Service			Ground Area = 1203 SF Floor Area = 1203 SF.										
Room List		Doors Solid X H.C.		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Building Areas										
(1) Exterior		Kitchens		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few			1 Story Siding Basement 1,120 1 Story Siding Slab 83										
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments										
X	Many Avg. X Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 83 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			Basement, Outside Entrance, Below Grade 1 2,130 1,917										
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			Plumbing										
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Average Fixture(s) Water/Sewer										
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water Well, 100 Feet										
Chimney:		(10) Floor Support		Lump Sum Items:			Porches										
		Joists: Unsupported Len: Cntr.Sup:					WCP (1 Story) 320 9,226 8,303 WCP (1 Story) 480 13,781 12,403										
							Built-Ins										
							Appliance Allow. 1 1,906 1,715										
							Totals: 192,493 173,242										
							Notes:										
							ECF (4017 JENNINGS) 0.900 => TCv: 155,918										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status			
N BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
ASBURY ARNOLD 11135 KING ROAD SPRING ARBOR MI 49283		MAP #:		2025 Est TCV 2,640							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
. LOT 11 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		JENNINGS 40	66.00	158.00	1.0000	1.0000	40	100	2,640
		Paved Road		66 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		2,640	
		Storm Sewer									
		Sidewalk									
		Water Sewer									
		X Electric									
		Gas									
		Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	1,300	0	1,300		1,017C	
		TPC 12/27/2017 INSPECTED			2024	1,700	0	1,700		987C	
		TPC 04/18/2017 INSPECTED			2023	1,700	0	1,700		940C	
		TPC 04/05/2016 INSPECTED			2022	1,300	0	1,300		896C	

Parcel Map 2017 assessments



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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.
PINTRICK RICHARD W & SHAR	SCHULTZ KATRINA LEE	1	09/01/2023	QC	09-FAMILY	2023-02351	DEED	100.0
WEIS ROBERT E & MABEL J	PINTRICK RICHARD W & SHAR	1	08/31/2012	QC	21-NOT USED/OTHER	2012-02917	DEED	100.0
WEIS ROBERT E	WEIS JEAN	0	03/10/2007	AFF	07-DEATH CERTIFICATE	2012-02916	DEED	0.0
		15,000	11/01/1997	WD	33-TO BE DETERMINED	315:213	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
310 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/20/2009	20090339	Complete

Owner's Name/Address	MAP #:
SCHULTZ KATRINA LEE 310 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 29,683 TCV/TFA: 33.65

Tax Description	Public Improvements	Land Value Estimates for Land Table 4103.4103 JENNINGS
LOT 12 BLK 1 MITCHELL BROS REVISED PLAT OF JENNINGS.	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> GROUP A 3K 3000 100 3,000 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Comments/Influences	Land Improvement Cost Estimates
X Electric	Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.24 1000 0 0 Wood Frame 27.93 112 50 1,564 Total Estimated Land Improvements True Cash Value = 1,564

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	13,300	14,800			12,784C
X Rolling	2024	900	11,500	12,400			12,400S
Low	2023	900	8,900	9,800			6,311C
High	2022	500	7,200	7,700			6,011C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

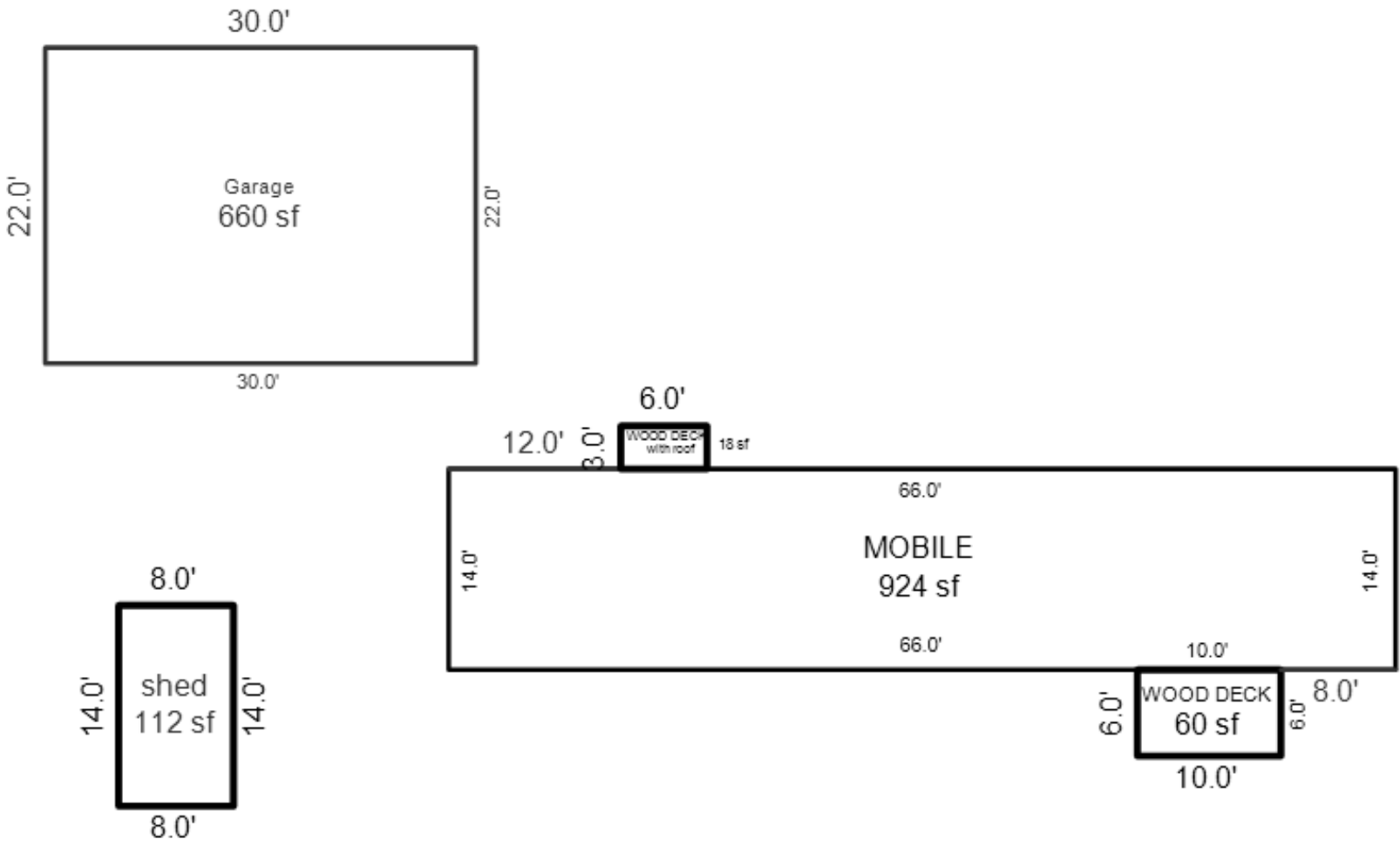


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1981	18	Treated Wood	Car Capacity:		
	Mobile Home			Wood	Coal	Steam									Interior 2 Story	60	Treated Wood	Class: C
	Town Home	0					Dishwasher	2nd/Same Stack						Exterior: Siding		
	Duplex	0					Garbage Disposal	Two Sided						Brick Ven.: 0		
	A-Frame						Bath Heater	Exterior 1 Story						Stone Ven.: 0		
X	Wood Frame	(4) Interior			X Forced Warm Air			Vent Fan	Prefab 1 Story					Common Wall: Detache		
		Drywall		Plaster	Wall Furnace			Hot Tub	Prefab 2 Story					Foundation: 18 Inch		
	Building Style:	Paneled		Wood T&G	Warm & Cool Air			Unvented Hood	Heat Circulator					Finished ?:		
	HUD	Trim & Decoration			Heat Pump			Vented Hood	Raised Hearth					Auto. Doors: 0		
	Yr Built	Ex	X	Ord			Jacuzzi Tub	Wood Stove	Class: Average					Mech. Doors: 1		
	Remodeled						Jacuzzi repl.Tub	Direct-Vented Ga	Effec. Age: 45					Area: 660		
	1968	0					Oven		Floor Area:					% Good: 0		
	Condition: Average	Size of Closets						Microwave	Total Base New : 89,716					Storage Area: 0		
		Lg	X	Ord			Standard Range		Estimated T.C.V: 25,119					No Conc. Floor: 0		
	Room List	Doors		Solid	X	H.C.	Self Clean Range							Bsmnt Garage:		
	Basement	(5) Floors			Central Air			Sauna						Roof:		
	1st Floor	Kitchen:			Wood Furnace			Trash Compactor								
	2nd Floor	Other:			(12) Electric			Central Vacuum								
	Bedrooms	Other:			0			Security System								
	(1) Exterior	No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD								
		Ex.	X	Ord.		Min	Cls Average Blt 1968									
	Wood/Shingle	(6) Ceilings			Many			(11) Heating System: Forced Warm Air								
	Aluminum/Vinyl				X			Ground Area = 882 SF Floor Area = 882 SF.								
	Brick				Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
	Insulation				Few			Building Areas								
	(2) Windows	(7) Excavation			1			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost								
	Many	Basement: 0 S.F.			Average Fixture(s)			Main Home Ribbed Comp.Shingle 882								
	Avg.	Crawl: 0 S.F.			3 Fixture Bath			Total: 53,292 18,651								
	Few	Slab: 0 S.F.			2 Fixture Bath			Other Additions/Adjustments								
	Large	Height to Joists: 0.0			Softener, Auto			Skirting, Metal or Vinyl, Vertical 144 1,613 565								
	Small				Softener, Manual			Water/Sewer								
	Wood Sash				No Plumbing			1000 Gal Septic 1 4,795 1,678								
	Metal Sash				Extra Toilet			Water Well, 50 Feet 1 2,648 927								
	Vinyl Sash	(8) Basement			Extra Sink			Deck								
	Double Hung	Conc. Block			Separate Shower			Treated Wood 60 1,930 675								
	Horiz. Slide	Poured Conc.			Ceramic Tile Floor			Treated Wood w/Roof (Deck Portion) 18 810 283								
	Casement	Stone			Ceramic Tile Wains			Treated Wood w/Roof (Roof portion) 18 399 140								
	Double Glass	Treated Wood			Ceramic Tub Alcove			Garages								
	Patio Doors	Concrete Floor			Vent Fan			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
	Storms & Screens	(9) Basement Finish			(14) Water/Sewer			Base Cost 660 24,229 8,480								
	(3) Roof				1			Totals: 89,716 31,399								
	Gable	Recreation SF			1			Notes:								
	Hip	Living SF			1			ECF (4017 JENNINGS) 0.800 => TCV: 25,119								
	Flat	Walkout Doors (B)			1											
	Gambrel	No Floor SF			1											
	Mansard	Walkout Doors (A)			1											
	Shed															
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
	Metal															
	Chimney: Metal	Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE SUZETTE M	LITTLE JAMES R & MARGARET	145,834	11/19/2024	WD	03-ARM'S LENGTH	2024-03012	PROPERTY TRANSFER	100.0
GOSSETT TRAVIS W	COLE SUZETTE M	59,900	07/16/2021	WD	03-ARM'S LENGTH	2021-02499	PROPERTY TRANSFER	100.0
SPENCER SANDRA S FKA JEWEL	GOSSETT TRAVIS W	33,500	07/16/2021	WD	16-LC PAYOFF	2021-02498	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
292 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/19/2024					
Owner's Name/Address	MAP #:					
LITTLE JAMES R & MARGARET J 292 S BALDWIN ST LAKE CITY MI 49651	2025 Est TCV 114,554 TCV/TFA: 79.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS									
. LOTS 1 & 2 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value A> GROUP A 3K					3000	100		3,000	
			<Site Value A> GROUP A 3K					3000	100		3,000	
			132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =			6,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	Size	% Good	Cash Value	
		Gravel Road	Fencing: Wd, Solid, 6 ft.	28.40	60	50	852	
	X	Paved Road	D/W/P: 3.5 Concrete	6.07	128	50	388	
		Storm Sewer	Wood Frame	23.66	144	50	1,703	
		Sidewalk	Total Estimated Land Improvements True Cash Value =					2,943

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	3,000	54,300	57,300			57,300S
		Low	2024	1,800	36,700	38,500			25,908C
	X	High	2023	1,800	28,000	29,800			24,675C
		Landscaped	2022	1,000	22,500	23,500			23,500S
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

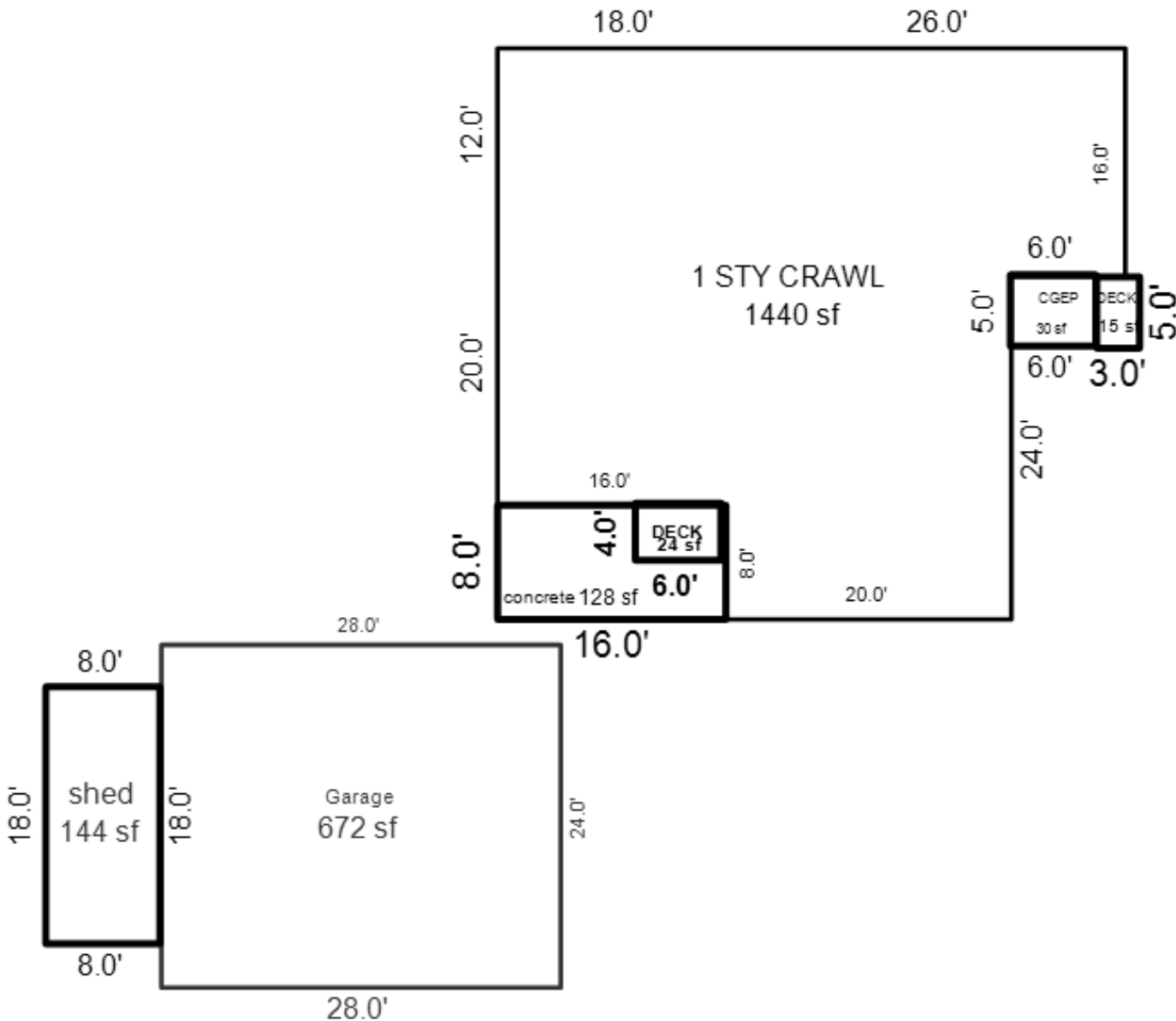


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 30 24 15	Type CGEP (1 Story) Treated Wood 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		H.C.		
Building Style: 1S				Ex	X	Ord		Min			Lg		X	Ord	Small	
Yr Built 1965	Remodeled 0															
Condition: Average																
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
(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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Avg. Few Small		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		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		Deck Treated Wood Treated Wood		Notes:				
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1965		
										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
										1 Story Siding Crawl Space 1,440		Total: 159,275 95,564				
										Other Additions/Adjustments		Plumbing				
										Average Fixture(s) 1		1,212 727				
										Water/Sewer		1000 Gal Septic 1		4,485 2,691		
										Water Well, 50 Feet 1		2,548 1,529				
										Porches		CGEP (1 Story) 30		3,091 1,855		
										Foundation: Shallow 30		-475 -285				
										Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
										Base Cost 672		21,813 13,088				
										Built-Ins		Appliance Allow. 1		1,906 1,144		
										Deck		Treated Wood 24		1,058 635		
										Treated Wood 15		661 397				
										Totals: 195,574		117,345				
										ECF (4017 JENNINGS) 0.900 => TCv:		105,611				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MANHATTAN MORTGAGE	HELSEL JOSHUA D	14,500	03/07/2011	CD	21-NOT USED/OTHER	2011-00831	PROPERTY TRANSFER	100.0
CHASE HOME FINANCE LLC	HOMESALES INC	1	03/06/2011	QC	21-NOT USED/OTHER	2011-00830	PROPERTY TRANSFER	0.0
SCARBROUGH SHANNON	CHASE MANHATTAN MORTGAGE	0	02/19/2011	SD	10-FORECLOSURE	2010-479SD	PROPERTY TRANSFER	100.0
SCARBROUGH SHANNON	CHASE MANHATTAN MORTGAGE	0	08/19/2010	SD	10-FORECLOSURE	2010-479SD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
268 S BALDWIN ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HELSEL JOSHUA D 639 STOVALL RD ELIZABETHTOWN KY 42701	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 49,978 TCV/TFA: 79.33					

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			<Site Value A> GROUP A 3K					3000	100		3,000	
			<Site Value A> GROUP A 3K					3000	100		3,000	
			132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =			6,000

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
			Metal Prefab	12.94	100	45	582
Total Estimated Land Improvements True Cash Value =							582

X	Improved	Vacant	Tax Description								
			. LOTS 3 & 4 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.								
			Comments/Influences								
			21003705 \$20,500, 68 DOM								



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	3,000	22,000	25,000			8,368C
	Rolling								
	Low								
X	High		2024	1,800	16,700	18,500			8,117C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

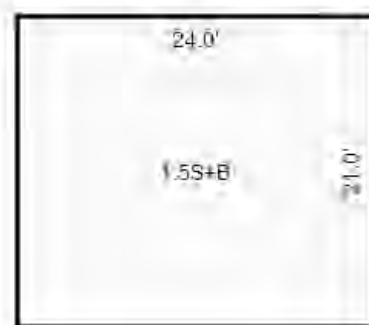
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	1,800	16,700	18,500			8,117C
TPC	04/02/2013	INSPECTED	2023	1,800	12,800	14,600			7,731C
TPC	07/01/2011	INSPECTED	2022	1,000	10,300	11,300			7,363C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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			Ex		Ord	X	Min	Size of Closets	Lg	Ord	X	Small	Doors	Solid	X	H.C.	Central Air Wood Furnace	(12) Electric			60	Amps Service	No./Qual. of Fixtures	Ex.	Ord.	X	Min	No. of Elec. Outlets	Many	Ave.	X	Few	(13) Plumbing			1	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer			1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:		
Building Style: 1.25S		Yr Built 1900		Remodeled 1960		Condition: Average		Room List		Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 504 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		(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:		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 504 SF Floor Area = 630 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 Basement 504 Total: 78,378 43,109 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555 Water/Sewer 1000 Gal Septic 1 4,203 2,312 Water Well, 50 Feet 1 2,462 1,354 Built-Ins Appliance Allow. 1 1,615 888 Totals: 87,668 48,218 Notes: ECF (4017 JENNINGS) 0.900 => TCV: 43,396														
Condition: Average		Size of Closets		Trim & Decoration		Yr Built 1900		Remodeled 1960		Condition: Average		Room List		Basement 3 1st Floor 2 2nd Floor 3 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 504 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		(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:												

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



Sketch by Apex Sketch

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

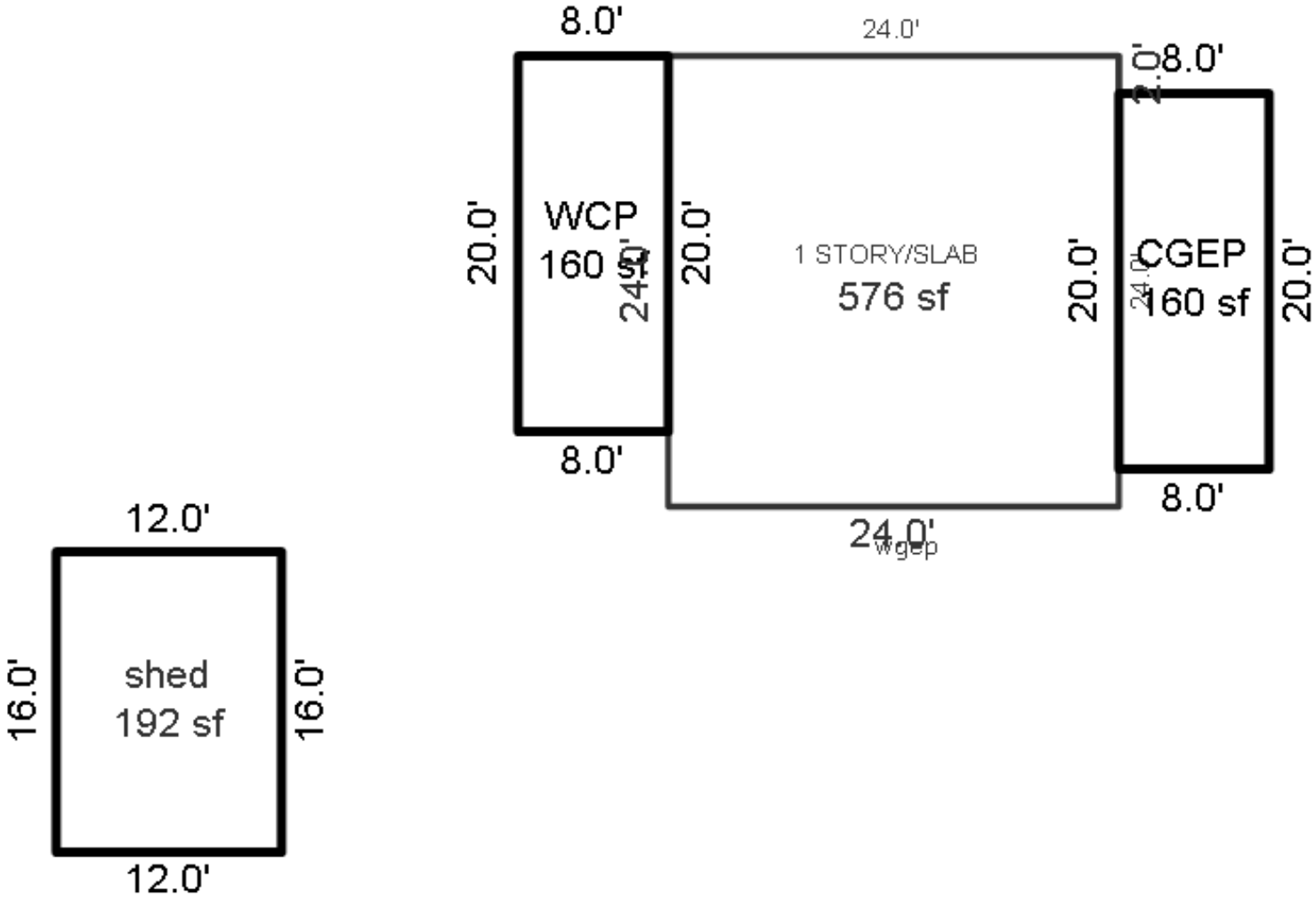
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
250 S BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
CALE KENNETH P SR & BONNIE 250 S BALDWIN STREET LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 53,086 TCV/TFA: 92.16										
		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
CALE KENNETH P SR & BONNIE 250 S BALDWIN STREET LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	<Site Value A> GROUP A 3K					3000	100		3,000
			Paved Road	66 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						3,000
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
			Water	Wood Frame	19.53	192	50	1,875				
			Sewer	Total Estimated Land Improvements True Cash Value =								1,875
Tax Description		X	Electric									
. LOT 5 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.			Gas									
Comments/Influences		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling	2025	1,500	25,000	26,500			7,607C		
			Low	2024	900	19,200	20,100			7,379C		
			High	2023	900	14,800	15,700			7,028C		
			Landscaped	2022	500	11,900	12,400			6,694C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	1,500	25,000	26,500			7,607C	
		TPC 05/06/2018	INSPECTED		2024	900	19,200	20,100			7,379C	
		TPC 12/27/2017	INSPECTED		2023	900	14,800	15,700			7,028C	
		TPC 04/02/2013	INSPECTED		2022	500	11,900	12,400			6,694C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 160	Type CGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
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) Electric		Class: D Effec. Age: 40 Floor Area: 576 Total Base New : 89,277 Total Depr Cost: 53,568 Estimated T.C.V: 48,211		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			60 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1880			
Yr Built 1880	Remodeled 1965	Ex	Ord	X	Min	No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Stories		Total:		66,209		39,727	
Room List		Doors	Solid	X	H.C.	Average Fixture(s)		Exterior		Foundation		66,209		39,727		
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Siding		Slab		1,010		606	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Plumbing		Water/Sewer		4,203		2,522	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Plaster		Many			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Average Fixture(s)		1000 Gal Septic		1,010		606	
(2) Windows		(7) Excavation		Ave.			Lump Sum Items:		Water/Sewer		Water Well, 50 Feet		2,462		1,477	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 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		Porches		CGEP (1 Story)		8,277		4,966	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1000 Gal Septic 2000 Gal Septic		Built-Ins		WCP (1 Story)		5,501		3,301	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Notes:		Appliance Allow.		1		1,615		969	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			ECF (4017 JENNINGS) 0.900 => TCV:		Totals:		89,277		53,568		48,211	
X	Gable Hip Flat	Gambrel Mansard Shed	(11) Heating/Cooling		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Totals:		89,277		53,568		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Lump Sum Items:		Notes:		ECF (4017 JENNINGS) 0.900 => TCV:		48,211			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:		Notes:		ECF (4017 JENNINGS) 0.900 => TCV:		48,211			

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



*** 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 BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 10,121							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
. LOTS 6, 7, 8, 9, 10, 11 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *		6 LOTS					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		JENNINGS 40	396.00	158.00	0.6389	1.0000	40	100	10,121
		Paved Road		396 Actual Front Feet, 1.44 Total Acres				Total Est. Land Value =		10,121	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		Gas									
		Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	5,100	0	5,100		3,182C	
		TPC 04/30/2021	INSPECTED		2024	4,200	0	4,200		3,087C	
		TPC 05/06/2018	INSPECTED		2023	4,200	0	4,200		2,940C	
		TPC 12/27/2017	INSPECTED		2022	2,800	0	2,800		2,800S	



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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.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
328 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/08/1996					
ERICKSON ROSE M 328 S BALDWIN STREET LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 15,389 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. LOT 12 BLK 2 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Dirt Road								
Comments/Influences	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	6,200	7,700			3,384C
Rolling	2024	900	4,700	5,600			3,283C
Low	2023	900	3,600	4,500			3,127C
High	2022	500	2,900	3,400			2,979C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

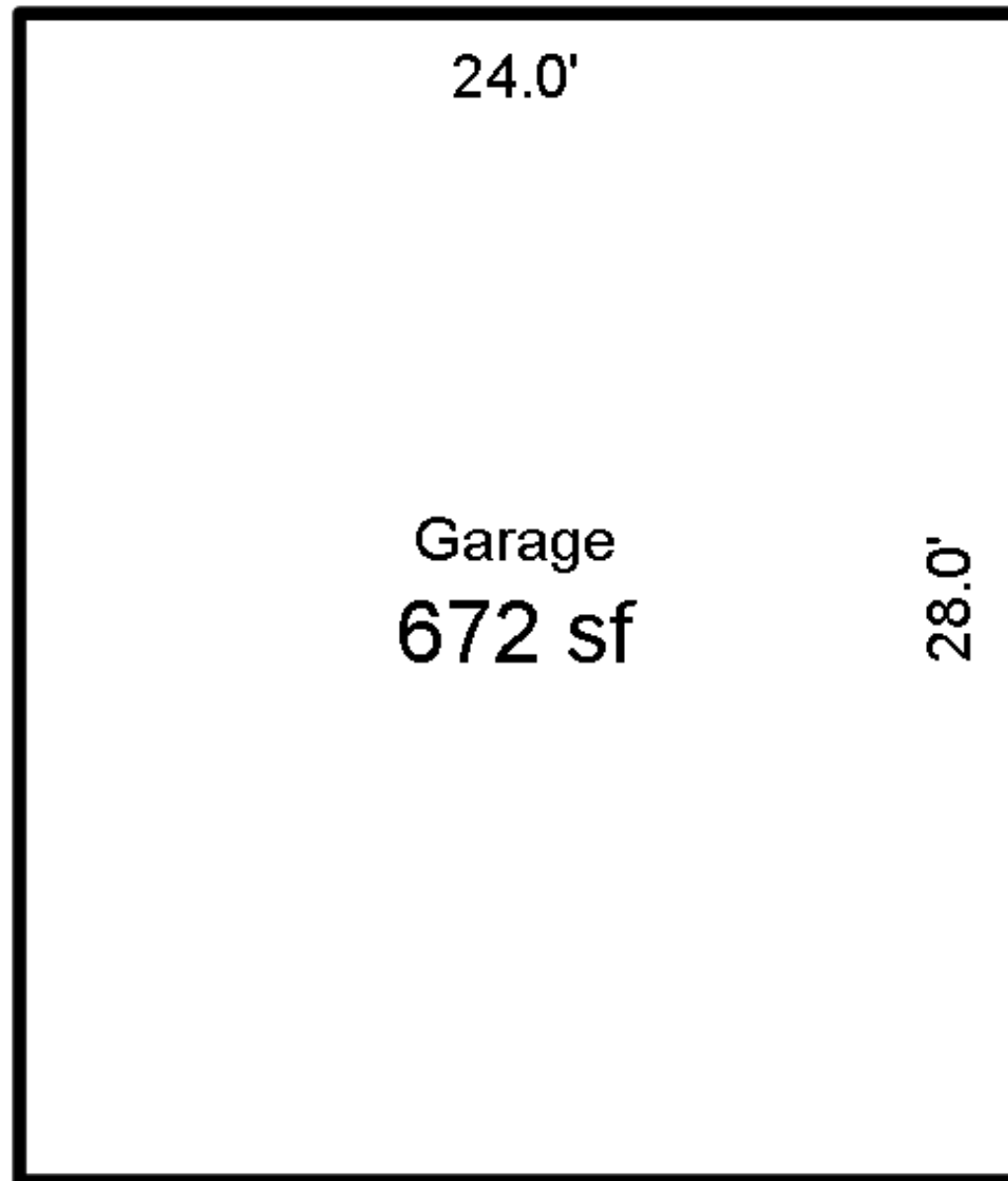


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 672	0 Front Overhang	0 Other Overhang	Trim & Decoration	X No Heating/Cooling	
	Mobile Home														Wood Frame
Town Home		Drywall Paneled	Ex	Ord	Min	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Duplex															
A-Frame		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Wood Frame															
Building Style: GRG		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Yr Built 1984															
Remodeled 0		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Condition: Average															
Room List		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
2nd Floor															
Bedrooms		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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															
Wood/Shingle		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Aluminum/Vinyl															
Brick		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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															
(2) Windows		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Many Avg. Few															
Wood Sash		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Metal Sash															
Vinyl Sash		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Double Hung															
Horiz. Slide		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Casement															
Double Glass		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Patio Doors															
Storms & Screens		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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															
Gable		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Hip															
Flat		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Asphalt Shingle															
Chimney:		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
(10) Floor Support															
Joists: Unsupported Len: Cntr.Sup:		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Well		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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															
2000 Gal Septic		Trim & Decoration	Lg	Ord	Small	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Lump Sum Items:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JOHN F	GUNNERSON GAY H	0	02/13/2020	OTH	06-COURT JUDGEMENT	2020-01690	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
286 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/15/2013	2013-0378	100%

Owner's Name/Address	MAP #:
GUNNERSON GAY H 286 S BAGLEY STREET LAKE CITY MI 49651	2025 Est TCV 31,917 TCV/TFA: 36.19

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS																																				
LOTS 1 & 2 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		<p>* Factors *</p> <table border="1"> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td><Site Value A> GROUP A 3K</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td></td> <td>3,000</td> </tr> <tr> <td><Site Value A> GROUP A 3K</td> <td></td> <td></td> <td></td> <td></td> <td>3000</td> <td>100</td> <td></td> <td>3,000</td> </tr> <tr> <td colspan="8">132 Actual Front Feet, 0.48 Total Acres</td> <td>Total Est. Land Value = 6,000</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A 3K					3000	100		3,000	<Site Value A> GROUP A 3K					3000	100		3,000	132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 6,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value A> GROUP A 3K					3000	100		3,000																															
<Site Value A> GROUP A 3K					3000	100		3,000																															
132 Actual Front Feet, 0.48 Total Acres								Total Est. Land Value = 6,000																															

Comments/Influences	Public Improvements	Land Improvement Cost Estimates																									
99 SPLIT TO 005-00 FOR 00 (HOUSE. WW. SS1)	X	<table border="1"> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>25</td> <td>250</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>250</td> </tr> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	25	250	Total Estimated Land Improvements True Cash Value =				250
Description	Rate	Size	% Good	Cash Value																							
Residential Local Cost Land Improvements																											
Description	Rate	Size	% Good	Cash Value																							
LAND IMPROVE 1000	1,000.00	1	25	250																							
Total Estimated Land Improvements True Cash Value =				250																							
00 SPLIT TO 003-00 FOR 01 (1 MH)	X																										



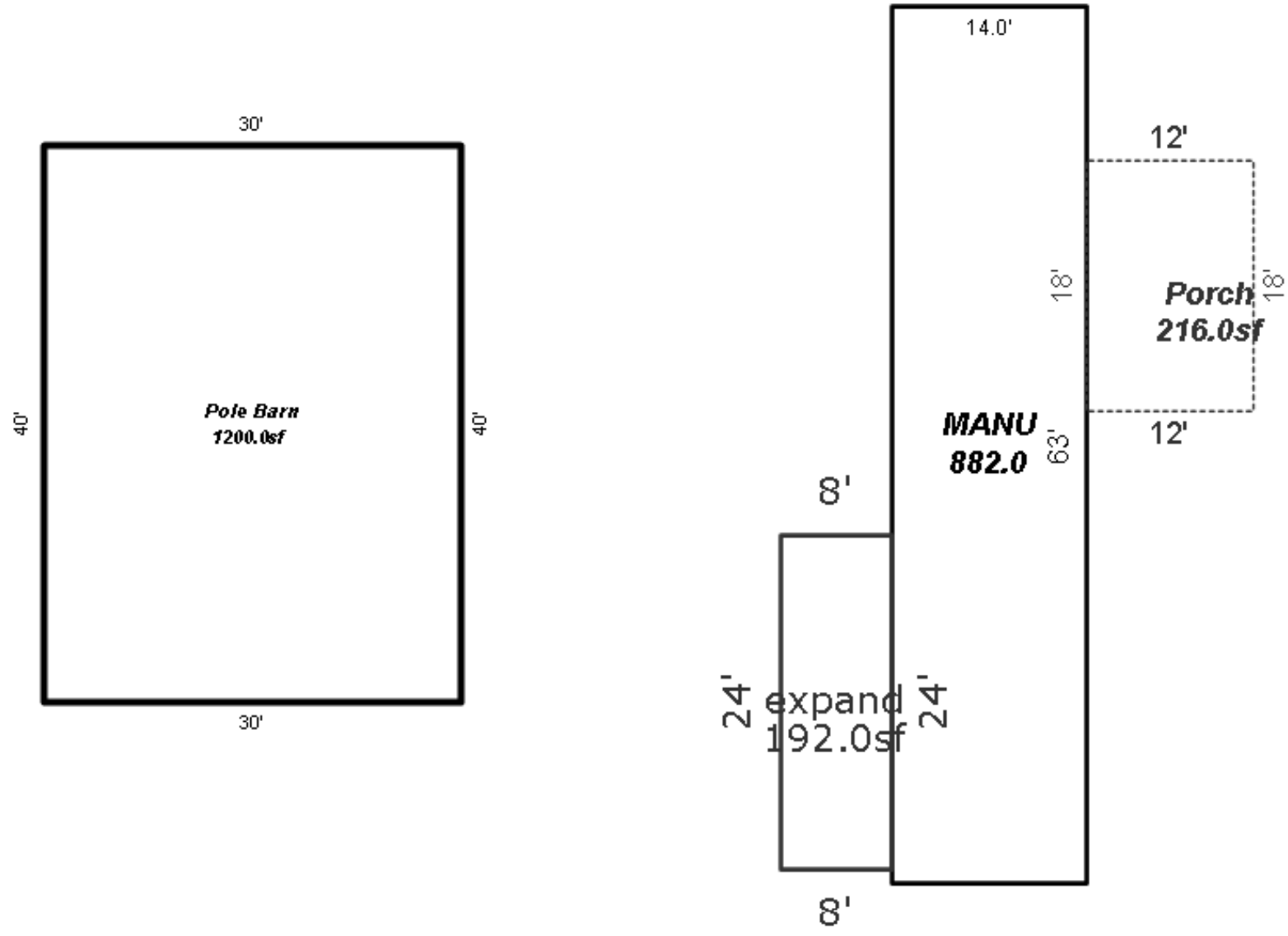
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	13,000	16,000			7,451C
X Rolling	2024	1,800	11,000	12,800			7,227C
X Low	2023	1,800	8,400	10,200			6,883C
X High	2022	1,000	6,800	7,800			6,556C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Low Effec. Age: 40 Floor Area: Total Base New : 91,669 Total Depr Cost: 32,084 Estimated T.C.V: 25,667		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		No./Qual. of Fixtures			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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer									
X	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 1000 Gal Septic 1 2000 Gal Septic										
	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														
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: Brick																
Cost Est. for Res. Bldg: 1 Mobile Home HUD										Cls Low		Blt 1976				
(11) Heating System: Wall Furnace																
Ground Area = 882 SF Floor Area = 882 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																
Building Areas																
Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost																
Main Home Ribbed Metal 882																
Expando 192																
Expando 216																
Total: 57,102 19,986																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 737 258																
Water/Sewer																
1000 Gal Septic 1 4,203 1,471																
Water Well, 100 Feet 1 5,428 1,900																
Built-Ins																
Appliance Allow. 1 1,615 565																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 1200 22,584 7,904																
Totals: 91,669 32,084																
Notes:																
ECF (4017 JENNINGS) 0.800 => TCV: 25,667																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ GAY D	SCHWARTZ HEATHER	1	06/16/2020	QC	09-FAMILY	2020-01689	PROPERTY TRANSFER	100.0
SCHWARTZ JOHN F	SCHWARTZ GAY D	0	02/26/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
NELSON JOHN K JR ESTATE	SCHWARTZ JOHN JR	15,000	04/10/2014	QC	21-NOT USED/OTHER	2014-0609	PROPERTY TRANSFER	100.0
NELSON JOHN K JR ESTATE	AUGUSTAT PATRICIA J REPRE	0	01/14/2013	OTH	06-COURT JUDGEMENT	2014-01608	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
274 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	05/17/2022	2022-0282	100%
	P.R.E. 100% 06/16/2020					

Owner's Name/Address	MAP #:
SCHWARTZ HEATHER 274 S BAGLEY ST LAKE CITY MI 49651	2025 Est TCV 19,800 TCV/TFA: 21.43

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value A> GROUP A 3K					3000	100		3,000	
			<Site Value A> GROUP A 3K					3000	50	SOUTH 1/2	1,500	
			99 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =		4,500

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
LOT 3 & S 1/2 LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.	X			Wood Frame	21.62	128	25	692		
	X			Wood Frame	23.07	96	25	554		

Comments/Influences	X	Improved	Vacant	Ad-Hoc Unit-In-Place Items						
				Description	Rate	Size	% Good	Cash Value		
00 SPLIT FROM 001-00 FOR 01	X			/CI16/YARI/WOOF/6SL	20.15	40	50	403		
				Total Estimated Land Improvements True Cash Value = 1,649						

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



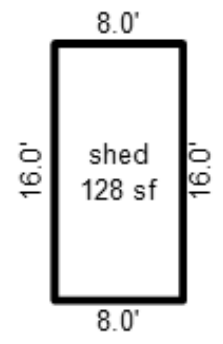
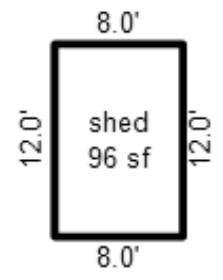
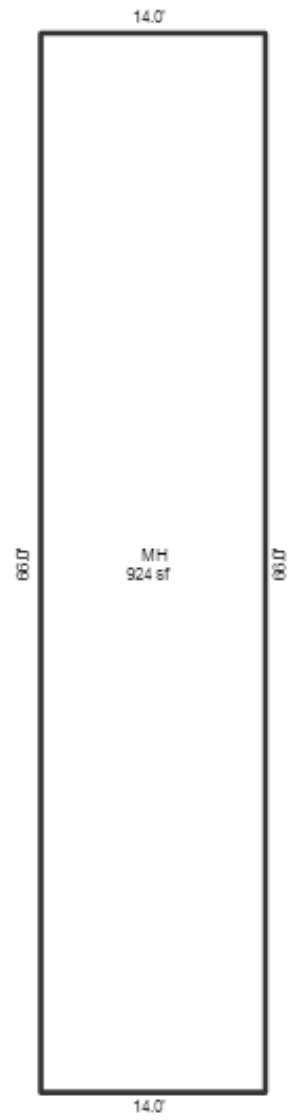
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	7,600	9,900			5,868C
2024	1,400	5,400	6,800			4,528C
2023	1,400	4,300	5,700			4,313C
2022	800	3,600	4,400			4,400S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	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		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																												
Yr Built 1975	Remodeled REB 2023	Ex	X	Ord		Min	Size of Closets																									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																									
Room List		Doors		Solid	X	H.C.	(12) Electric																									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																									
(1) Exterior		No./Qual. of Fixtures			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		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1																									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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 1 1000 Gal Septic 1 2000 Gal Septic																									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:																											
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:																														
Chimney: Brick																																
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1975 (11) Heating System: Wall Furnace 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>42,090</td> <td>14,731</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,203 1,471 Water Well, 50 Feet 1 2,462 862 Totals: 48,755 17,064 Notes: 2022 USED HUD PLACED ON SITE, REMOVE AND REBUILD EXTERIOR WALLS AND ROOF. ECF (4017 JENNINGS) 0.800 => TCV: 13,651															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	924			Total:				42,090	14,731
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																											
Main Home	Ribbed	Metal	924																													
Total:				42,090	14,731																											

*** 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.
GIBSON GAIL ELAINE	GIBSON GAIL ELAINE	0	01/16/2023	WD	15-LADY BIRD	2023-00194	PROPERTY TRANSFER	0.0
GIBSON NANCY M & HILL RIC	GIBSON GAIL ELAINE	42,022	10/17/2019	WD	09-FAMILY	2019-03261	PROPERTY TRANSFER	0.0
GIBSON NANCY M	GIBSON NANCY M & HILL RIC	0	12/06/2004	QC	21-NOT USED/OTHER	04-0/4958	DEED	0.0
GUNNERSON JOANN L	GIBSON NANCY M	0	12/06/2004	OTH	21-NOT USED/OTHER	04-0/4956	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
250 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		REPAIR	11/14/2019	2019-0644	100%
	P.R.E. 100% 10/17/2019					

Owner's Name/Address	MAP #:
GIBSON GAIL ELAINE 250 BAGLEY ST LAKE CITY MI 49651	2025 Est TCV 77,958 TCV/TFA: 101.51

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A> GROUP A 3K					3000	100		3,000
			<Site Value A> GROUP A 3K					3000	50	1/2 LOT	1,500
			99 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								4,500

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
LOT 5 & N 1/2 OF LOT 4 BLK 3 MITCHELL BROS REVISED PLAT OF JENNINGS.	X			Dirt Road					
				Gravel Road					
				Paved Road					
				Storm Sewer					
				Sidewalk					
				Water					
				Sewer					
	X			Wood Frame	25.88	96	50	1,242	
				Metal Prefab	17.18	80	50	687	
				Total Estimated Land Improvements True Cash Value =				1,929	

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
RELOCATED HOUSE FOR 96 COMP @ 75% FOR 00	X			Wood Frame	25.88	96	50	1,242	
99 SPLIT FROM 001-00 FOR 00	X			Metal Prefab	17.18	80	50	687	
				Total Estimated Land Improvements True Cash Value =				1,929	

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
	X			Wood Frame	25.88	96	50	1,242	
				Metal Prefab	17.18	80	50	687	
				Total Estimated Land Improvements True Cash Value =				1,929	



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	36,700	39,000			9,255C
2024	1,400	27,900	29,300			8,977C
2023	1,400	21,500	22,900			8,550C
2022	800	17,300	18,100			8,143C

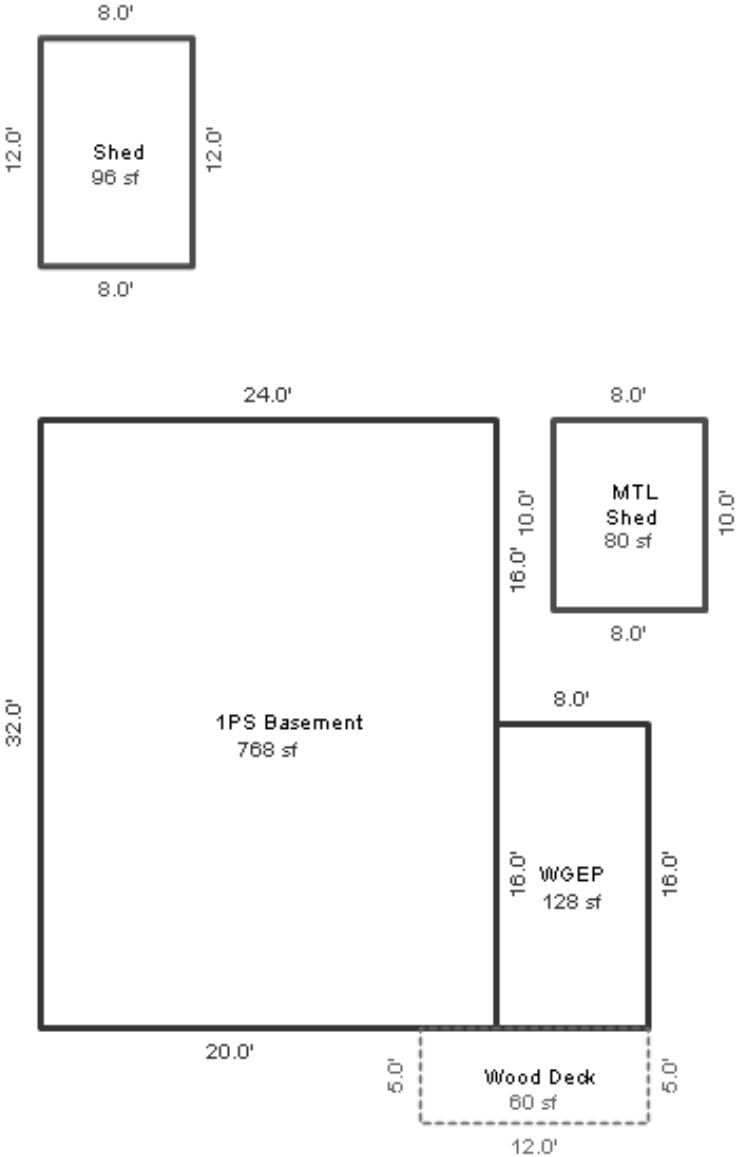
Who	When	What
JWV	09/23/2020	INSPECTED
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 60	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: 768 Total Base New : 132,461 Total Depr Cost: 79,477 Estimated T.C.V: 71,529			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1+S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 0	
Yr Built 0	Remodeled 0	Ex	Ord	X	Min	150 Amps Service			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation			768			
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1+ Story Siding Basement			Total:	111,182	66,708		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Plumbing						
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			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1	1,212	727	
(2) Windows		(8) Basement		Basement Finish			1			Water/Sewer						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Lump Sum Items:						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Porches						
X	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle			1			WGEP (1 Story) Foundation: Shallow Deck Treated Wood Built-Ins Appliance Allow.							
Chimney:		Notes:		ECF (4017 JENNINGS) 0.900 => TCv:			1			Totals:			132,461	79,477	71,529	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN L	WARREN CATHLEEN	2,300	08/08/2008	QC	03-ARM'S LENGTH	2008/2714	DEED	100.0
GUNNERSON PHILLIP (Deceas	GUNNERSON JOANN L (Spouse	0	06/19/2006	OTH	21-NOT USED/OTHER	2006/3844	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WARREN CATHLEEN 250 S BAGLEY ST LAKE CITY MI 49651	MAP #:	2025 Est TCV 3,859				

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value A> GROUP A 3K			3000 100	3,000
			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =				3,000

Tax Description	X	Land Improvement Cost Estimates				
. LOT 1 BLK 4 MITCHELL BROS REVISED PLAT OF JENNINGS.		Description	Rate	Size % Good	Cash Value	
Comments/Influences		Wood Frame	21.69	198 20	859	
		Total Estimated Land Improvements True Cash Value =				859

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	1,500	400	1,900			568C
Rolling		2024	900	0	900			551C
Low		2023	900	0	900			525C
High		2022	500	0	500			500S
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	1,500	400	1,900			568C
	TPC 12/27/2017	INSPECTED	2024	900	0	900			551C
	TPC 05/11/2015	INSPECTED	2023	900	0	900			525C
	TPC 04/27/2014	INSPECTED	2022	500	0	500			500S

*** 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 BAGLEY ST	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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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 7,467					
--	--------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
--	----------	---	--------	--	--	--

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

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

		JENNINGS 40	264.00	158.00	0.7071	1.0000	40	100		7,467
--	--	-------------	--------	--------	--------	--------	----	-----	--	-------

		264 Actual Front Feet, 0.96 Total Acres			Total Est. Land Value =					7,467
--	--	---	--	--	-------------------------	--	--	--	--	-------

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

. BLOCK 4 EXC LOT 1 MITCHELL BROS REVISED PLAT OF JENNINGS.										
--	--	--	--	--	--	--	--	--	--	--

Comments/Influences										
---------------------	--	--	--	--	--	--	--	--	--	--



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Missaukee, Michigan

Topography of Site										
X Level										
Rolling										
Low										
X High										
Landscaped										
Swamp										
X Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2025	3,700	0	3,700				2,273C
TPC 12/27/2017	INSPECTED		2024	3,000	0	3,000				2,205C
TPC 05/11/2015	INSPECTED		2023	3,000	0	3,000				2,100C
			2022	2,000	0	2,000				2,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,500	03/01/1996	WD	33-TO BE DETERMINED	303:574	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
250 S BALDWIN ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/30/2014					
	MAP #:					
	2025 Est TCV 20,953 TCV/TFA: 0.00					

Owner's Name/Address	MAP #:	2025 Est TCV 20,953 TCV/TFA: 0.00
CALE KENNETH P & BONNIE L JENNINGS 250 S BALDWIN STREET LAKE CITY MI 49651		

Tax Description	Public Improvements	Land Value Estimates for Land Table 4103.4103 JENNINGS
. LOT 1 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.	X Improved	* Factors *
Comments/Influences		Description Frontage Depth Front Depth Rate %Adj. Reason Value
MH FIRE LOSS DEC 92	X	<Site Value A> GROUP A 3K 3000 100 3,000
		66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000
	X	Land Improvement Cost Estimates
		Description Rate Size % Good Cash Value
	X	D/W/P: 4in Ren. Conc. 6.52 240 0 0
	X	Residential Local Cost Land Improvements
		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
X Level	2025	1,500	9,000	10,500			4,055C
Rolling	2024	900	6,900	7,800			3,934C
Low	2023	900	5,400	6,300			3,747C
High	2022	500	4,400	4,900			3,569C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2025	1,500	9,000	10,500			4,055C
TPC 05/26/2015 INSPECTED			2024	900	6,900	7,800			3,934C
			2023	900	5,400	6,300			3,747C
			2022	500	4,400	4,900			3,569C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																	
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 0 Total Base New : 31,487 Total Depr Cost: 18,892 Estimated T.C.V: 17,003																																																					
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.900																																																						
	Yr Built 1973	Remodeled 0	Ex	Ord	Min	Size of Closets																																																							
	Condition: Average	Lg	Ord	Small	Room List			Bsmnt Garage:																																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1973																																																
	(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=60/100/100/100/60																																																					
	(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			Average Fixture(s)			Other Additions/Adjustments																																																					
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer																																																					
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			1 1000 Gal Septic 1 2000 Gal Septic			Garages																																																				
	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost																																																					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:						Notes:																																																					
<table border="0"> <tr> <td colspan="10"></td> <td colspan="2">Totals:</td> <td colspan="2">24,454</td> <td colspan="2">14,672</td> </tr> <tr> <td colspan="10"></td> <td colspan="2">E.C.F.</td> <td colspan="2">31,487</td> <td colspan="2">18,892</td> </tr> <tr> <td colspan="10"></td> <td colspan="2">ECF (4017 JENNINGS) 0.900 => TCV:</td> <td colspan="2"></td> <td colspan="2">17,003</td> </tr> </table>																								Totals:		24,454		14,672												E.C.F.		31,487		18,892												ECF (4017 JENNINGS) 0.900 => TCV:				17,003	
										Totals:		24,454		14,672																																															
										E.C.F.		31,487		18,892																																															
										ECF (4017 JENNINGS) 0.900 => TCV:				17,003																																															

*** 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.
BARNES BYRON	CALE PAUL A	0	04/18/2022	QC	06-COURT JUDGEMENT	2022-01359	DEED	0.0
BARNES STEPHANIE H	CALE PAUL A	3,000	09/29/2021	QC	03-ARM'S LENGTH	2021-03250	DEED	100.0
MISSAUKEE COUNTY TREASURE	BARNES BYRON D & MORE STE	1,200	09/14/2017	QC	13-GOVERNMENT	2017-02860	DEED	100.0
NYBERG MILES	MISSAUKEE COUNTY TREASURE	0	02/24/2017	OTH	10-FORECLOSURE	2017-00985	DEED	100.0

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

Owner's Name/Address	MAP #:					
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CALE PAUL A 4348 W ROSTED RD LAKE CITY MI 49651	2025 Est TCV 3,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				<Site Value A>	GROUP A 3K				3000	100		3,000
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				66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =			3,000
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb X Street Lights Standard Utilities Underground Utils.											
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. LOT 2 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.												
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Comments/Influences												
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	Topography of Site											
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	Level											
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	X	Rolling										
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	X	Low										
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		High										
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		Landscaped										
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		Swamp										
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		Wooded										
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		Pond										
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		Waterfront										
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		Ravine										
--	--	--------	--	--	--	--	--	--	--	--	--	--

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

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

			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2025	1,500	0	1,500		568C
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				2024	900	0	900		551C
--	--	--	--	------	-----	---	-----	--	------

				2023	900	0	900		525C
--	--	--	--	------	-----	---	-----	--	------

				2022	500	0	500		500S
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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.
MISSAUKEE COUNTY TREASURE	MCMaster NANCY IRENE & MI	700	09/15/2016	QC	13-GOVERNMENT	2016-03302	DEED	100.0
MRD HOLDINGS	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	PROPERTY TRANSFER	0.0
MRD HOLDINGS	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	10-FORECLOSURE	2106-01302	PROPERTY TRANSFER	0.0
MISSAUKEE COUNTY TREASURE	MRD HOLDINGS	900	09/17/2013	QC	13-GOVERNMENT	2013-03225 QD	DEED	100.0

Property Address: S BALDWIN ST
 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: MCMaster NANCY IRENE & MICHAEL A CALE IRENE
 4348 W ROSTED RD LAKE CITY MI 49651
 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . LOT 3 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.
 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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

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

Property Address: S BALDWIN ST
 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: NYBERG EMIL A
 GOODFELLOW THOMAS
 11 KIDD DRIVE
 AMBERSTVIEW ONTARIO K7N1V5
 2025 Est TCV 3,000

Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . LOT 4 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.
 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
- 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	1,500	0	1,500			568C
		TPC 04/30/2021 INSPECTED	2024	900	0	900			551C
		TPC 12/27/2017 INSPECTED	2023	900	0	900			525C
			2022	500	0	500			500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOMEcomings FINANCIAL NET	MC MASTER MICHAEL & NANCY	40,000	05/04/2005	OTH	21-NOT USED/OTHER	05-0/2075	DEED	100.0
MCGUIRE DAVID & REBECCA	HOMEcomings FINANCIAL NET	55,250	11/21/2003	OTH	21-NOT USED/OTHER	03-0/6252	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
174 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MCMaster MICHAEL & NANCY CALE IRENE 4348 W ROSTED RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCv 102,512 TCv/TFA: 114.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
			Description	Frontage	Depth	Value
LOT 5 BLK 5 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Dirt Road			
Comments/Influences	X		Gravel Road			
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

Public Improvements		* Factors *			
Description	Rate	Size	% Good	Cash Value	
<Site Value A> GROUP A 3K	3000	100		3,000	
66 Actual Front Feet, 0.24 Total Acres	Total Est. Land Value =			3,000	

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
Wood Frame	21.25	240	94	4,794	
Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
LAND IMPROVE 1000	1,000.00	1	95	950	
Total Estimated Land Improvements True Cash Value =				5,744	

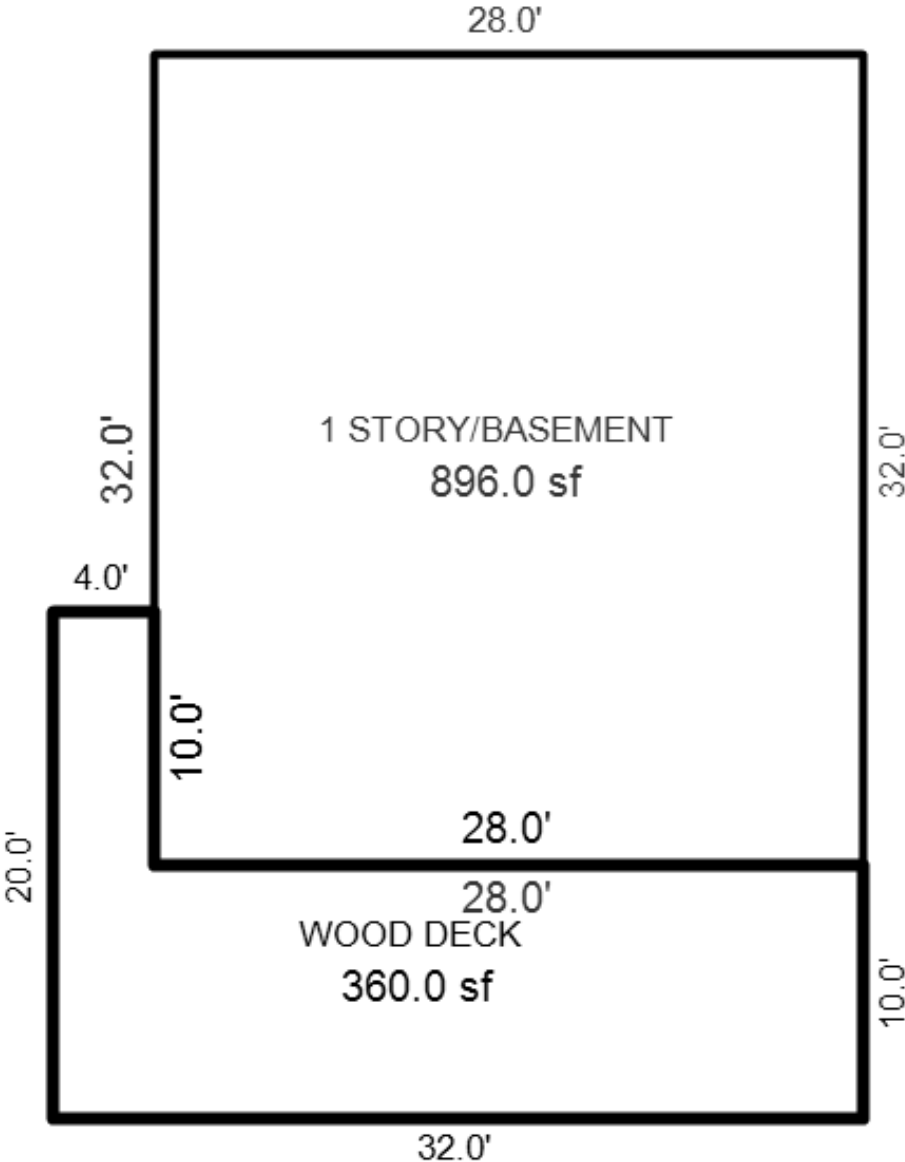
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	1,500	49,800	51,300			20,992C
X	Rolling		2024	900	38,300	39,200			20,361C
X	Low		2023	900	29,700	30,600			19,392C
X	High		2022	500	24,200	24,700			18,469C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							360	Treated Wood			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 896 Total Base New : 148,840 Total Depr Cost: 104,187 Estimated T.C.V: 93,768									
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			E.C.F. X 0.900					Bsmnt Garage: 1 Car	
Condition: Average		Size of Closets		No./Qual. of Fixtures			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1986	
Room List		Doors		Solid	X	H.C.	200 Amps Service			Ground Area = 896 SF Floor Area = 896 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
	(1) Exterior						Kitchen: Other: Other:			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Stories Exterior Foundation						
	Insulation			(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			Size 896						
(2) Windows		(7) Excavation		1			Average Fixture(s)			Total:						
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			3			Total: 124,429					87,100	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1		2,130 1,491	
X		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Water/Sewer			Plumbing Average Fixture(s)			1		1,212 848	
(3) Roof		Recreation SF Living SF 1 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			3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			1		3,805 2,663	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Deck Treated Wood			360		5,868 4,108	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car			1		2,457 1,720	
	Chimney: Block									Built-Ins Appliance Allow.			1		1,906 1,334	
Totals: 148,840 104,187																
Notes: ECF (4017 JENNINGS) 0.900 => TC.V: 93,768																



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

Owner's Name/Address 2025 Est TCV 6,108

INDIAN LAKES L C
MODERN BOOKKEEPING, INC.
8252 E LANSING RD
DURAND MI 48429

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements * Factors * 5 LOTS 66' X158' EACH

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

. LOTS 6, 7, 8, 9 & 10 BLK 5 MITCHELL JENNINGS 40 158.00 330.00 0.8039 1.2022 40 100

BROS REVISED PLAT OF JENNINGS. 158 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 6,108

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,100	0	3,100			2,728C
2024	3,600	0	3,600			2,646C
2023	3,600	0	3,600			2,520C
2022	2,400	0	2,400			2,400S



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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.
LIMBERGER TIMOTHY & MCDER	MCNAUGHTON RONALD DEAN	15,000	10/28/2020	QC	03-ARM'S LENGTH	2020-03235	DEED	100.0
LIMBERGER TIMOTHY R	LIMBERGER TIMOTHY & MCDER	0	07/24/2018	QC	09-FAMILY	2018-02373	DEED	0.0
LIMBERGER KAREN E	LIMBERGER TIMOTHY R	0	12/09/2013	AFF	07-DEATH CERTIFICATE	2014-00861	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
198 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST		Shed	01/01/2015	2015-33726	100%
	P.R.E. 100% 10/28/2020		MH	10/23/2006	20060381	Complete
Owner's Name/Address	MAP #:		Demolition/Removal	09/15/2006	20060304	Complete
MCNAUGHTON RONALD DEAN 198 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 44,397 TCV/TFA: 45.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value	
			Description	Frontage	Depth	* Factors *		
. LOTS 1,2 & 3 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS. Comments/Influences	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			* Factors *					
			Description Frontage Depth Front Depth Rate %Adj. Reason					
			<Site Value A> GROUP A 3K			3000	100	3,000
			<Site Value A> GROUP A 3K			3000	100	3,000
			<Site Value A> GROUP A 3K			3000	100	3,000
			198 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =				9,000	

ADD 33' FOR VACATED ASPEN ST FOR 99 12-10-07 Combined 009-396-003-00 with this pcl for 2008.	X	Electric	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
		Gas	Wood Frame	25.96	160	50	2,077
		Curb	Total Estimated Land Improvements True Cash Value =				2,077

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	4,500	17,700	22,200			12,502C
	X	Low	2024	2,700	15,200	17,900			12,127C
	X	High	2023	2,700	11,800	14,500			11,550C
		Landscaped	2022	1,500	9,500	11,000			11,000S
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

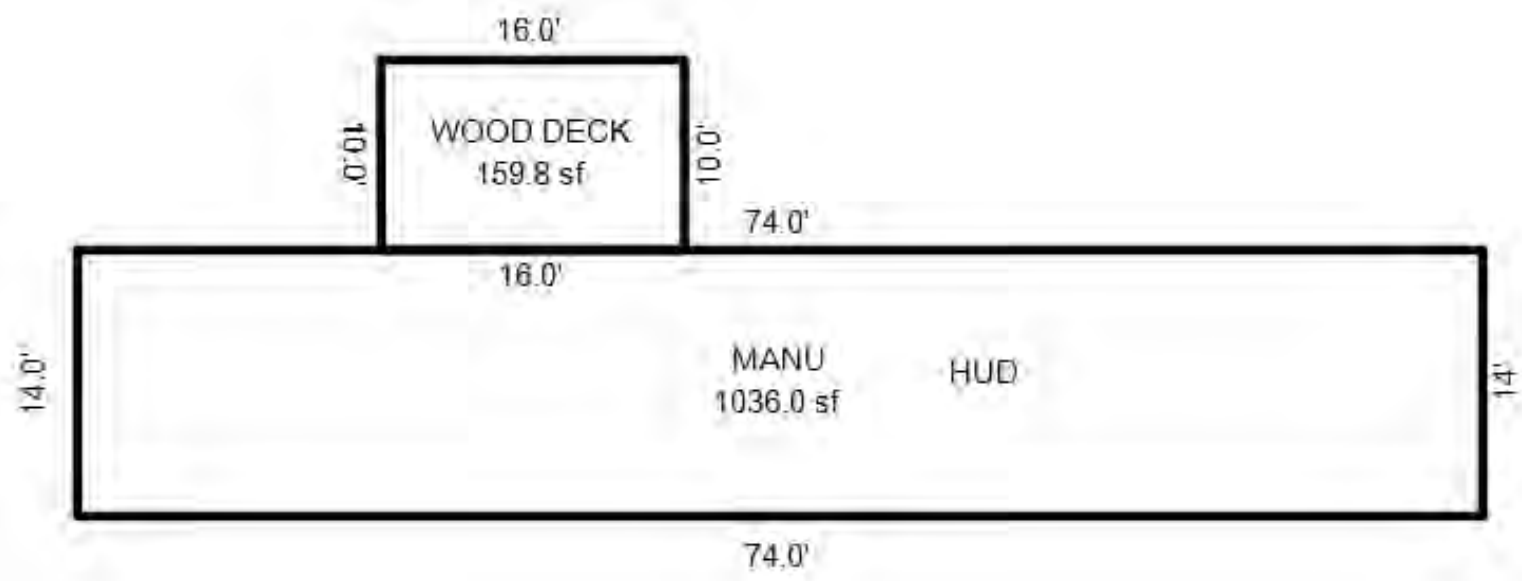


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 159	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Class: Average Effec. Age: 20 Floor Area: Total Base New : 75,730 Total Depr Cost: 41,650 Estimated T.C.V: 33,320			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1993				
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
X		X	Drywall				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)									
	Many Avg. X Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 59,883 32,935						
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			Other Additions/Adjustments									
X		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Skirting, Metal or Vinyl, Vertical Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood			168 1,882 1,035		1 3,010 1,655		1 4,795 2,637 1 2,648 1,456		
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1993 COLONY MH			159 3,512 1,932		Totals: 75,730 41,650		ECF (4017 JENNINGS) 0.800 => TCV: 33,320		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			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.
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
186 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HILL PAMELA J LIVING TRUST 9867 W POPLAR ST LAKE CITY MI 49651	2025 Est TCV 54,079 TCV/TFA: 75.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. LOT 4 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Dirt Road								
Comments/Influences			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
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
2025	1,500	25,500	27,000			8,876C
2024	900	19,500	20,400			8,610C
2023	900	14,700	15,600			8,200C
2022	500	11,900	12,400			7,810C



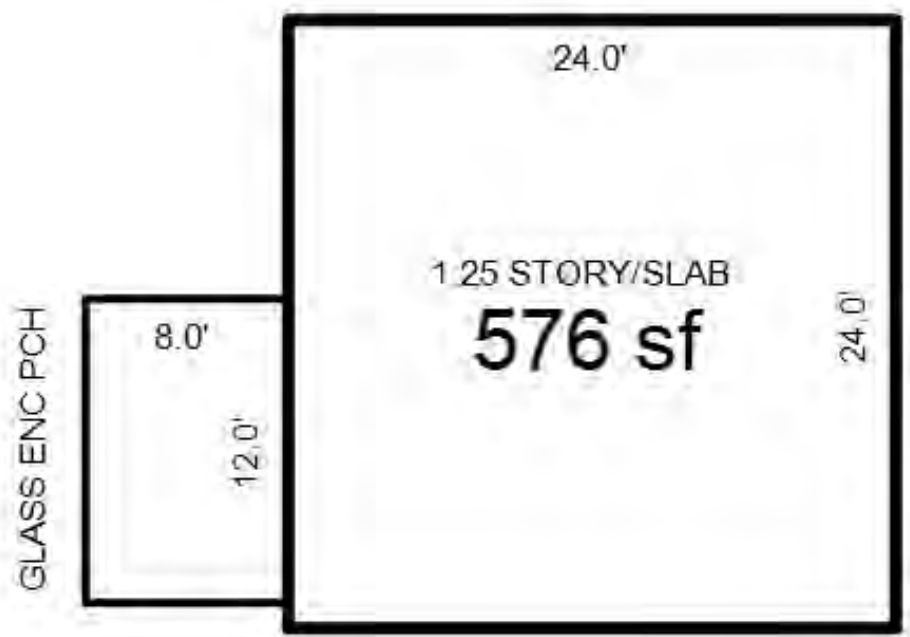
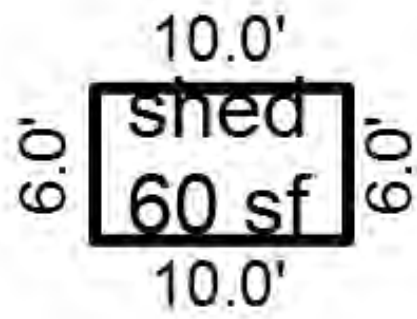
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Who	When	What	2025	2024	2023	2022
TPC	04/30/2021	INSPECTED	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED				
TPC	04/05/2016	INSPECTED				

*** 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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
		0	Front 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									96	CGEP (1 Story)		
X	Wood Frame	(4) Interior			Central Air Wood Furnace			No./Qual. of Fixtures			Class: D Effec. Age: 40 Floor Area: 720 Total Base New : 91,241 Total Depr Cost: 54,745 Estimated T.C.V: 49,271			E.C.F. X 0.900		Bsmnt Garage:	
	Building Style: 1S	X	Drywall Paneled				X	Plaster Wood T&G		100	Amps Service				X		Carport Area: Roof:
	Yr Built 1938		Trim & Decoration				X	Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 576 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls D Blt 1938		
	Remodeled 0	Ex	Ord	X						Building Areas					Stories Exterior Foundation Size Cost New Depr. Cost		
	Condition: Average		Size of Closets				X	Small		1.25 Story Siding Slab					576 Total: 76,160 45,696		
	Room List	Doors	Lg	Ord	X					Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors							Plumbing							
	(1) Exterior		Kitchen: Other: Other:							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
	Wood/Shingle Aluminum/Vinyl Brick X Asbestos Insulation		(6) Ceilings	X						Water/Sewer							
	(2) Windows		(7) Excavation							Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic							
	Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0							Lump Sum Items:							
	X Large Avg. X Small		(8) Basement														
	X Wood Sash Metal Sash Vinyl Sash 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		(14) Water/Sewer														
Notes: ECF (4017 JENNINGS) 0.900 => TCY: 49,271																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH TAMMY JO	SMITH DEBRA JO	1	04/04/2023	QC	09-FAMILY	2023-00185	DEED	0.0
MILLER CAROL ANN	SMITH TAMMY JO	8,500	12/18/2015	WD	08-ESTATE	2015-04178	PROPERTY TRANSFER	100.0
LEIVO EMMA (DECEASED) MIL	MILLER CAROL ANN	0	03/05/2004	OTH	21-NOT USED/OTHER	05-0/645	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
Owner's Name/Address	MAP #:					

SMITH DEBRA JO 150 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 3,710					
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Tax Description	Description	Rate	Size % Good	Cash Value
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LOT 5 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.	<Site Value A> GROUP A 3K	3000	100	3,000
Comments/Influences	66 Actual Front Feet, 0.24 Total Acres	Total Est. Land Value =		3,000

Split/Comb.	Description	Rate	Size % Good	Cash Value
-------------	-------------	------	-------------	------------

on 05/14/2024 completed	Wood Frame	29.58	48 50	710
05/14/2024 TIM ;	Total Estimated Land Improvements True Cash Value =			710

Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;				
Child Parcel(s): 009-397-001-01;				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2025	1,500	400	1,900			618C
Rolling	2024	900	400	1,300		1,300A	600C
Low	2023	900	300	1,200			572C
High	2022	500	300	800			545C

Landscaped	Who	When	What				
Swamp	TPC 04/30/2021		INSPECTED				
Wooded	TPC 12/27/2017		INSPECTED				
Pond	TPC 04/05/2016		INSPECTED				

Waterfront							
Ravine							
Wetland							
Flood Plain							

Parcel Shape 2021, Aerial 5/2021, 2021 Sketch Filed							
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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				
BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 3,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. LOT 6 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 3K		3000		100				3,000
		Paved Road		66 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						3,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	1,500	0	1,500		568C		
		TPC 12/27/2017 INSPECTED			2024	900	0	900		551C		
		TPC 04/05/2016 INSPECTED			2023	900	0	900		525C		
		TPC 05/11/2015 INSPECTED			2022	500	0	500		500S		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL PAMELA J	PITT BRUCE W & BETHANY S	1,000	09/01/2022	QC	03-ARM'S LENGTH	2022-02782	DEED	100.0
HILL PAMELA J LIVING TRUS	HILL PAMELA J	0	09/01/2022	QC	09-FAMILY	2022-02772	DEED	0.0
HILL ROBERT R & PAMELA J	HILL PAMELA J LIVING TRUS	1	05/03/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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N BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/01/2022					

Owner's Name/Address	MAP #:
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PITT BRUCE W & BETHANY S 221 S BALDWIN ST LAKE CITY MI 49651	2025 Est TCV 3,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road					3000	100		3,000
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.								

Tax Description	Value
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. LOT 7 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS.	3,000
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Comments/Influences	Total Est. Land Value =
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	3,000
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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	1,500	0	1,500			927C
X Rolling	2024	900	0	900			900S
Low	2023	900	0	900			900S
High	2022	500	0	500		500W	500S
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
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TPC 04/30/2021	INSPECTED		2024	900	0	900			900S
TPC 12/27/2017	INSPECTED		2023	900	0	900			900S
TPC 04/05/2016	INSPECTED		2022	500	0	500		500W	500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON TONI D	PITT BRUCE W & BETHANY S	28,000	11/30/2020	WD	03-ARM'S LENGTH	2020-03594	PROPERTY TRANSFER	100.0
JOSE LUCKY & DEBORAH	JOHNSON TONI D	1	11/21/2020	QC	09-FAMILY	2020-03593	DEED	100.0
JOHNSON TONI D	JOSE LUCKY & DEBORAH	39,500	11/08/2018	LC	03-ARM'S LENGTH	2018-03698	DEED	100.0
MCMASTER MICHAEL A & NANC	JOHNSON TONI D	28,000	04/12/2017	WD	03-ARM'S LENGTH	2017-0143	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
221 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/30/2020					
Owner's Name/Address	MAP #:					
PITT BRUCE W & BETHANY S 221 S BALDWIN ST LAKE CITY MI 49651	2025 Est TCV 71,645 TCV/TFA: 67.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value	
		Public Improvements		Description	Frontage	Depth	* Factors * Rate %Adj. Reason		
. LOTS 8, 9 & 10 BLK 6 MITCHELL BROS REVISED PLAT OF JENNINGS. Comments/Influences ADD 33' FOR VACATED ASPEN ST	X	Dirt Road		JENNINGS 40	77.00	158.00	0.7311 1.0000	40 100	2,252
		Gravel Road		JENNINGS 40	77.00	158.00	0.7311 1.0000	40 100	2,252
		Paved Road		JENNINGS 40	77.00	158.00	0.7311 1.0000	40 100	2,252
		Storm Sewer		231 Actual Front Feet, 0.84 Total Acres				Total Est. Land Value =	6,755



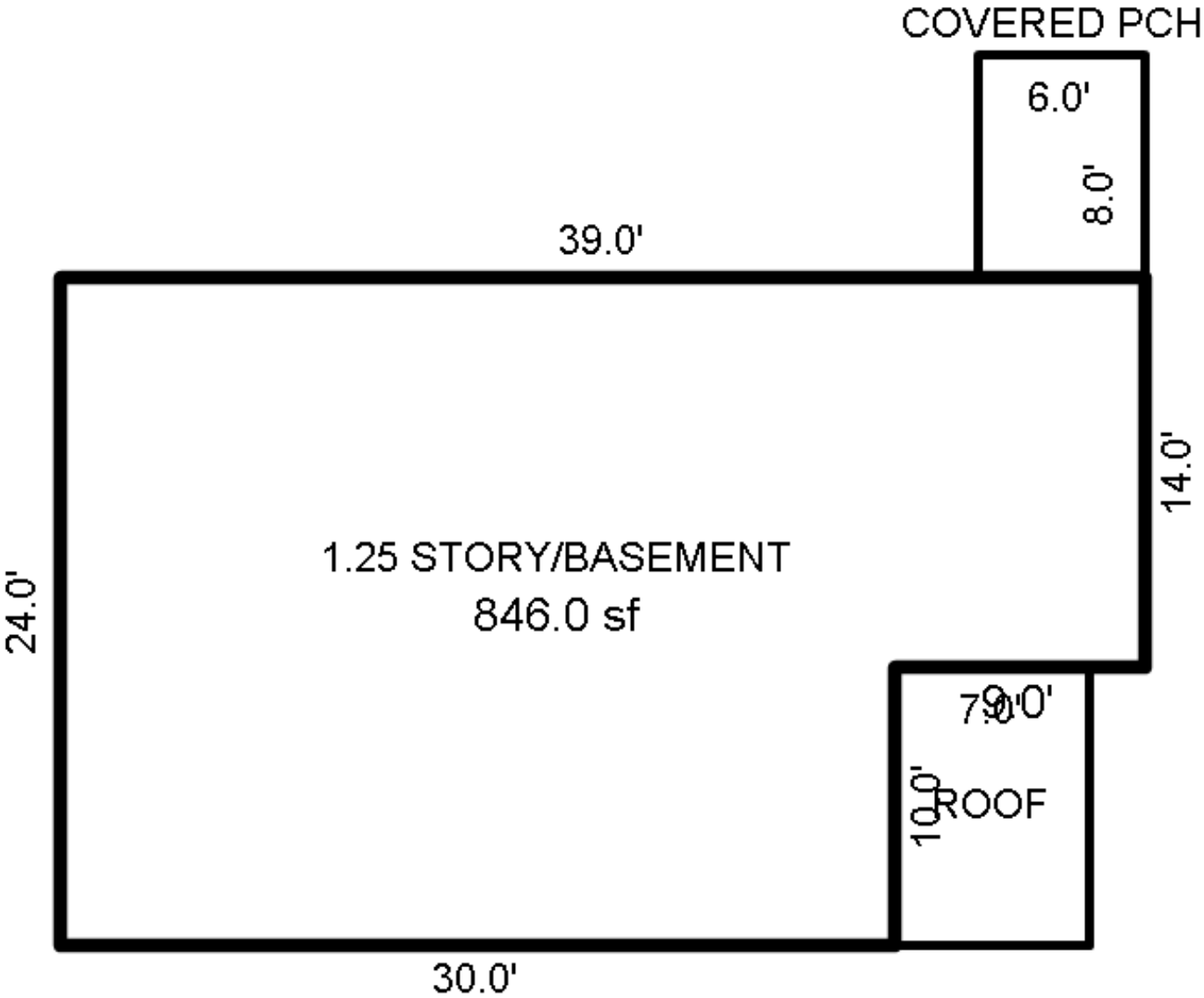
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,400	32,400	35,800			22,278C
Rolling	2024	4,500	24,500	29,000			21,609C
Low	2023	4,500	18,700	23,200			20,580C
High	2022	4,600	15,000	19,600			19,600S
Landscaped							
Swamp							
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 48 70	Type 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:	
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: 1,058 Total Base New : 131,091 Total Depr Cost: 72,100 Estimated T.C.V: 64,890		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace						
Yr Built 1948		Remodeled 1990		Ex	Ord	X	Min	150 Amps Service						
Condition: Average		Size of Closets		Lg	Ord	X	Small	No./Qual. of Fixtures						
Room List		Doors	Solid	H.C.		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls D		Blt 1948		
5	Basement	(5) Floors		(13) Plumbing		1 Average Fixture(s)		Plumbing						
5	1st Floor	Kitchen:		No. of Elec. Outlets		3 Fixture Bath		Average Fixture(s)		1		1,010 555		
3	2nd Floor	Other:		Many		2 Fixture Bath		Water/Sewer		1		4,203 2,312		
3	Bedrooms	Other:		X		Softener, Auto		Solar Water Heat		1		2,462 1,354		
(1) Exterior		(6) Ceilings		Few		Softener, Manual		No Plumbing		1		2,462 1,354		
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		(14) Water/Sewer		Extra Toilet		Porches		48		2,434 1,339		
X	Log Insulation	(7) Excavation		Public Water		Extra Sink		Built-Ins		1		1,615 888		
(2) Windows		Basement: 846 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer		Separate Shower		Deck		70		1,103 607		
X	Many Avg. Few	X	Large Avg. Small	1 1000 Gal Septic		Ceramic Tile Floor		w/Roof (Roof portion)		Totals:		131,091 72,100		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 2000 Gal Septic		Ceramic Tile Wains		Notes:						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:		Ceramic Tub Alcove Vent Fan		ECF (4017 JENNINGS) 0.900 => TCV:				64,890		
X	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											
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMITH DEBRA JO	SMITH TAMMY JO	0	02/02/2024	QC	09-FAMILY	2024-00261	DEED	0.0				
SMITH TAMMY JO	SMITH DEBRA	0	01/22/2024	QC	09-FAMILY	2024-0155	DEED	0.0				
MILLER CAROL ANN REPRESEN	SMITH TAMMY JO	8,500	12/18/2015	WD	08-ESTATE	2015-04178	PROPERTY TRANSFER	100.0				
LEIVO EMMA LUCILLE ESTATE	MILLER CAROL A	0	07/25/2005	OTH	21-NOT USED/OTHER	05-0/2906	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
150 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST			REPAIR	12/31/2015	2015-9998	100%				
Owner's Name/Address		P.R.E. 100% 12/18/2015										
SMITH TAMMY JO 150 S CRAPO ST LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 60,233 TCV/TFA: 80.10										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
RETIRED 2025 COMBINED WITH 396-005-00 & 397-012-00 INTO 397-001-01 FORMERLY. LOT 1 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;		Gravel Road		<Site Value A>	GROUP A	3K			3000	100		3,000
Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;		Paved Road		66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000	
Child Parcel(s): 009-397-001-01;		Storm Sewer		Land Improvement Cost Estimates								
-----		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	18.56	288	0	0				
		Sewer		Total Estimated Land Improvements True Cash Value =					0			
		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	1,500	28,600	30,100			8,313C				
		2024	900	21,600	22,500			8,064C				
		2023	900	16,500	17,400			7,680C				
		2022	500	13,200	13,700			7,315C				

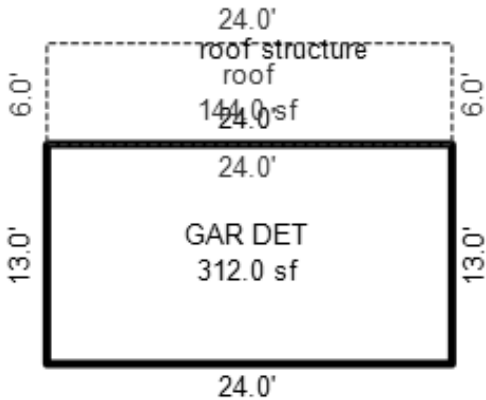
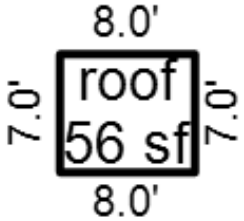
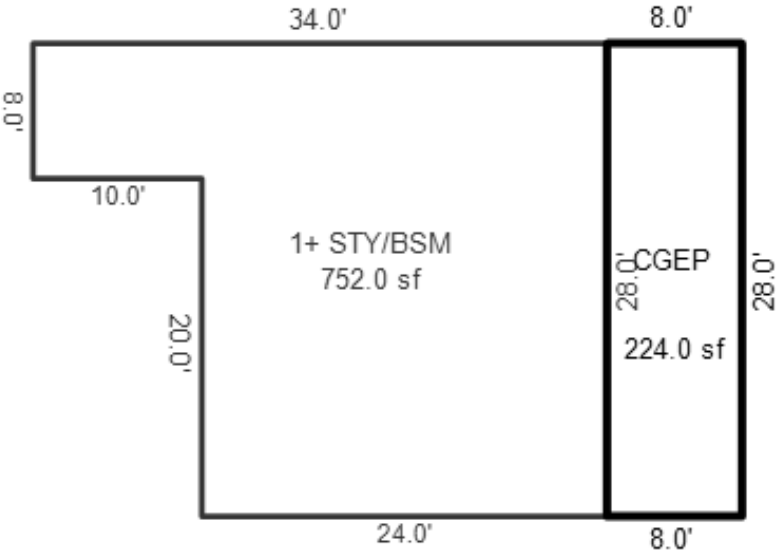


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224 144	Type CGEP (1 Story) Roof Cover Onl	Year Built: 2016 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: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D -10 Effec. Age: 45 Floor Area: 752 Total Base New : 115,601 Total Depr Cost: 63,592 Estimated T.C.V: 57,233			E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 752 SF Floor Area = 752 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55				Cls D-10 Blt 1938			
Yr Built 1938	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			60 Amps Service	Building Areas							
Condition: Poor		Lg		Ord	X Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X H.C.	Average Fixture(s)			1	1+ Story Siding Mich Bsmnt.		Total: 85,106		49,866			
Basement 5 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			Ave.	X Few	1000 Gal Septic Water Well, 50 Feet		1 4,203 2,312		1 2,462 1,354			
(2) Windows		(7) Excavation		Basement: 752 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches						
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			CGEP (1 Story)		224 10,528 5,790					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Deck w/Roof (Roof portion)			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 312 11,226 6,174						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: 2016 REPLACEMENT WINDOWS HANDPUMP WELL			Totals: 144 2,076 1,142						
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			ECF (4017 JENNINGS) 0.900 => TCV:				57,233			
X	Asphalt Shingle															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GETTY RUSSELL DANIEL	GETTY DANIEL ROBERT &	0	01/31/2018	QC	09-FAMILY	2018-00316	DEED	0.0
GETTY DANIEL R & DEBORAH	GETTY DANIEL RUSSELL & DAN	0	12/30/2004	QC	21-NOT USED/OTHER	04-0/5329	DEED	0.0
		2,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2665	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GETTY DANIEL RUSSELL & GETTY DANIEL ROBERT 6213 N GENESEE RD FLINT MI 48506	2025 Est TCV 20,847 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
LOT 2, 3, AND 4 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS. 12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00 FORMERLY LOT 2 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K			3000	100		3,000
		Gravel Road		<Site Value A> GROUP A 3K			3000	100		3,000
		Paved Road		<Site Value A> GROUP A 3K			3000	100		3,000
		Storm Sewer		198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =				9,000
		Sidewalk								
		Water								
		Sewer								

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
NOT AG. FOR 08. 12/2023 COMBINE LOTS 2, 3 & 4 TO 009-397-002-00	X	Gas	Fencing: Wire Mesh, #9	3.68	150	94	519
		Curb	Total Estimated Land Improvements True Cash Value =		519		
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														Who	When	What				
	X													2025	4,500	5,900	10,400			3,923C
														2024	2,700	4,500	7,200			3,806C
														2023	900	0	900			525C
														2022	500	0	500			500S

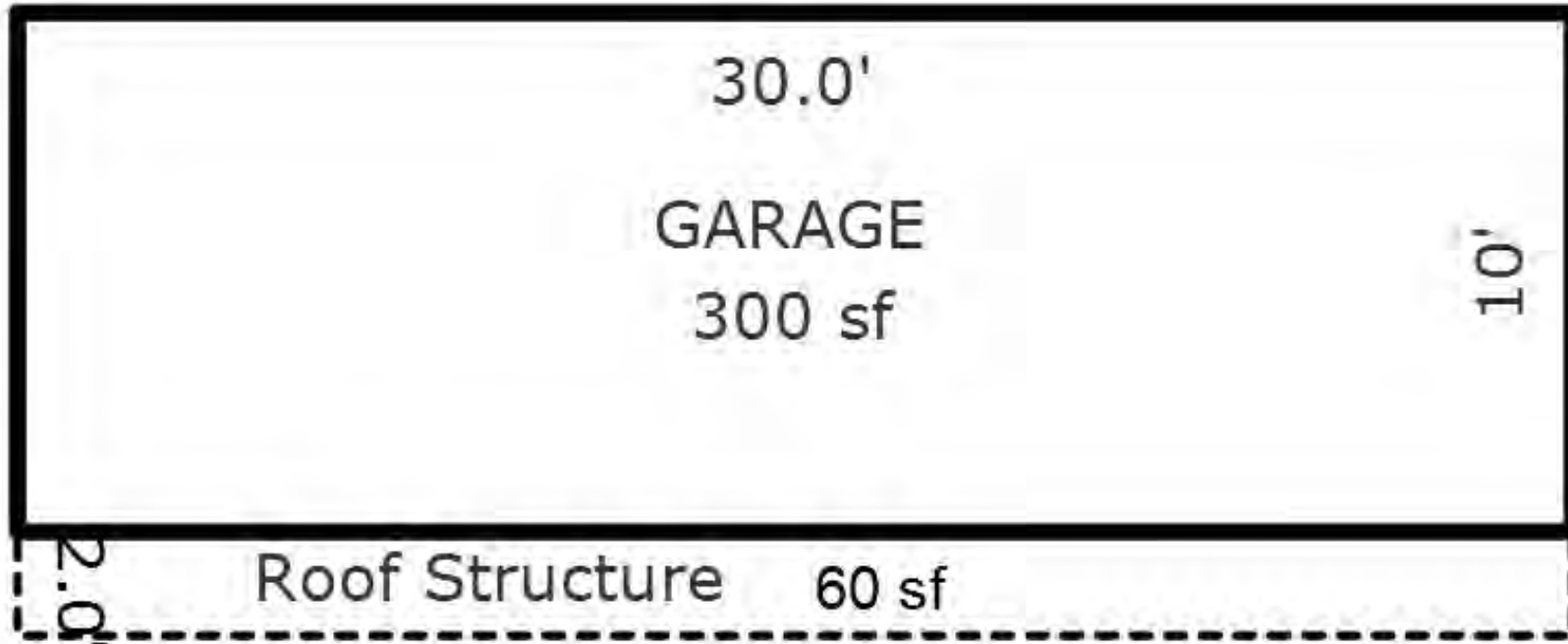


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family	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 60	Type Roof Cover Onl	Year Built: 2007 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: 300 % Good: 0 Storage Area: 0 No Conc. Floor: 240	Condition: Average	E.C.F. X 0.900	Bsmnt Garage: Carport Area: Roof:									
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small							
Town Home		(4) Interior		X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0		Total Base New : 14,808 Total Depr Cost: 12,587 Estimated T.C.V: 11,328		Storage Area: 0 No Conc. Floor: 240											
Duplex		Wood Frame		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 2007											
A-Frame		(5) Floors		(12) Electric			(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.											
Yr Built 2007		Remodeled 0		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			Garages		Class: CD Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		300		12,654		10,756			
Room List		Doors		Ex. Ord. Min			No. of Elec. Outlets		No Concrete Floor		240		-1,445		-1,228							
Basement		(6) Ceilings		Many Ave. Few			(13) Plumbing		Water/Sewer		1		2,548		2,166							
1st Floor		Kitchen:		Average Fixture(s)			1		Solar Water Heat		Deck		60		1,051		893					
2nd Floor		Other:		3 Fixture Bath			Public Water		Extra Toilet		w/Roof (Roof portion)		Totals:		14,808		12,587					
Bedrooms		Other:		2 Fixture Bath			Public Sewer		Extra Sink		Notes:		ECF (4017 JENNINGS) 0.900 => TCV:		11,328							
(1) Exterior		(7) Excavation		Softener, Auto			Water Well		Separate Shower													
Wood/Shingle		Basement: 0 S.F.		Softener, Manual			1000 Gal Septic		Ceramic Tile Floor													
Aluminum/Vinyl		Crawl: 0 S.F.		No Plumbing			2000 Gal Septic		Ceramic Tile Wains													
Brick		Slab: 0 S.F.		No Plumbing			Lump Sum Items:		Ceramic Tub Alcove													
Insulation		Height to Joists: 0.0		Extra Toilet					Vent Fan													
(2) Windows		(8) Basement		Extra Sink																		
Many		Conc. Block		Separate Shower																		
Avg.		Poured Conc.		Ceramic Tile Floor																		
Few		Stone		Ceramic Tile Wains																		
Large		Treated Wood		Ceramic Tub Alcove																		
Avg.		Concrete Floor		Vent Fan																		
Small		(9) Basement Finish		Vent Fan																		
Wood Sash		Recreation SF		Vent Fan																		
Metal Sash		Living SF		Vent Fan																		
Vinyl Sash		Walkout Doors (B)		Vent Fan																		
Double Hung		No Floor SF		Vent Fan																		
Horiz. Slide		Walkout Doors (A)		Vent Fan																		
Casement		(10) Floor Support		Vent Fan																		
Double Glass		Joists:		Vent Fan																		
Patio Doors		Unsupported Len:		Vent Fan																		
Storms & Screens		Cntr.Sup:		Vent Fan																		
(3) Roof		Asphalt Shingle		Vent Fan																		
Gable		Chimney:		Vent Fan																		
Hip		Gambrel		Vent Fan																		
Flat		Mansard		Vent Fan																		
Asphalt Shingle		Shed		Vent Fan																		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FANNIE MAE	SHERMAN JESSICA	35,000	09/30/2016	CD	11-FROM LENDING INSTITUT	2016-03355	PROPERTY TRANSFER	100.0
BURKE JOYCE	FANNIE MAE	42,000	12/18/2015	SD	10-FORECLOSURE	2015-04233	PROPERTY TRANSFER	0.0
BURKE BRIAN L (DECEASED)	BURKE JOYCE (HIS WIDOW)	0	01/29/2007	OTH	21-NOT USED/OTHER	2009/2029	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10131 W LAUREL ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/17/2016					
Owner's Name/Address	MAP #:					
SHERMAN JESSICA 10131 WEST LAUREL ST LAKE CITY MI 49651	2025 Est TCV 96,510 TCV/TFA: 86.02					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOTS 6 & 7 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K				3000	100		3,000
Comments/Influences	X	Gravel Road		<Site Value A> GROUP A 3K				3000	100		3,000
		Paved Road		132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water			
	X	Sewer	23.41	288 50	3,371
	X	Electric	Total Estimated Land Improvements True Cash Value = 3,371		
	X	Gas			
	X	Curb			
	X	Street Lights			
		Standard Utilities			
		Underground Utils.			



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	3,000	45,300	48,300			21,862C
X	Rolling	2024	1,800	34,600	36,400			21,205C
X	Low	2023	1,800	26,700	28,500			20,196C
X	High	2022	1,000	21,600	22,600			19,235C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

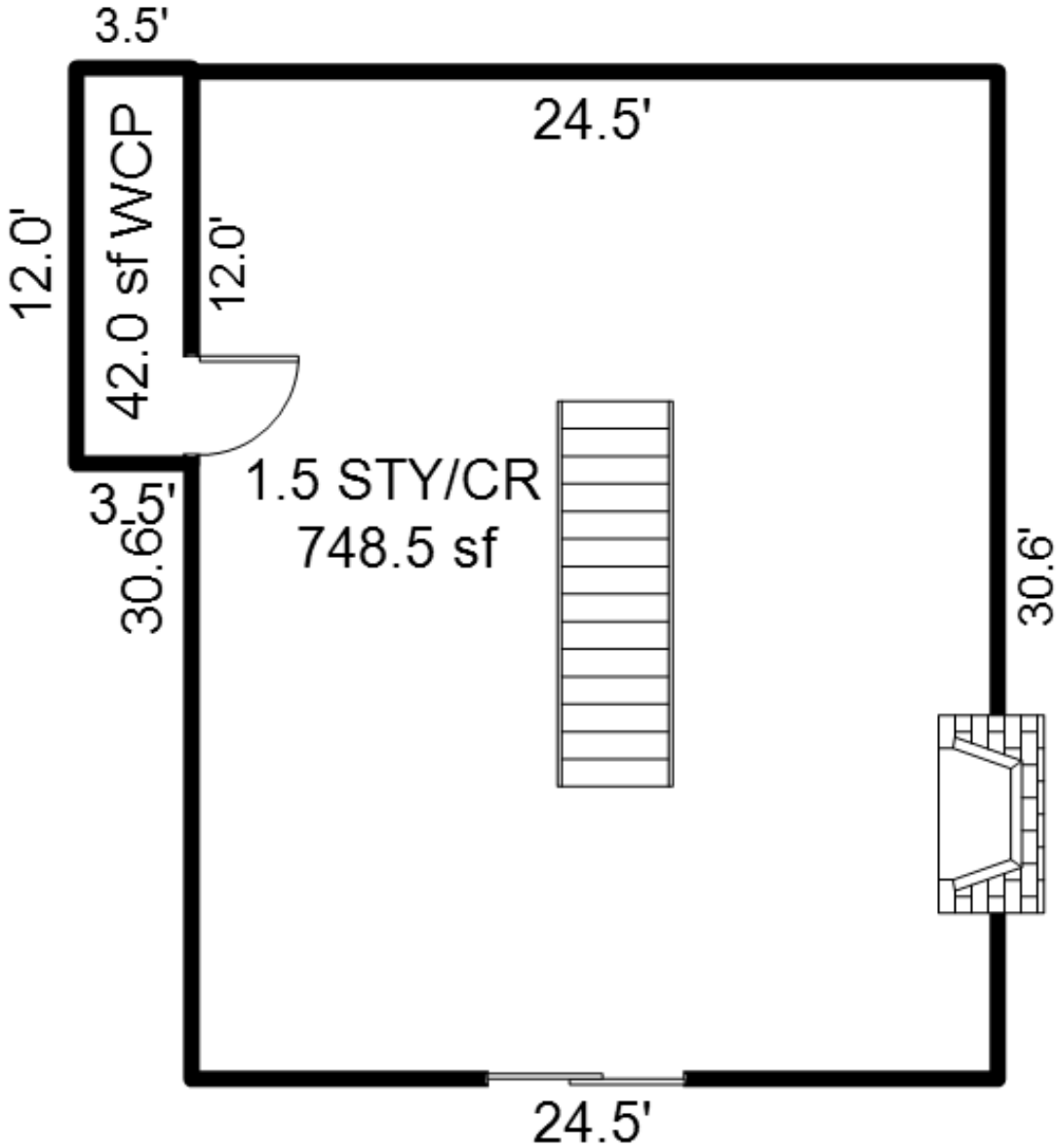
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Who	When	What	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED				
TPC	04/05/2016	INSPECTED				
TPC	05/11/2015	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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			1			42	WCP (1 Story)			
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,122 Total Base New : 148,948 Total Depr Cost: 96,821 Estimated T.C.V: 87,139			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	Central Air Wood Furnace			No. of Elec. Outlets							
Condition: Average		Size of Closets			200			Amps Service								
Room List		Doors		Solid	X	H.C.	(12) Electric			No./Qual. of Fixtures						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			Ex. X Ord. Min								
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			(13) Plumbing			Building Areas						
(2) Windows		(8) Basement			Basement: 0 S.F. Crawl: 748 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			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			1000 Gal Septic Water Well, 50 Feet			Plumbing			Average Fixture(s) 2 Fixture Bath				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Porches		
X	Horiz. Slide Casement	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) Foundation: Shallow			Built-Ins		
X	Double Glass Patio Doors	Lump Sum Items:			Lump Sum Items:			Fireplaces			Appliance Allow.			Fireplaces		
X	Storms & Screens							Exterior 1 Story			Totals:			148,948 96,821		
(3) Roof								Notes:			ECF (4017 JENNINGS) 0.900 => TCv:			87,139		
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.
		20,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0898	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
125 S BALDWIN ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/23/2003					
Owner's Name/Address	MAP #:					
ANDRAS DARRON & CARLA 125 S BALDWIN STREET LAKE CITY MI 49651	2025 Est TCV 24,772 TCV/TFA: 36.86					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
ANDRAS DARRON & CARLA 125 S BALDWIN STREET LAKE CITY MI 49651	X		Dirt Road										
			Gravel Road					3000	100		3,000		
ANDRAS DARRON & CARLA 125 S BALDWIN STREET LAKE CITY MI 49651	X		Paved Road					3000	100		3,000		
			Storm Sewer					198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =	6,000		
Tax Description	X		Land Improvement Cost Estimates										
LOTS 8 & 9 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Water										
			Sewer					14.41	184	0	0		
Comments/Influences	X		Electric					21.88	120	50	1,313		
			Gas					Residential Local Cost Land Improvements					
99 COMBO W/008-00 FOR 00	X		Street Lights										
			Standard Utilities					0.00	0	100	1,000		
			Underground Utils.					LAND IMPROVE 1000		0.00	0	100	1,000
			Total Estimated Land Improvements True Cash Value = 2,313										



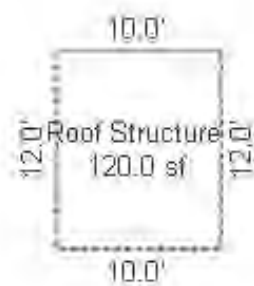
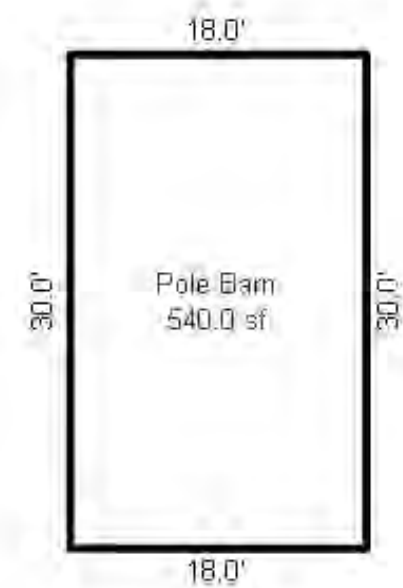
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	9,400	12,400			5,961C
X Rolling	2024	1,800	8,200	10,000			5,782C
Low	2023	1,800	6,500	8,300			5,507C
High	2022	1,000	5,300	6,300			5,245C
Landscaped							
Swamp							
Wooded							
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	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 684	Type Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 540				
	Mobile Home			Wood Frame												
Town Home		(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 35 Floor Area: Total Base New : 58,785 Total Depr Cost: 20,574 Estimated T.C.V: 16,459			E.C.F. X 0.800		Bsmnt Garage:		Carport Area: Roof:		
Duplex		Drywall Paneled	Plaster Wood T&G													
A-Frame		Trim & Decoration														
Building Style: HUD		Ex	X	Ord		Min										
Yr Built 1970	Remodeled 0	Size of Closets														
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace									
Basement		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1970				
1st Floor		Kitchen:		0 Amps Service			(11) Heating System: Wall Furnace									
2nd Floor		Other:		No./Qual. of Fixtures			Ground Area = 672 SF Floor Area = 672 SF.									
Bedrooms		Other:		X Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
X Wood/Shingle				Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
Aluminum/Vinyl				(13) Plumbing			Main Home Ribbed Metal 672									
Brick				Average Fixture(s)			Other Additions/Adjustments									
Insulation				1 3 Fixture Bath			Water/Sewer									
(2) Windows		(7) Excavation		2 Fixture Bath			1000 Gal Septic 1 4,203 1,471									
X Many Avg. X Large Avg. Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages									
Wood Sash		(8) Basement		1 1000 Gal Septic			Class: D Exterior: Pole (Unfinished)									
Metal Sash		Conc. Block		1 2000 Gal Septic			Base Cost 540 12,058 4,220									
Vinyl Sash		Poured Conc.		Lump Sum Items:			No Concrete Floor 540 -2,965 -1,038									
Double Hung		Stone					Deck									
Horiz. Slide		Treated Wood					w/Roof (Roof portion) 684 8,379 2,933									
Casement		Concrete Floor					Totals: 58,785 20,574									
Double Glass		(9) Basement Finish					Notes: 1970 PARKWOOD MH									
Patio Doors							ECF (4017 JENNINGS) 0.800 => TCY: 16,459									
Storms & Screens																
(3) Roof		(10) Floor Support														
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Gambrel Mansard Shed																
Asphalt Shingle																
X Metal																
Chimney: Brick																

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fenced area

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 BALDWIN ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 6,000																																					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4103.4103 JENNINGS																																							
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value																																							
Tax Description		Dirt Road		<Site Value A> GROUP A 3K		3000 100		3,000																																					
. LOTS 10 & 11 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		X Gravel Road		<Site Value A> GROUP A 3K		3000 100		3,000																																					
Comments/Influences		X Paved Road		132 Actual Front Feet, 0.48 Total Acres		Total Est. Land Value =		6,000																																					
		X Storm Sewer		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>3,000</td> <td>0</td> <td>3,000</td> <td></td> <td></td> <td>1,136C</td> </tr> <tr> <td>2024</td> <td>1,800</td> <td>0</td> <td>1,800</td> <td></td> <td></td> <td>1,102C</td> </tr> <tr> <td>2023</td> <td>1,800</td> <td>0</td> <td>1,800</td> <td></td> <td></td> <td>1,050C</td> </tr> <tr> <td>2022</td> <td>1,000</td> <td>0</td> <td>1,000</td> <td></td> <td></td> <td>1,000S</td> </tr> </tbody> </table>							Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2025	3,000	0	3,000			1,136C	2024	1,800	0	1,800			1,102C	2023	1,800	0	1,800			1,050C	2022	1,000	0	1,000			1,000S
		Year	Land Value								Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																														
		2025	3,000								0	3,000			1,136C																														
		2024	1,800								0	1,800			1,102C																														
2023	1,800	0	1,800			1,050C																																							
2022	1,000	0	1,000			1,000S																																							
X Water																																													
X Sewer																																													
X Electric																																													
X Gas																																													
X Curb																																													
X Street Lights																																													
Standard Utilities																																													
Underground Utils.																																													
Topography of Site		Level																																											
X Rolling		Low																																											
High		Landscaped																																											
Swamp		Wooded																																											
Pond		Waterfront																																											
Ravine		Wetland																																											
Flood Plain		Who		When		What																																							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017		INSPECTED																																									
		TPC 04/05/2016		INSPECTED																																									
		TPC 05/11/2015		INSPECTED																																									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SMITH DEBRA JO	SMITH TAMMY JO	0	02/02/2024	QC	09-FAMILY	2024-00261	DEED	0.0					
SMITH TAMMY JO	SMITH DEBRA	0	01/22/2024	QC	09-FAMILY	2024-0155	DEED	0.0					
MILLER CAROL ANN	SMITH TAMMY JO	1	12/18/2015	QC	08-ESTATE	2015-04179	PROPERTY TRANSFER	100.0					
MILLER CAROL & EMMA LEIVO	MILLER CAROL ANN	0	03/05/2004	OTH	21-NOT USED/OTHER	05-0/645	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/18/2015									
Owner's Name/Address		MAP #:		2025 Est TCV 4,552									
SMITH TAMMY JO 150 S CRAPO ST LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Tax Description		Public Improvements			* Factors *								
LOT 12 BLK 7 MITCHELL BROS REVISED PLAT OF JENNINGS.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			<Site Value A> GROUP A 3K 3000 100 3,000								
Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ;		Paved Road			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000								
Parent Parcel(s): 009-397-001-00, 009-396-005-00, 009-397-012-00;		Storm Sewer			Land Improvement Cost Estimates								
Child Parcel(s): 009-397-001-01;		Sidewalk			Description Rate Size % Good Cash Value								
-----		Water			Wood Frame 24.25 128 50 1,552								
		Sewer			Total Estimated Land Improvements True Cash Value = 1,552								
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
					2025	1,500	800	2,300			618C		
					2024	900	800	1,700			600C		
					2023	900	700	1,600			572C		
					2022	500	700	1,200			545C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITIBANK NA	MCMASTER MICHAEL & NANCY	1	02/21/2014	CD	11-FROM LENDING INSTITUT	2014-00876 WD	DEED	100.0
PRINGER JERRY H & LINDA S	CITIBANK NA	0	05/29/2013	AFF	01-ABANDONMENT	2013-01974	PROPERTY TRANSFER	0.0
SHERIFF	CITIBANK TRUSTEE WACHOIA	16,000	05/03/2013	SD	10-FORECLOSURE	2013-01670 SD	PROPERTY TRANSFER	0.0
		21,000	05/01/1997	WD	33-TO BE DETERMINED	338:569	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
138 S BALDWIN ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 9,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. LOTS 1, 2 & 12 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A>	GROUP A	3K			3000	100		3,000
				<Site Value A>	GROUP A	3K			3000	100		3,000
				<Site Value A>	GROUP A	3K			3000	100		3,000
				198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =						9,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	Electric	17.91	368	0	0
	X	Gas				0
	X	Curb				0
		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	4,500	0	4,500			1,704C
Rolling	2024	2,700	0	2,700			1,653C
Low	2023	2,700	0	2,700			1,575C
High	2022	1,500	0	1,500			1,500S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/11/2015	INSPECTED
TPC	06/09/2014	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.
GREEN JACOB D	ATWOOD CRYSTA MAY	25,000	07/17/2023	LC	03-ARM'S LENGTH	2023-03253	DEED	100.0
LEE BRIAN ROBERT & LEE BR	GREEN JACOB D & JENNIFER	0	05/03/2013	QC	16-LC PAYOFF	2023-03261	DEED	0.0
LEE BRIAN R & BRENDA S (H	GREEN JACOB D & JENNIFER	20,000	10/01/2006	LC	03-ARM'S LENGTH	06-0/4009	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
100 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	08/04/2023	2023-0493	100%
Owner's Name/Address	P.R.E. 0%		MH	10/12/2007	2007-0760	100%
ATWOOD CRYSTA MAY 423 BAGLEY ST LAKE CITY MI 49651	MAP #:		MH	04/07/2005	2005-9999	Complete
	2025 Est TCV 9,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value	
	Public Improvements			* Factors *				LOTS 3,4&5	
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. LOTS 3,4 & 5 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS. 2006 COMBINED W/398-003-00 FOR 2007. Comments/Influences	X			<Site Value A> GROUP A 3K				3000 100	3,000
				<Site Value A> GROUP A 3K				3000 100	3,000
				<Site Value A> GROUP A 3K				3000 100	3,000
				198 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =	9,000

2013 SPOKE WITH JACOB - REGARDING WIND DAMAGE TO THE ROOF. NORTHERN MICHIGAN COMMUNITY ACTION AGENCY IS HELPING TO PROVIDE FUNDING FOR ROOF REPLACEMENT. THE ROOF CAME OFF FROM HIGH WIND AND DAMAGED FLOORING 2006 COMBINED W/398-003-00 FOR 2007.	X			Electric					
				Gas					
				Curb					
	X			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	4,500	0	4,500			2,783C
	X Low	2024	2,700	0	2,700			2,700S
	High	2023	2,700	0	2,700			1,575C
	Landscaped	2022	1,500	0	1,500			1,500S
	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	08/14/2024	INSPECTED	2024	2,700	0	2,700			2,700S
JWV	10/30/2023	INSPECTED	2023	2,700	0	2,700			1,575C
TPC	12/27/2017	INSPECTED	2022	1,500	0	1,500			1,500S

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

Property Address: S BAGLEY ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 6,393

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Public Improvements * Factors * 6 LOTS
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

JENNINGS 40 158.00 396.00 0.8039 1.2582 40 100 6,393
 158 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 6,393

Tax Description: . LOTS 6, 7, 8, 9, 10 & 11 BLK 8 MITCHELL BROS REVISED PLAT OF JENNINGS.
 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	3,200	0	3,200			3,182C
2024	4,200	0	4,200			3,087C
2023	4,200	0	4,200			2,940C
2022	2,800	0	2,800			2,800S

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

Property Address: S BAGLEY ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 6,108

Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Tax Description	X	Public Improvements	* Factors *				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Front Depth				
. LOTS 1, 3, 4, 5 & 12 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	JENNINGS 40	158.00	330.00	0.8039	1.2022	40	100	6,108
Comments/Influences			158 Actual Front Feet, 1.20 Total Acres				Total Est. Land Value =		6,108	



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,100	0	3,100			2,728C
			2024	3,600	0	3,600			2,646C
			2023	3,600	0	3,600			2,520C
			2022	2,400	0	2,400			2,400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD BONNIE	ROMIG GERALD	1	03/02/2020	QC	09-FAMILY	2020-00722	DEED	50.0
BACHELDER BARBARA J	BAIRD BONNIE & ROMIG GERA	100	04/01/2016	WD	03-ARM'S LENGTH	2016-01961	DEED	100.0

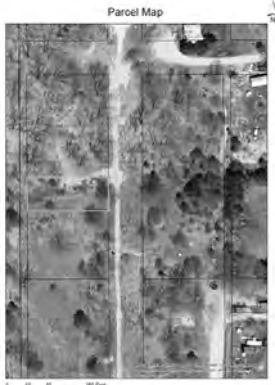
Property Address: S BAGLEY ST
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: ROMIG GERALD
 447 S BLAIR ST
 LAKE CITY MI 49651
 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

X Tax Description: . LOT 2 BLK 9 MITCHELL BROS REVISED PLAT OF JENNINGS.
 Comments/Influences: Dirt Road, Gravel Road, Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.
 <Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000



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	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status					
S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 9,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
. ENTIRE BLK 10 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *		LOTS 1, 3 & 3							
Comments/Influences		X		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> GROUP A 3K		3000	100						3,000
				<Site Value A> GROUP A 3K		3000	100						3,000
				<Site Value A> GROUP A 3K		3000	100						3,000
				238 Actual Front Feet, 0.86 Total Acres		Total Est. Land Value =							9,000
				Topography of Site									
				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	
		Who	When	What	2025	4,500	0	4,500				1,704C	
		TPC 12/27/2017 INSPECTED			2024	2,700	0	2,700				1,653C	
		TPC 04/18/2017 INSPECTED			2023	2,700	0	2,700				1,575C	
		TPC 05/11/2015 INSPECTED			2022	1,500	0	1,500				1,500S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARDEE MARILYN L & DUSHAN	THIEBAUT LORI A	100,000	11/03/2023	WD	03-ARM'S LENGTH	2023-03013	PROPERTY TRANSFER	100.0
PARDEE MARILYN L	PARDEE MARILYN L & DUSHAN	1	05/10/2022	QC	09-FAMILY	2022-01548	DEED	0.0
THOMPSON RICHARD E	THOMPSON RICHARD E & PARD	0	11/05/2007	QC	21-NOT USED/OTHER	2007/3873	DEED	0.0
HUNTINGTON NATIONAL BANK	THOMPSON RICHARD E (MM)	57,000	08/23/2006	WD	21-NOT USED/OTHER	06-0/3113	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
96 S BALDWIN ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
THIEBAUT LORI A 606 CRAPO ST LAKE CITY MI 49651	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 95,010 TCV/TFA: 84.68					

X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			<Site Value A> GROUP A 3K					3000	100		3,000
			<Site Value A> GROUP A 3K					3000	100		3,000
			132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =		6,000

Tax Description		Land Improvement Cost Estimates									
. LOTS 1 & 2 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.		Description		Rate		Size		% Good		Cash Value	
X	Dirt Road	Fencing: Wd, Solid, 6 ft.		28.40		24		0		0	
X	Gravel Road	Wood Frame		23.66		144		50		1,703	
X	Paved Road	Metal Prefab		19.02		60		50		570	
X	Storm Sewer	Residential Local Cost Land Improvements									
X	Sidewalk	Description		Rate		Size		% Good		Cash Value	
X	Water	LAND IMPROVE 1000		1,000.00		1		95		950	
X	Sewer	Total Estimated Land Improvements True Cash Value =									
X	Electric	3,223									
X	Gas										
X	Curb										
X	Street Lights										
X	Standard Utilities										
X	Underground Utils.										

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	3,000	44,500	47,500			36,909C
X	Rolling	2024	1,800	34,000	35,800			35,800S
X	Low	2023	1,800	26,700	28,500			17,706C
X	High	2022	1,000	21,600	22,600			16,863C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

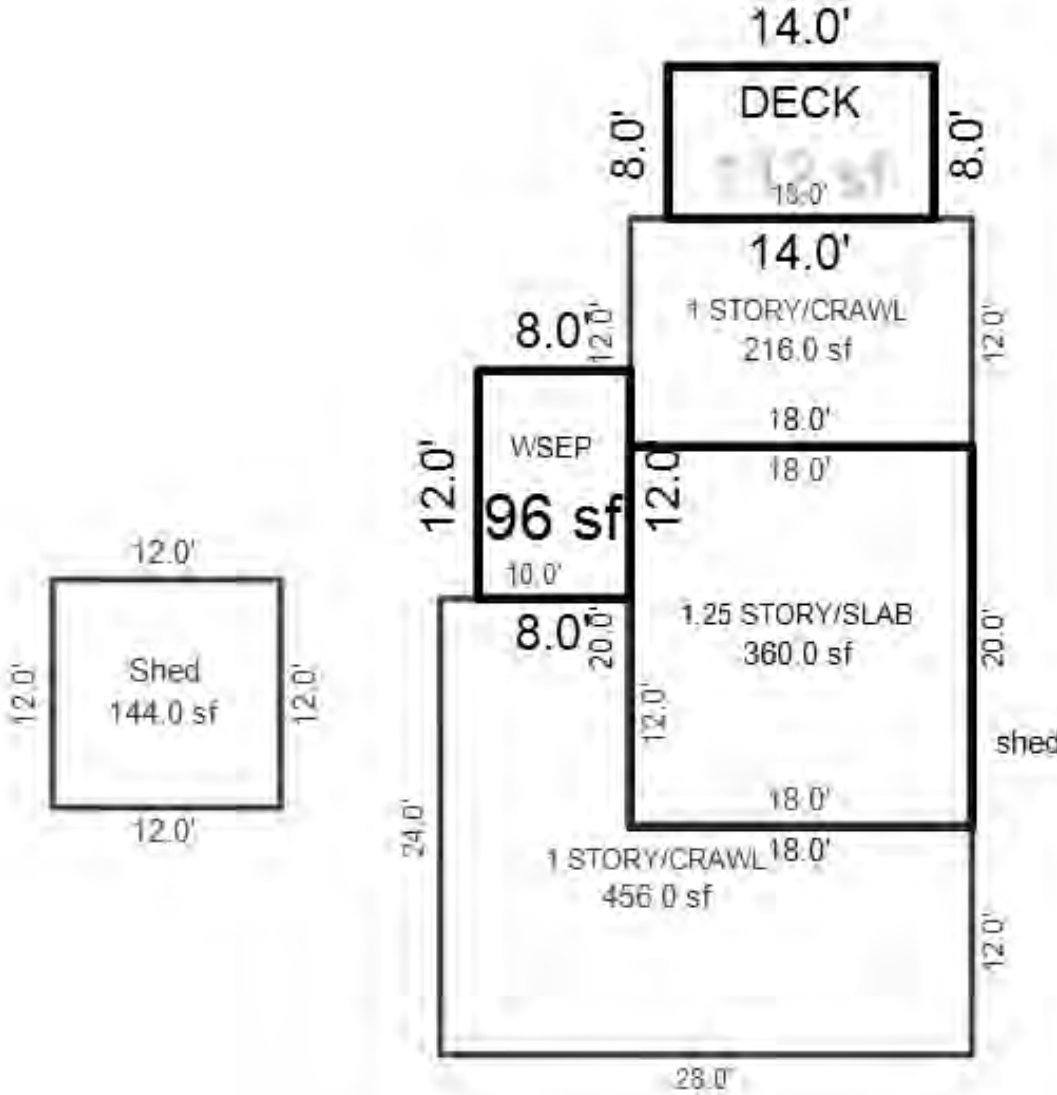


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			20	WPP	96 WSEP (1 Story) 112 Treated Wood							
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min	Class: CD Effec. Age: 35 Floor Area: 1,122 Total Base New : 146,647 Total Depr Cost: 95,319 Estimated T.C.V: 85,787			E.C.F. X 0.900		Bsmnt Garage:					
Yr Built 1927	Remodeled 1994	Size of Closets			Lg	X	Ord		Small	Central Air Wood Furnace					Roof:						
Condition: Average		Doors					Solid	X	H.C.	(12) Electric					Carpport Area:						
Room List		(5) Floors			Kitchen:			Other:			200 Amps Service					No Conc. Floor:					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen:			Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1927					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Ground Area = 1032 SF			Floor Area = 1122 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall			Many			X	Ave.		Few	Building Areas									
(2) Windows		(7) Excavation			Average Fixture(s)			Plumbing			1.25 Story			Siding		Foundation		Size			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 360 S.F. Height to Joists: 0.0			1			3 Fixture Bath			1 Story			Siding		Crawl Space		Cost New	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			2			Fixture Bath			1 Story			Siding		Crawl Space		216		Total:	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1			Average Fixture(s)		1		1,212		788	
(3) Roof		(9) Basement Finish			Plumbing			Water/Sewer			1000 Gal Septic			Water Well, 100 Feet		1		4,485		2,915	
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			Porches			Ceramic Tile Floor WSEP (1 Story) WPP		96		5,102		3,316	
X	Asphalt Shingle	(10) Floor Support			1			1000 Gal Septic			Deck			Treated Wood		112		2,690		1,748	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Built-Ins			Appliance Allow.		1		1,906		1,239	
		Lump Sum Items:			Notes:			ECF (4017 JENNINGS) 0.900 => TCY:			Totals:			146,647		95,319		85,787			

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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 BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		MAP #:		2025 Est TCV 9,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. LOTS 3, 8 & 9 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.		Public Improvements		* Factors *		LOT 8, 9, 3						
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		<Site Value A>	GROUP A	3K			3000	100		3,000
		X Paved Road		<Site Value A>	GROUP A	3K			3000	100		3,000
		X Storm Sewer		<Site Value A>	GROUP A	3K			3000	100		3,000
		X Sidewalk		264 Actual Front Feet, 0.96 Total Acres		Total Est. Land Value =						9,000
		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	4,500	0	4,500				1,704C
		TPC 12/27/2017 INSPECTED		2024	2,700	0	2,700					1,653C
		TPC 04/18/2017 INSPECTED		2023	2,700	0	2,700					1,575C
		TPC 05/11/2015 INSPECTED		2022	1,500	0	1,500					1,500S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLACK CHARLES & EVA & PRI	PRINGER JERRY	0	08/26/2024	QC	09-FAMILY	2024-02145	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
LAUREL ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRINGER JERRY 7969 N MOREY RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 50,838 TCV/TFA: 69.83					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOT 10 BLK 11 MITCHELL BROS REVISED PLAT OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K				3000	100	3,000
Comments/Influences		Gravel Road		66 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		3,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Water	Wood Frame	21.09	144 20	607	
	X	Sewer					
	X	Electric					
		Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					
			Total Estimated Land Improvements True Cash Value =				607

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	1,500	23,900	25,400			6,593C
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



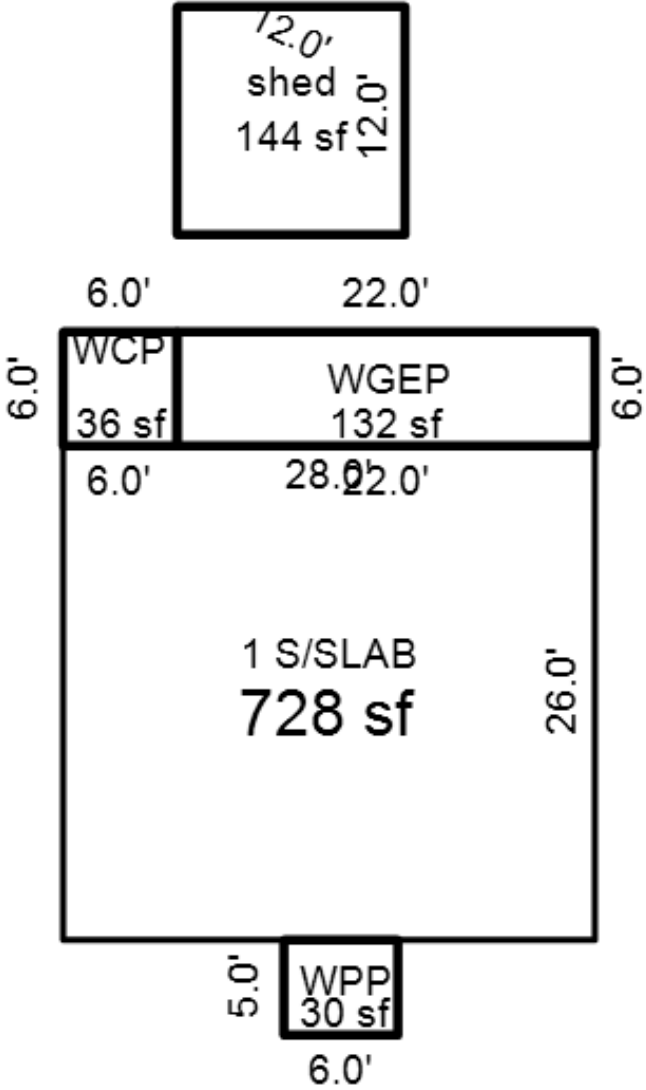
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	900	16,400	17,300			6,395C
TPC	04/30/2021	INSPECTED	2023	900	12,500	13,400			6,091C
TPC	12/27/2017	INSPECTED	2022	500	10,000	10,500			5,801C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WSEP (1 Story) 36 WCP (1 Story) 30 Treated Wood	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	X	Plaster Wood T&G										
Yr Built 1938		Remodeled 0			Ex	Ord	X	Min							
Condition: Average		Trim & Decoration													
Room List			Size of Closets		Lg	Ord	X	Small							
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Doors				Solid	X	H.C.				
(1) Exterior		Kitchen: Other: Other:		(12) Electric				100 Amps Service							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures				Ex. Ord. X Min							
X	Asbestos Insulation	X	Plaster	No. of Elec. Outlets				Many	X	Ave.		Few			
(2) Windows		(7) Excavation		(13) Plumbing				Average Fixture(s)							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 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	(8) Basement		(14) Water/Sewer				Public Water Public Sewer Water Well							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	1000 Gal Septic 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)		1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Chimney: Block															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D	Blt 1938				
(11) Heating System: Space Heater															
Ground Area = 728 SF Floor Area = 728 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	728			
Other Additions/Adjustments										Total:			78,396	43,118	
Plumbing										Average Fixture(s)		1	1,010	555	
Water/Sewer										1000 Gal Septic		1	4,203	2,312	
Water Well, 50 Feet										Water Well, 50 Feet		1	2,462	1,354	
Porches										WSEP (1 Story)		132	5,877	3,232	
										Foundation: Shallow		132	-1,031	-567	
										WCP (1 Story)		36	2,136	1,175	
										Foundation: Shallow		36	-525	-289	
Deck										Treated Wood		30	1,274	701	
Built-Ins										Appliance Allow.		1	1,615	888	
Notes:										Totals:			95,417	52,479	
										ECF (4017 JENNINGS) 0.900 =>	TCV:			47,231	

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

Property Address: S BALDWIN ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			Description	Frontage	Depth	* Factors *	Value	
			<Site Value A> GROUP A 3K			3000 100	3,000	
			<Site Value A> GROUP A 3K			3000 100	3,000	
			161 Actual Front Feet, 0.58 Total Acres				Total Est. Land Value =	6,000

Tax Description: . LOTS 8 & 9 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.
 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
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	0	3,000			1,136C
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR WILLIAM (MM)	TAYLOR WILLIAM (LE) ETAL*	0	05/19/2007	QC	21-NOT USED/OTHER	2007/1863	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10132 W LAUREL ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/1995					
Owner's Name/Address	MAP #:					
TAYLOR WILLIAM (LE) ETAL 10132 W LAUREL ST LAKE CITY MI 49651	2025 Est TCV 72,477 TCV/TFA: 77.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 10 BLK 12 MITCHELL BROS REVISED PLAT OF JENNINGS.	X		<Site Value A> GROUP A 3K					3000	100	3,000
Comments/Influences			66 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =		3,000



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

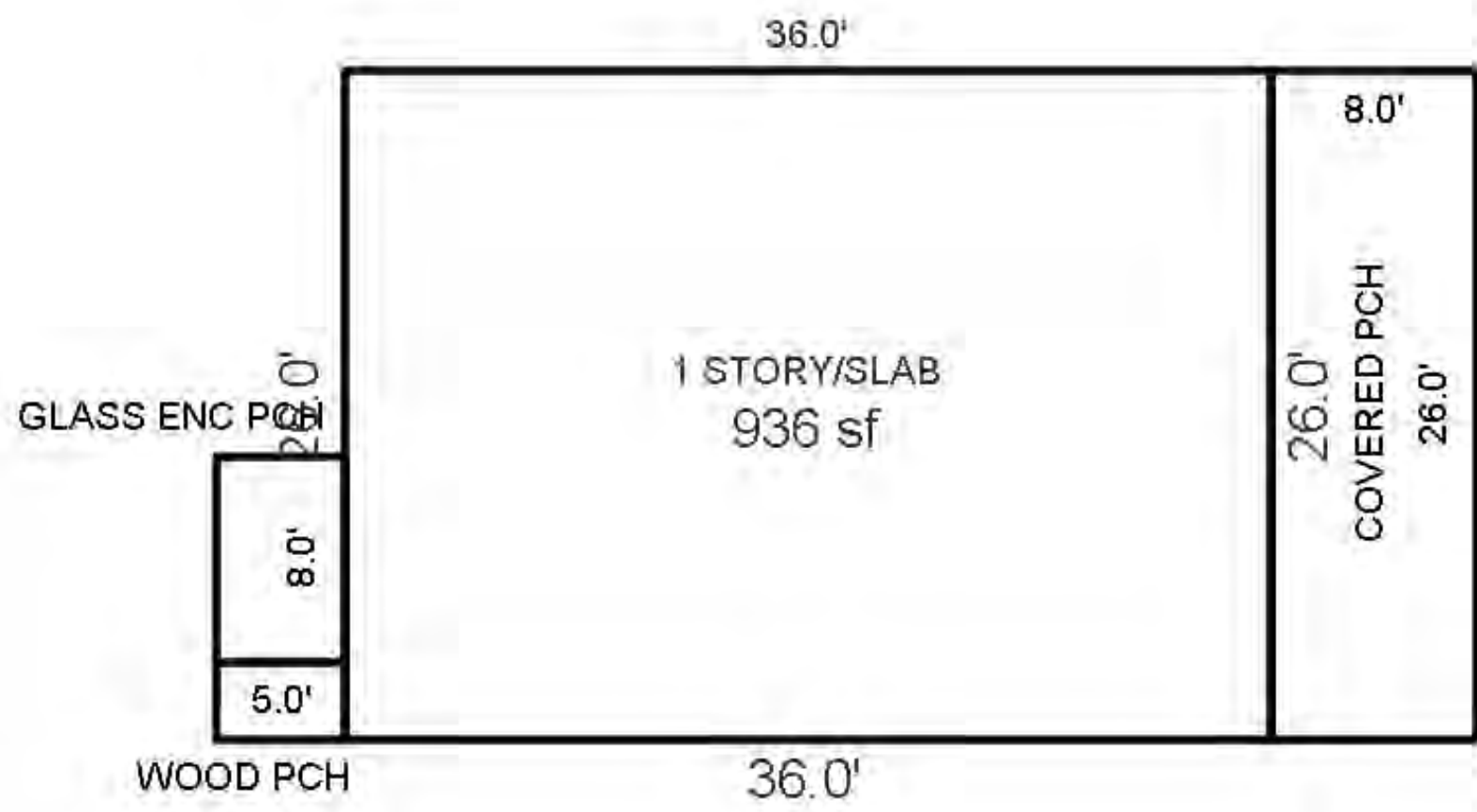
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	1,500	34,700	36,200			15,515C
2024	900	25,900	26,800			15,049C
2023	900	19,700	20,600			14,333C
2022	500	16,000	16,500			13,651C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:																																											
X	Wood Frame Block		(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								208 40 15	CCP (1 Story) WGEP (1 Story) WPP		Class: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																											
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																																																						
	Yr Built 1981		Size of Closets		(12) Electric																																																						
	Remodeled 0		Ex X Ord Min		200 Amps Service																																																						
	Condition: Average		Lg X Ord Small		No./Qual. of Fixtures																																																						
	Room List		Doors Solid X H.C.		Ex. X Ord. Min																																																						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets																																																						
	(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few																																																						
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings		(13) Plumbing																																																						
	(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																						
	Many Avg. Large X Few X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0		(14) Water/Sewer																																																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																						
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:																																																						
	X Gable Hip Flat		(9) Basement Finish																																																								
	X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																								
	Chimney: Block		(10) Floor Support																																																								
			Joists: Unsupported Len: Cntr.Sup:																																																								
<table border="1"> <tr> <td colspan="10"> 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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 936 Total: 99,074 64,398 </td> <td colspan="5"> Cls D Blt 1981 </td> </tr> <tr> <td colspan="15"> Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 647 Water/Sewer 1000 Gal Septic 1 4,141 2,692 Water Well, 50 Feet 1 2,498 1,624 Porches CCP (1 Story) 208 4,401 3,345 * WGEP (1 Story) 40 4,565 2,967 WPP 15 706 459 Built-Ins Appliance Allow. 1 1,638 1,065 Totals: 118,018 77,197 </td> </tr> <tr> <td colspan="15"> Notes: ECF (4017 JENNINGS) 0.900 => TCV: 69,477 </td> </tr> </table>															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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 936 Total: 99,074 64,398										Cls D Blt 1981					Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 647 Water/Sewer 1000 Gal Septic 1 4,141 2,692 Water Well, 50 Feet 1 2,498 1,624 Porches CCP (1 Story) 208 4,401 3,345 * WGEP (1 Story) 40 4,565 2,967 WPP 15 706 459 Built-Ins Appliance Allow. 1 1,638 1,065 Totals: 118,018 77,197															Notes: ECF (4017 JENNINGS) 0.900 => TCV: 69,477														
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=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 936 Total: 99,074 64,398										Cls D Blt 1981																																																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 647 Water/Sewer 1000 Gal Septic 1 4,141 2,692 Water Well, 50 Feet 1 2,498 1,624 Porches CCP (1 Story) 208 4,401 3,345 * WGEP (1 Story) 40 4,565 2,967 WPP 15 706 459 Built-Ins Appliance Allow. 1 1,638 1,065 Totals: 118,018 77,197																																																											
Notes: ECF (4017 JENNINGS) 0.900 => TCV: 69,477																																																											

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



*** 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 CRAPO ST	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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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2025 Est TCV 9,250					
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

JENNINGS 40	292.00	275.00	0.6895	1.1486	40	100	9,250
292 Actual Front Feet, 1.84 Total Acres						Total Est. Land Value =	9,250

Tax Description	X	Dirt Road	
. ENTIRE BLK 13 MITCHELL BROS REVISED PLAT OF JENNINGS.		Gravel Road	

Comments/Influences	X	Paved Road	
ROAD CUTS THRU PROPERTY		Storm Sewer	

	X	Sidewalk	
		Water	
	X	Sewer	
		Electric	
		Gas	
		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	4,600	0	4,600			2,500C
2024	3,600	0	3,600			2,425C
2023	3,600	0	3,600			2,310C
2022	2,200	0	2,200			2,200S

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2018					

Owner's Name/Address	MAP #:
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MORRIS WILLIAM 352 S CRAPO ST LAKE CITY MI 49651	2025 Est TCV 1,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *	EL/2 LOT 1
	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
	<Site Value A> GROUP A 3K 3000 50 E 1/2	1,500
	66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =	1,500

Tax Description	X	Value
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. E 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.	X	1,500
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Comments/Influences



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	800	0	800			340C
Rolling	2024	500	0	500			330C
Low	2023	500	0	500			315C
High	2022	300	0	300			300S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 05/01/2018

Owner's Name/Address: MORRIS WILLIAM
 310 E EUCLID ST
 MC BAIN MI 49657
 MAP #: 2025 Est TCV 4,981 TCV/TFA: 0.00

Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors * W1/2 LOT 1
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 3K 3000 50 W 1/2 LOT 1 1,500
 66 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 1,500

Tax Description: . W 1/2 LOT 1 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.
 Comments/Influences: WATER&SEWER ONLY
 MH CONDEMMED

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

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

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

2025 800 1,700 2,500 1,173C

2024 500 1,300 1,800 1,138C

2023 500 1,000 1,500 1,084C

2022 300 800 1,100 1,033C

Who When What

TPC 12/27/2017 INSPECTED

TPC 06/26/2017 INSPECTED

TPC 04/05/2016 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		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
Wood Frame		(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 0 Total Base New : 7,033 Total Depr Cost: 3,868 Estimated T.C.V: 3,481			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 7,033 Total Depr Cost: 3,868 Estimated T.C.V: 3,481			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			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=55/100/100/100/55			Cls CD Blt 0		
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			Other Additions/Adjustments		
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric			Water/Sewer			Notes:		
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 50 Feet			Totals: 7,033 3,868			ECF (4017 JENNINGS) 0.900 => TCVC: 3,481		
(1) Exterior		(7) Excavation			No. of Elec. Outlets			Plumbing			Water/Sewer					
Wood/Shingle Aluminum/Vinyl Brick Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			(13) Plumbing			Water/Sewer					
(2) Windows		(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			(14) 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 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Water/Sewer					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER TIFFANY	MORRIS WILLIAM	82,473	04/06/2018	WD	03-ARM'S LENGTH	2018-01027	PROPERTY TRANSFER	100.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
ZIEGLER CLYDE D ESTATE	ZIEGLER TIFFANY	1	05/31/2017	QC	06-COURT JUDGEMENT	2017-01793	DEED	0.0
		38,900	04/01/1997	WD	33-TO BE DETERMINED	310:655	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
352 S CRAPO ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2018					
Owner's Name/Address	MAP #:					
MORRIS WILLIAM 352 S CRAPO LAKE CITY MI 49651	2025 Est TCV 108,331 TCV/TFA: 99.57					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 2 & 3 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.	X			Dirt Road					3000	100		3,000
				Gravel Road					3000	100		3,000
				Paved Road	132	Actual Front Feet,	0.48	Total Acres	Total Est. Land Value =			6,000

Comments/Influences	X	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
						D/W/P: 3.5 Concrete	6.07	304	67	1,236
				Gas	23.66	144	50	1,703
				Total Estimated Land Improvements True Cash Value =				2,939

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



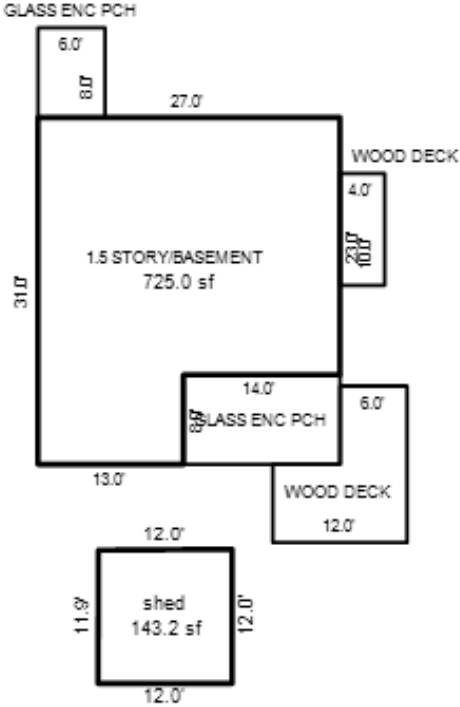
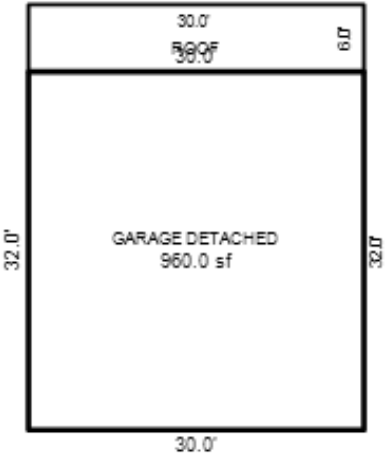
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	51,200	54,200			28,179C
2024	1,800	39,000	40,800			27,332C
2023	1,800	30,000	31,800			26,031C
2022	1,000	24,200	25,200			24,792C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48 108 40 180	Type WGEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex X Ord Min		Condition: Average					
Building Style: 1.5S		Yr Built 1920		Remodeled 1950		Condition: Average		Room List		Doors		Solid X H.C.		Room List					
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					
(1) Exterior		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:					
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 725 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
(2) Windows		Many Avg. X Avg. Few Small		X Large Avg. X Avg. Few Small		X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney: Brick			
Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		Total:		124,942 74,964			
1.5 Story		Siding		Basement		725		Total:		124,942		74,964		Other Additions/Adjustments		Plumbing			
Ground Area = 725 SF		Floor Area = 1088 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1.5 Story		Siding		Basement		725		Total:		124,942		74,964		Average Fixture(s)		1 1,212 727		Water/Sewer	
1000 Gal Septic		Water Well, 50 Feet		Porches		WGEP (1 Story)		112 9,423 5,654		CGEP (1 Story)		48 4,025 2,415		Deck		Treated Wood		108 2,613 1,568	
Treated Wood		w/Roof (Roof portion)		Treated Wood		40 1,541 925		180 2,765 1,659		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		960 28,598 17,159		Built-Ins	
Appliance Allow.		1 1,906 1,144		Totals:		184,058 110,435		Notes:		ECF (4017 JENNINGS) 0.900 => TCV: 99,392									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00912	DEED	50.0
STRETTEN KARLA W LE	BAIRD BONNIE &	3,000	01/15/2015	WD	03-ARM'S LENGTH	2015-00337	DEED	100.0
STEPHENS KARLA W	STRETTEN KARLA W L/E & DE	0	03/09/2012	OTH	33-TO BE DETERMINED	2012-00864	PROPERTY TRANSFER	0.0
		2,000	02/01/1998	WD	33-TO BE DETERMINED	317:551	DEED	0.0

Property Address: S CRAPO ST
 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: BAIRD BONNIE
 2800 FALLASBURG PARK DR
 LOWELL MI 49331

2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

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

<Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

Tax Description: . LOT 4 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.

Comments/Influences

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

Topography of Site

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

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

2025 1,500 0 1,500 568C

TPC 05/06/2018 INSPECTED 2024 900 0 900 551C

TPC 12/27/2017 INSPECTED 2023 900 0 900 525C

TPC 04/05/2016 INSPECTED 2022 500 0 500 500S



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROMIG GERALD	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00912	DEED	50.0
STRETTEN KARLA W LE	BAIRD BONNIE &	3,000	01/15/2015	WD	03-ARM'S LENGTH	2015-00337	DEED	100.0
STEPHENS KARLA W	STRETTEN KARLA W L/E & DE	0	03/09/2012	OTH	33-TO BE DETERMINED	2012-00864	PROPERTY TRANSFER	0.0

Property Address: S CRAPO ST
 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: BAIRD BONNIE & 2800 FALLASBURG PARK DR LOWELL MI 49331
 2025 Est TCV 3,000

Improved X Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . LOT 5 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.
 Comments/Influences: X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb X Street Lights Standard Utilities Underground Utils.
 <Site Value A> GROUP A 3K 3000 100 3,000
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	1,500	0	1,500			568C
TPC	05/06/2018	INSPECTED	2024	900	0	900			551C
TPC	12/27/2017	INSPECTED	2023	900	0	900			525C
TPC	04/05/2016	INSPECTED	2022	500	0	500			500S

*** 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 BALDWIN ST
 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: INDIAN LAKES L C
 MODERN BOOKKEEPING, INC.
 8252 E LANSING RD
 DURAND MI 48429

2025 Est TCV 4,440

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
Public Improvements			* Factors * LOT 6&7					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			JENNINGS 40	132.00	158.00	0.8409	1.0000 40 100	4,440
			132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =	4,440

Tax Description: . LOTS 6 & 7 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.
 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
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,200	0	2,200			1,876C
2024	2,900	0	2,900			1,820C
2023	2,900	0	2,900			1,734C
2022	2,600	0	2,600			1,652C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD BONNIE	ROMIG GERALD	0	03/02/2020	QC	09-FAMILY	2020-00721	DEED	50.0
ROMIG GERALD	ROMIG GERALD & BAIRD BONN	0	07/25/2017	QC	09-FAMILY	2017-0230	DEED	0.0
JENNINGS COMMUNITY CHURCH	ROMIG GERALD	10,000	12/05/2014	WD	03-ARM'S LENGTH	2014-04050	PROPERTY TRANSFER	100.0
LAKE TOWNSHIP	JENNINGS COMMUNITY CHURCH	0	06/15/2009	QC	21-NOT USED/OTHER	2009/2321	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10132 W POPLAR ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 152,084 TCV/TFA: 58.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
					* Factors *		LOTS 8, 9, & 10					
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 8, 9 & 10 BLK K MITCHELL BROS REVISED PLAT OF JENNINGS.	X	Dirt Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Gravel Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Paved Road		<Site Value A> GROUP A 3K					3000	100		3,000
		Storm Sewer		198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =						9,000
		Sidewalk										

DEED RESTRICTIONS TO BE PLACED WITH THE PA AT CLOSING ARE: NO GAMBLING ALLOWED, NO GRANT OF COMMERCIAL LIQUOR LICENSE, NO HOUSE OF WORSHIP.	X	Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
	X	Electric		Wood Frame	28.00	64	50	896				
	X	Gas		Total Estimated Land Improvements True Cash Value =				896				
	X	Curb										
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	4,500	71,500	76,000			25,150C
Rolling		2024	2,700	54,100	56,800			24,394C
Low		2023	2,700	47,200	49,900			23,233C
High		2022	1,500	29,900	31,400			22,127C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



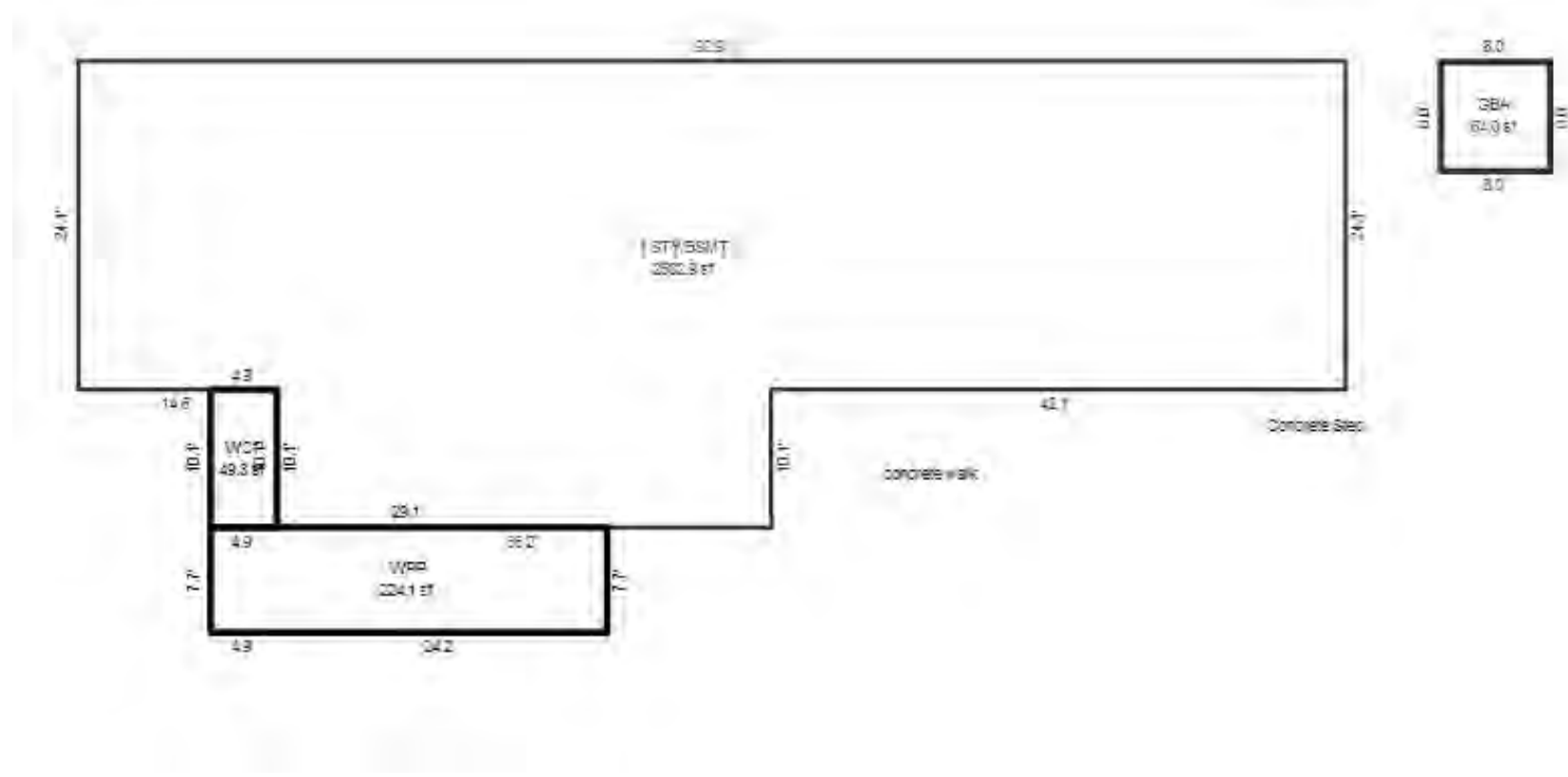
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Desc. of Bldg/Section: CHURCH Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Low Cost	
Floor Area: 2,602 Gross Bldg Area: 2,602 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 16		Stories: 1 Story Height: 10 Perimeter: 254	
Depr. Table : 2.5% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 95.21 Semi-Finished Basement Basement, Base Rate for Basement = 87.74 (Basement Fireproofing Rate = 0.00)	
1890 Year Built Remodeled		(10) Heating system: Forced Air Furnace Cost/SqFt: 16.54 100% Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.78 Adjusted Square Foot Cost for Upper Floors = 111.75 Adjusted Square Foot Cost for Basement = 108.52	
Overall Bldg Height		Total Floor Area: 2,602 Base Cost New of Upper Floors = 290,773 Basement Area: 2,000 Base Cost New of Basement = 217,040	
Comments:		Reproduction/Replacement Cost = 507,813 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 177,735	
Construction Cost		ECF (4017 JENNINGS) 0.800 => TCV of Bldg: 1 = 142,188 Replacement Cost/Floor Area= 195.16 Est. TCV/Floor Area= 54.65	
High Above Ave. Ave. X Low		*** Basement Info ***	
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Forced Air Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2602 Ave. Perimeter: 254 Has Elevators:		Area: 2000 Perimeter: 240 Type: Semi-Finished Basement Heat: Forced Air Furnace	
* Mezzanine Info *		* Sprinkler Info *	
Area #1: Type #1: Area #2: Type #2:		Area: Type: Low	

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

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



*** 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
10174 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
MOSHER LORI 10174 W POPLAR STREET LAKE CITY MI 49651	2025 Est TCV 76,984 TCV/TFA: 76.37					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
			Description	Frontage	Depth	* Factors * Front Depth	%Adj. Reason	Value
. LOTS 1 & 2 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.	X		<Site Value A> GROUP A 3K				3000 100	3,000
Comments/Influences	X		<Site Value A> GROUP A 3K				3000 100	3,000
			132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000					

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Wood Frame	18.94	240 50	2,273
		Total Estimated Land Improvements True Cash Value = 2,273			



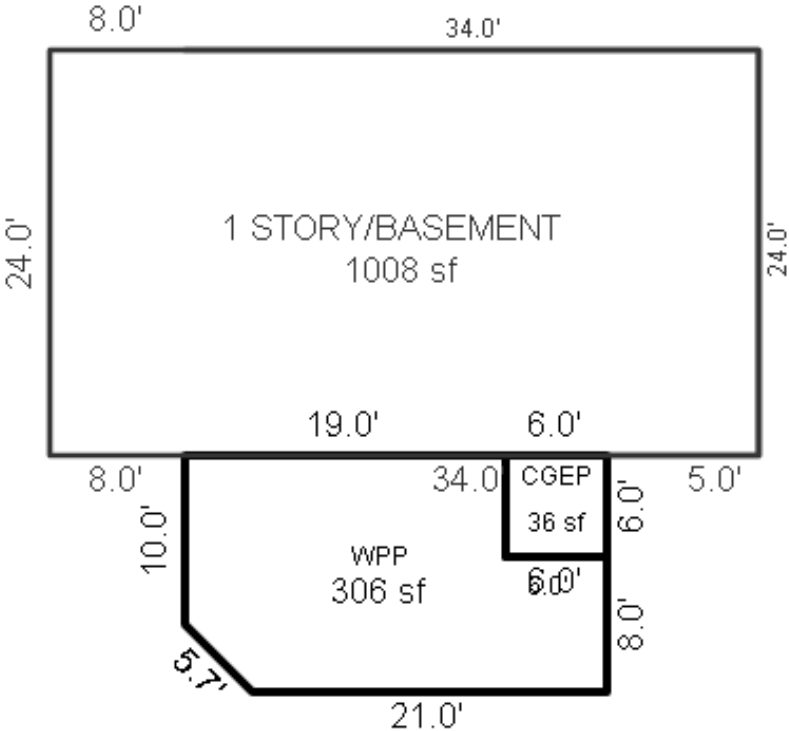
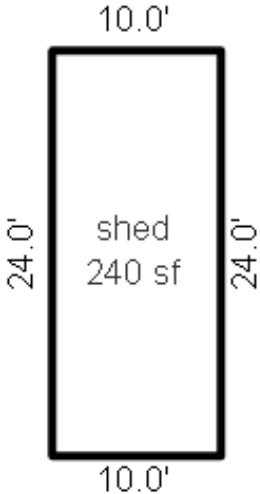
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,000	35,500	38,500			11,157C
Rolling	2024	1,800	27,100	28,900			10,822C
Low	2023	1,800	20,900	22,700			10,307C
High	2022	1,000	16,800	17,800			9,817C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 45 Floor Area: 1,008 Total Base New : 138,807 Total Depr Cost: 76,345 Estimated T.C.V: 68,711			36 244	CGEP (1 Story) Treated Wood	E.C.F. X 0.900	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 = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1948	
Yr Built 1948	Remodeled 0	Ex	X	Ord	Min	100 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			1,008			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Total:	121,949	67,073		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			3 Fixture Bath						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			2 Fixture Bath Softener, Auto 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		Basement Finish			1			Average Fixture(s)						
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			1			Average Fixture(s)						
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			1			Average Fixture(s)						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1			Average Fixture(s)								
X	Asphalt Shingle	Chimney: Block		1			Average Fixture(s)									
Notes:												Totals:		138,807	888	76,345
												Totals:		138,807	888	76,345
ECF (4017 JENNINGS) 0.900 => TCV:														68,711		

*** 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.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/08/1996					
ERICKSON ROSE M 328 BALDWIN STREET LAKE CITY MI 49651	MAP #:		2025 Est TCV 3,000			

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A>	GROUP A 3K				3000 100		3,000
			0.00 Total Acres		Total Est. Land Value =					3,000

Tax Description
 . LOT 3 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS
 Comments/Influences

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERICKSON ROBERT E & ROSE	ERICKSON ROSE M	0	11/10/2021	OTH	07-DEATH CERTIFICATE	2021-03995	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
328 S BALDWIN ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
ERICKSON ROSE M 328 S BALDWIN STREET LAKE CITY MI 49651	2025 Est TCV 140,148 TCV/TFA: 92.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value	
			Description	Frontage	Depth	* Factors * Front Depth Rate %Adj. Reason		
. LOTS 4 & 5 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Dirt Road					
			Gravel Road					
Comments/Influences	X		Paved Road					
			Storm Sewer					
			132 Actual Front Feet, 0.48 Total Acres				Total Est. Land Value =	6,000

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size	% Good	
	X	Wood Frame	20.60	312	50	3,213
		Gas	24.47	122	50	1,492
		Total Estimated Land Improvements True Cash Value =				4,705

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



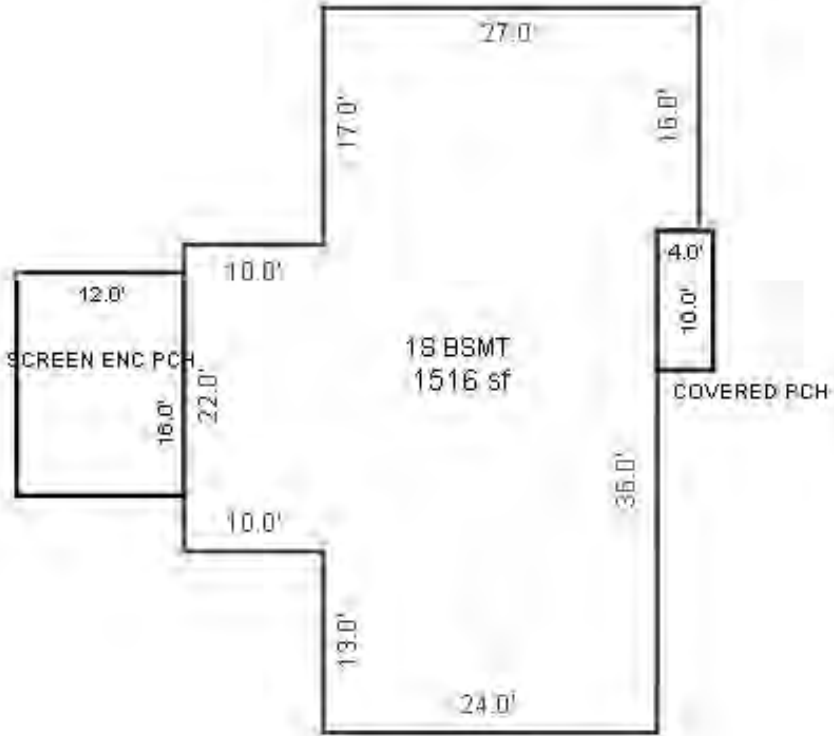
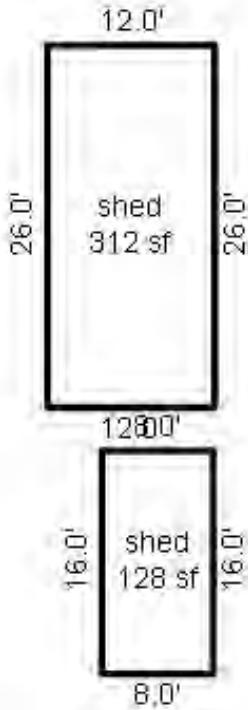
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	67,100	70,100			23,340C
2024	1,800	51,300	53,100			22,639C
2023	1,800	39,500	41,300			21,561C
2022	1,000	31,900	32,900			20,535C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	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							40 192	CCP (1 Story) WSEP (1 Story)				
Building Style: 1S		X	Drywall	X	Trim & Decoration												
Yr Built 1975	Remodeled 0	Ex	X Ord	Min													
Condition: Average		Lg	X Ord	Small													
Room List		Doors	Solid	X H.C.													
6	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors														
	(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall														
	(2) Windows		(6) Ceilings														
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation														
	(3) Roof		Basement: 1516 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Gable Hip Flat	X	Large Avg. Small														
X	Asphalt Shingle		(8) Basement														
	Chimney: Block		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
			(9) Basement Finish														
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
			(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
			(11) Heating/Cooling														
			(12) Electric														
			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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
			Lump Sum Items:														
			(15) Heating/Cooling														
			(16) Porches/Decks														
			Class: CD Effec. Age: 30 Floor Area: 1,516 Total Base New : 205,468 Total Depr Cost: 143,826 Estimated T.C.V: 129,443														
			(17) Garage														
			Bsmnt Garage: Carport Area: Roof:														
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1516 SF Floor Area = 1516 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 1,516 Total: 188,605 132,022 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,485 3,139 Water Well, 50 Feet 1 2,548 1,784 Porches CCP (1 Story) 40 1,144 801 WSEP (1 Story) 192 8,686 6,080 Totals: 205,468 143,826 Notes: ECF (4017 JENNINGS) 0.900 => TCv: 129,443														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONTAGUE HAROLD J SR & DO	CROSBY AIVA GRACE	48,000	07/13/2018	WD	03-ARM'S LENGTH	2018-02258	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10208 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/30/2018					
CROSBY AIVA GRACE 10208 W POPLAR STREET LAKE CITY MI 49651	MAP #: 2025 Est TCV 58,031 TCV/TFA: 42.05					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. LOTS 6, 7, 8, 9 & 10 BLK L MITCHELL BROS REVISED PLAT OF JENNINGS.	X		Dirt Road							
			Gravel Road					3000 100	3,000	
			Paved Road					3000 100	3,000	
			Storm Sewer					3000 100 SURPLUS 3 LOTS	3,000	
Comments/Influences			330 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 9,000							

X	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
X	Electric	D/W/P: 3.5 Concrete	7.48	160 0	0
	Gas	Wood Frame	40.76	80 50	1,630
	Curb	Residential Local Cost Land Improvements			
X	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 =			2,580



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	4,500	24,500	29,000			16,708C
	Rolling	2024	2,700	21,000	23,700			16,206C
	Low	2023	2,700	16,300	19,000			15,435C
	High	2022	1,500	13,200	14,700			14,700S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

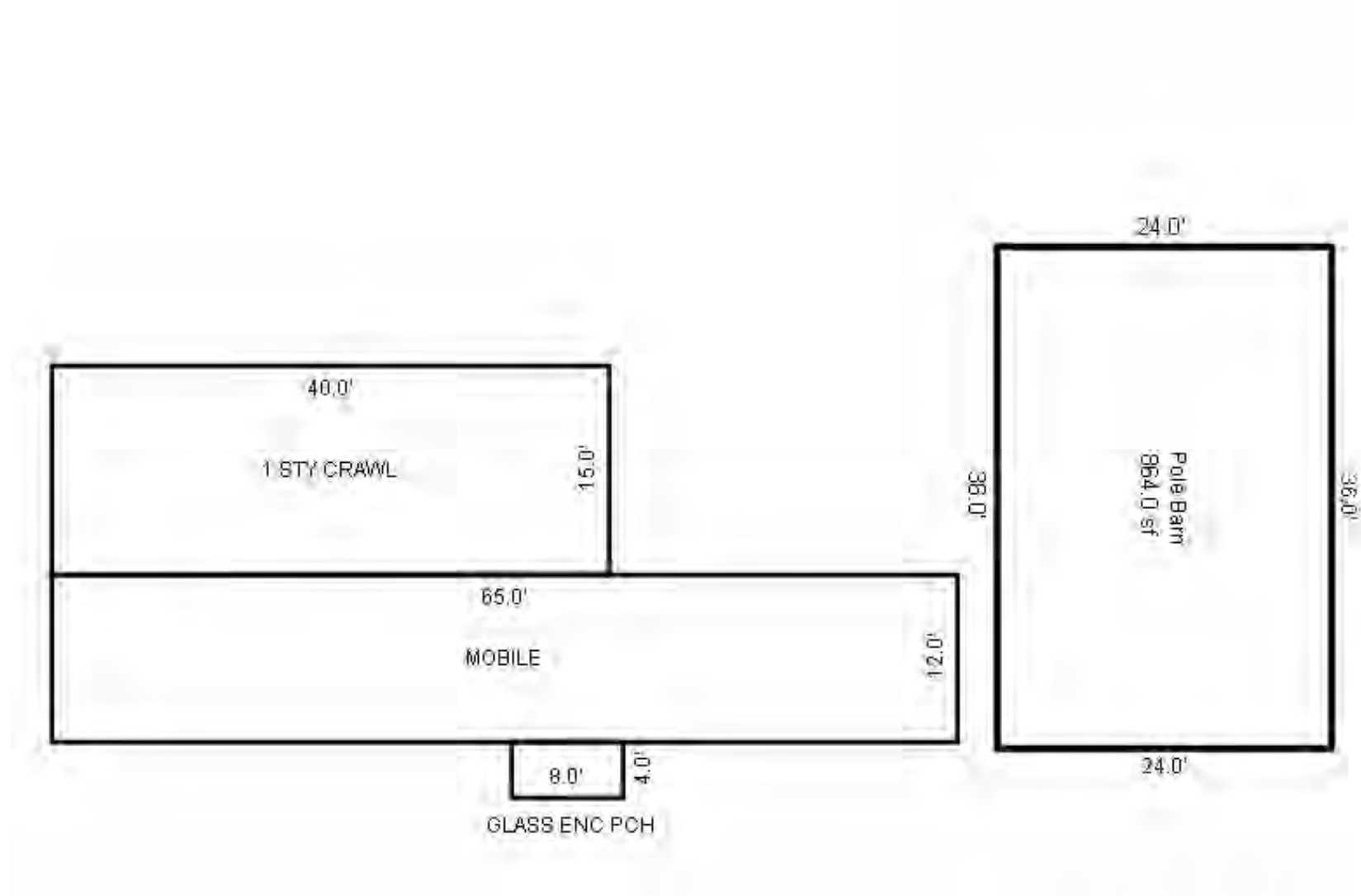
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	2,700	21,000	23,700			16,206C
TPC	05/11/2015	INSPECTED	2023	2,700	16,300	19,000			15,435C
TPC	04/01/2013	INSPECTED	2022	1,500	13,200	14,700			14,700S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																												
X	Single Family	Eavestrough	Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Area	Type	Year Built: 1979	Car Capacity:	Class: BC																																																																																																											
	Mobile Home			0	Wood	Coal	Steam										CGEP (1 Story)	Exterior: Pole																																																																																																									
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Class: Good	Effec. Age: 30	Floor Area:	Total Base New : 165,898	E.C.F.	Total Depr Cost: 58,064	X 0.800	Estimated T.C.V: 46,451	Storage Area: 0	No Conc. Floor: 0																																																																																																
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air	Heat Pump																					Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Good	Blt 1975																																																																																			
	A-Frame	(4) Interior		No./Qual. of Fixtures			X Ex. 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			1 Water Well			1 1000 Gal Septic			1 2000 Gal Septic			Lump Sum Items:																																												
X	Wood Frame	Drywall	Paneled	Plaster	Wood T&G	Trim & Decoration			Ex X Ord Min			Size of Closets			Lg	X	Ord	Small	Doors			Solid	X	H.C.	(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings			(7) Excavation			Basement: 0 S.F.			Crawl: 600 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			(3) Roof			Gable			Gambrel			Hip			Mansard			Flat			Shed			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:		
	Building Style:	HUD		Condition: Average			Room List			Basement			1st Floor			2nd Floor			3 Bedrooms			(1) Exterior			X			Wood/Shingle			Aluminum/Vinyl			Brick			Insulation			(2) Windows			Many			X			Large			Avg.			X			Avg.			Few			Small			Wood Sash			Metal Sash			Vinyl Sash			Double Hung			Horiz. Slide			Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			X			Asphalt Shingle			Metal			Chimney:																	

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

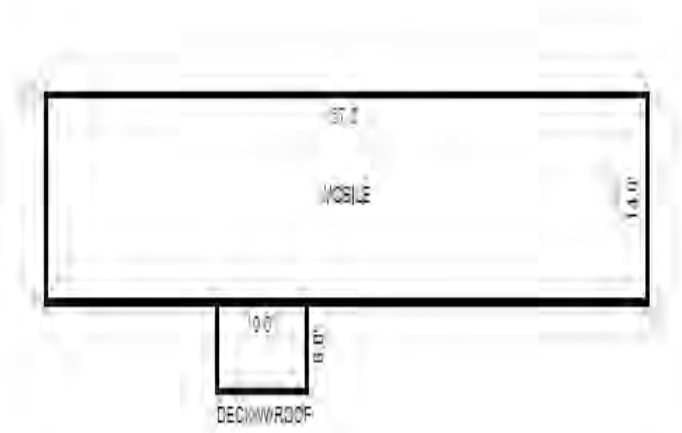


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
358 S BAGLEY ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
DAVIS PATRICIA H 358 S BAGLEY LAKE CITY MI 49651		MAP #:		2025 Est TCV 26,194 TCV/TFA: 27.93								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
DAVIS PATRICIA H 358 S BAGLEY LAKE CITY MI 49651		Public Improvements		* Factors * LOTS 1 & 2								
Tax Description		X Electric		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 1 & 2 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.		X Gas		<Site Value A> GROUP A 3K					3000	100		3,000
Comments/Influences		X Street Lights		<Site Value A> GROUP A 3K					3000	100		3,000
		X Standard Utilities		132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000								
		X Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Rolling		2025	3,000	10,100	13,100			5,835C				
Low		2024	1,800	8,600	10,400			5,660C				
High		2023	1,800	6,500	8,300			5,391C				
Landscaped		2022	1,000	5,300	6,300			5,135C				
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
Flood Plain												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 05/11/2015	INSPECTED									
		TPC 04/01/2013	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 60	Type Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 30 Floor Area: Total Base New : 69,049 Total Depr Cost: 25,242 Estimated T.C.V: 20,194			E.C.F. X 0.800		Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 938 SF Floor Area = 938 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Cls Average		Blt 1986			
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas								
Condition: Average		Size of Closets		Lg	X	Ord		Small	125 Amps Service			Type			Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Main Home			Ribbed		Comp.Shingle			
	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 Skirting, Metal or Vinyl, Vertical Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Built-Ins Appliance Allow.			Total: 53,424		18,698			
(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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Totals: 69,049		25,242	
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Notes: 1986 REDMAN MH			ECF (4017 JENNINGS) 0.800 => TCV:			20,194		
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			Lump Sum Items:					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																	

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



Sketch by Aja 1/1/14

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUYKENDALL CHARLES T ESTA	URBANIAK HOLLY	2,000	03/19/2020	WD	08-ESTATE	2020-00798	PROPERTY TRANSFER	100.0
STAATS DONALD J JR	CUYKENDALL CHARLES T ESTA	0	01/22/2020	WD	09-FAMILY	2020-00347	DEED	100.0
NELSON RENA J	STAATS DONALD JAMES	0	03/31/2011	QC	21-NOT USED/OTHER	2011-00873	DEED	100.0
NELSON ARCHIE & LINDA	NELSON RENA J	9,000	05/01/1996	WD	33-TO BE DETERMINED	02-0:2002	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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340 S BAGLEY ST	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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URBANIAK HOLLY 322 S BAGLEY ST LAKE CITY MI 49651	2025 Est TCV 6,000					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS		
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	Public Improvements			* Factors *		LOTS # 3&4
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				<Site Value A> GROUP A 3K					3000	100		3,000
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				<Site Value A> GROUP A 3K					3000	100		3,000
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				132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =			6,000
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Tax Description												
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. LOTS 3 & 4 BLK M MITCHELL BROS REVISED PLAT OF JENNINGS.	X											
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Comments/Influences												
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ALSO 12X50 MH NO VALUE (344 S BAGLEY)												
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	X	Dirt Road										
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		Gravel Road										
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		Paved Road										
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		Storm Sewer										
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		Sidewalk										
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		Water										
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		Sewer										
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	X	Electric										
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		Gas										
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		Curb										
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	X	Street Lights										
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		Standard Utilities										
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		Underground Utils.										
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		Topography of Site										
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	X	Level										
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		Rolling										
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		Low										
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		High										
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		Landscaped										
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		Swamp										
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		Wooded										
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		Pond										
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		Waterfront										
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		Ravine										
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		Wetland										
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		Flood Plain										
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*** Information herein deemed reliable but not guaranteed***

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	0	3,000			1,136C
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JOHN FRANKLIN	GUNNESON GAY DORENE	0	02/26/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
WELCH FRED & ROXANN	SCHWARTZ JOHN & GAY H&W	500	03/08/2014	QC	21-NOT USED/OTHER	2014-01905	DEED	100.0
		7,600	12/01/1997	WD	33-TO BE DETERMINED	315:403	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
322 S BAGLEY ST	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	06/10/2014	2014-0171	100%
	P.R.E. 100% 06/25/2020		Res. Add/Alter/Repair	06/10/2014	PB14-0171	100%
Owner's Name/Address	MAP #:					
GUNNERSON GAY DORENE 322 S BAGLEY ST LAKE CITY MI 49651	2025 Est TCV 22,547 TCV/TFA: 22.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Public Improvements			* Factors *		LOT 5 & 12		Value	
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.		Reason
LOT 5 BLK M & LOT 12 BLK 3 MITCHELL BROS REVISED PLAT.	X		Dirt Road					3000	100		3,000
	X		Gravel Road					3000	100		3,000
	X		Paved Road	132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =	6,000
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Comments/Influences

91 SPLIT FROM 001-00 FOR 92



Topography of Site

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

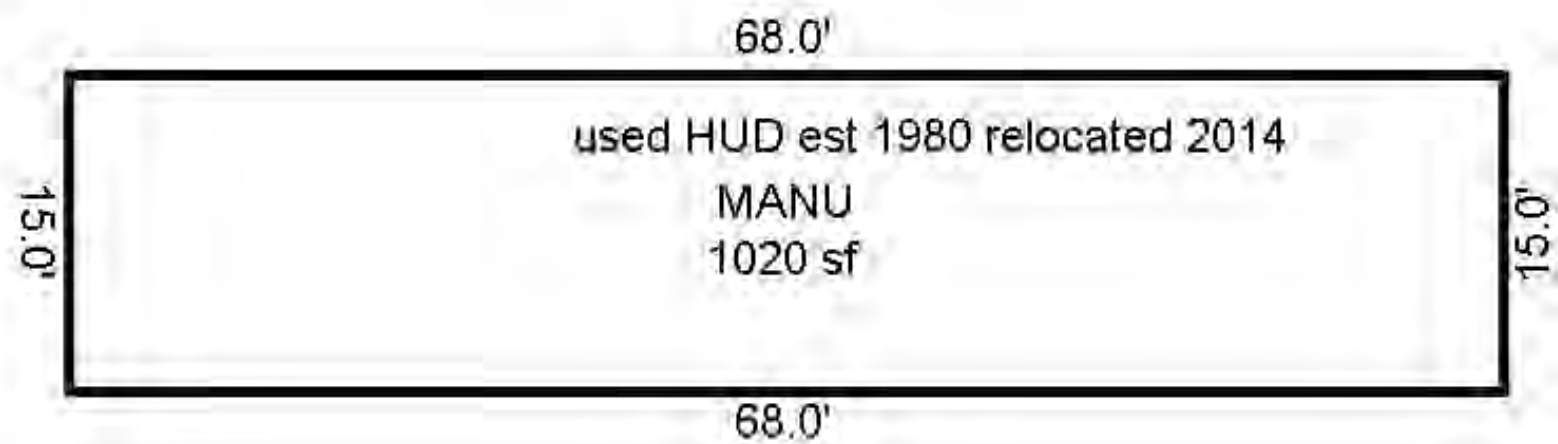
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,000	8,300	11,300			5,588C
2024	1,800	7,000	8,800			5,420C
2023	1,800	5,400	7,200			5,162C
2022	1,000	4,300	5,300			4,917C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F.	X 0.800	Bsmnt Garage:	Roof:	
	Mobile Home														0 Front Overhang
Town Home	0 Other Overhang	(4) Interior		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Fair		Blt 1980					
Duplex	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex.	Ord.	Min	(12) Electric		Ground Area = 1020 SF Floor Area = 1020 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			
A-Frame								Ex	Ord	Min	0 Amps Service	Building Areas		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
Building Style: HUD	Yr Built 1980	Remodeled 0	Condition: Fair	Size of Closets		No. of Elec. Outlets		(13) Plumbing		Other Additions/Adjustments		Water/Sewer			
				Lg	Ord	Small	Many	Ave.	Few	1	Average Fixture(s)	1000 Gal Septic 1 4,485 1,570		Water Well, 100 Feet 1 5,560 1,946	
Room List	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support			
		Doors	Solid	H.C.	Kitchen: Other: Other:		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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures		No. of Elec. Outlets		Notes: HUD		Public Water		Public Sewer		Water Well			
		Ex.	Ord.	Min	Totals: 59,096 20,684		ECF (4017 JENNINGS) 0.800 => TCVC: 16,547		1000 Gal Septic		2000 Gal Septic				
Wood/Shingle Aluminum/Vinyl Brick	Insulation	(13) Plumbing		(14) Water/Sewer		Lump Sum Items:		1		1		1			
		Average Fixture(s)		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic			
(2) Windows	Many Avg. Few	Large Avg. Small	(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(14) Water/Sewer				
			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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		1		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Public Water		Public Sewer		Water Well			
				Asphalt Shingle		(10) Floor Support		Lump Sum Items:		1		1		1	
Chimney:	Joists: Unsupported Len: Cntr.Sup:	(10) Floor Support		(14) Water/Sewer		Lump Sum Items:		1		1		1			
		Joists: Unsupported Len: Cntr.Sup:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic			

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAN-KEI LLC	ROGERS BRIAN	74,900	10/11/2017	WD	03-ARM'S LENGTH	2017-03109	PROPERTY TRANSFER	100.0
OUELETTE MARY A TRUST	CAN-KEI LLC	25,000	12/10/2012	WD	09-FAMILY	2012-04185	PROPERTY TRANSFER	100.0
OUELETTE MARY A	OUELETTE MARY A TRUSTEE	0	02/03/2005	WD	21-NOT USED/OTHER	05-0/502	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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212 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/11/2017					

Owner's Name/Address	MAP #:
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ROGERS BRIAN 9853 W WALNUT ST LAKE CITY MI 49651	2025 Est TCV 138,533 TCV/TFA: 149.93
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X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

JENNINGS 40	132.00	158.00	0.8409	1.0000	40 100	4,440
132 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	4,440

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

Metal Prefab		20.86	40 45	375
Total Estimated Land Improvements True Cash Value =				375

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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X	Topography of Site
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	Level
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X	Rolling
---	---------

	Low
--	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

	Wetland
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	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	2,200	67,100	69,300			26,071C
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2024	2,900	57,500	60,400			25,288C
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2023	2,900	31,700	34,600			24,084C
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2022	1,000	25,400	26,400			22,938C
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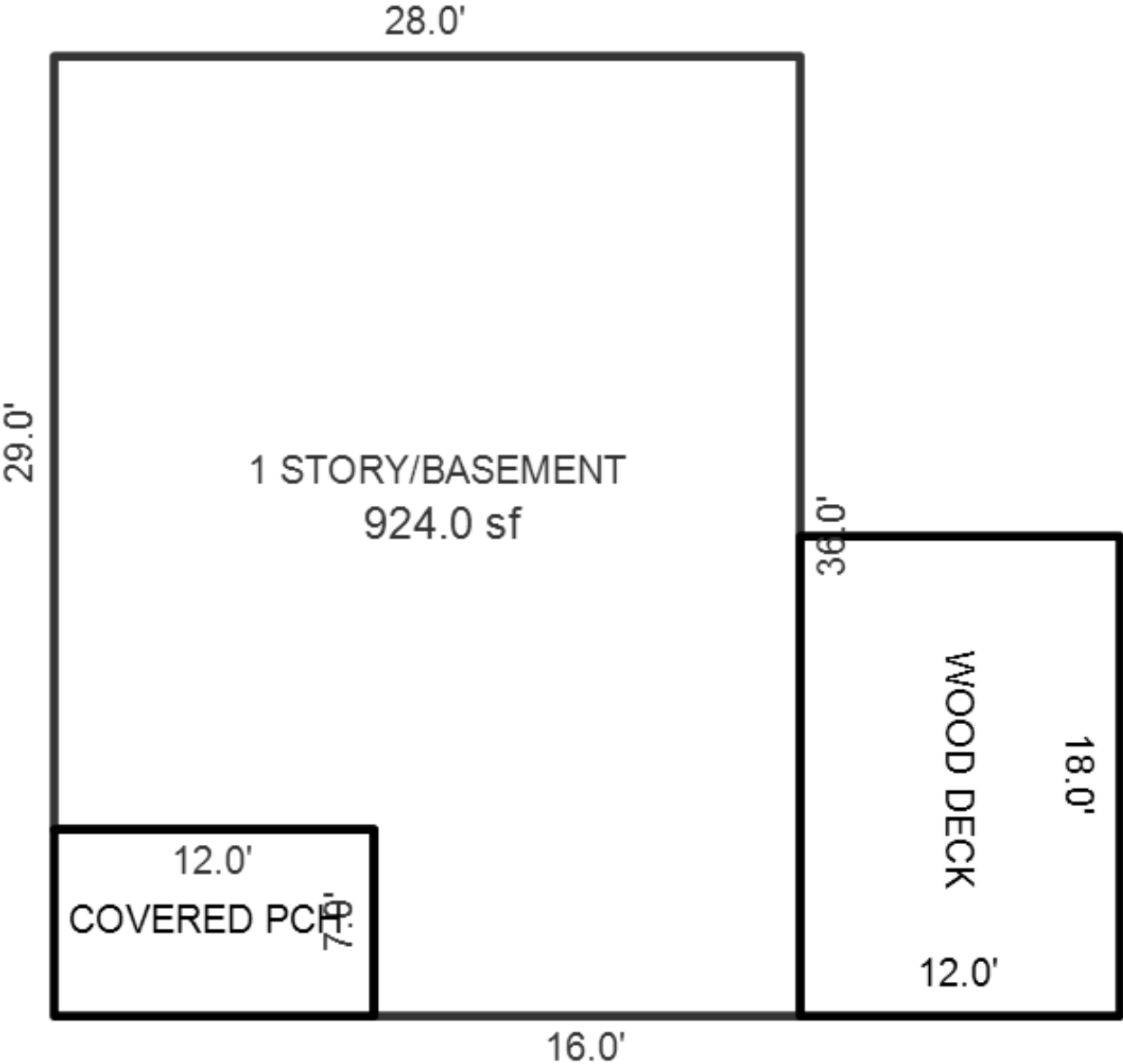


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 84 216	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 924 Total Base New : 187,018 Total Depr Cost: 121,562 Estimated T.C.V: 133,718		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Condition: Average		Size of Closets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1900					
Yr Built 1900	Remodeled 1982	Ex	X Ord	Min	Lg X Ord Small			100 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Total: 924		124,654		81,026				
1 Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings		X Drywall			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		1 1,212 788 3 3,805 2,473					
(1) Exterior		(7) Excavation		Basement: 924 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Water/Sewer		Other Additions/Adjustments		Basement Living Area 924 30,455 19,796 Basement, Outside Entrance, Below Grade 1 2,130 1,384					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood		1 1,212 788 1 3,805 2,473 1 4,485 2,915 1 2,548 1,656 84 3,880 2,522 216 4,199 2,729			
(2) Windows		Many Avg. X Avg. Large Small		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support		Lump Sum Items:		Built-Ins		Appliance Allow. Fireplaces Exterior 1 Story Wood Stove		1 1,906 1,239 1 5,626 3,657 1 2,118 1,377 Totals: 187,018 121,562			
X	Many Avg. X Avg. Large Small	(3) Roof		924			Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 133,718		Chimney: Metal							
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.
SUNDELL THEODORE ESTATE	SUNDELL LEON & BONNIE M (	40,000	10/26/2007	WD	21-NOT USED/OTHER	2007/3786	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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9877 W WALNUT ST	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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SUNDELL LEON & BONNIE M C/O SUNDELL BRUCE 1393 N AL MOSES RD LAKE CITY MI 49651	2025 Est TCV 76,884 TCV/TFA: 79.34
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X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
JENNINGS 40	132.00	158.00	0.8409	1.0000	40	100		4,440
132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								4,440

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.29	135	50	829
Total Estimated Land Improvements True Cash Value =				829

X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.
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Topography of Site

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



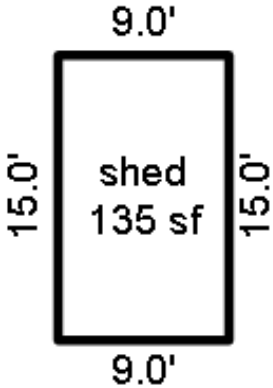
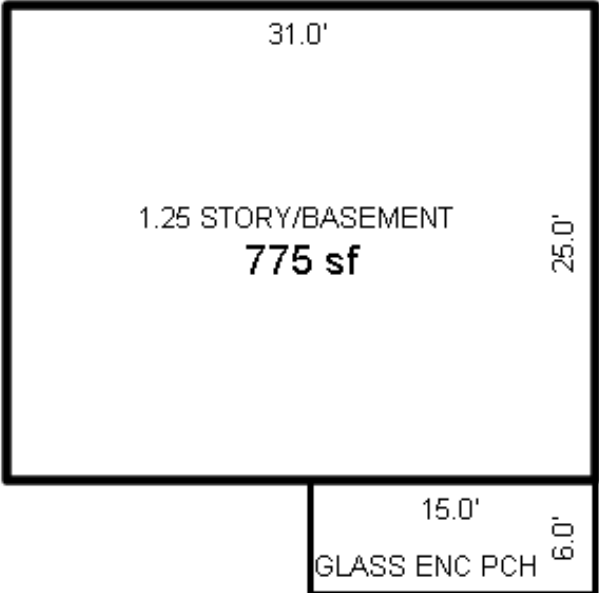
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,200	36,200	38,400			12,552C
2024	1,700	31,100	32,800			12,175C
2023	1,700	17,300	19,000			11,596C
2022	1,000	14,000	15,000			11,044C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	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 90	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	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 44 Floor Area: 969 Total Base New : 116,258 Total Depr Cost: 65,104 Estimated T.C.V: 71,615														
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100		Bsmnt Garage:		Carport Area: Roof:									
Yr Built 1900	Remodeled 1978	Ex	X	Ord	Min	100 Amps Service			Total Base New : 116,258		E.C.F. X 1.100		No Conc. Floor:										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls D		Blt 1900											
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Area = 969 SF		Total Depr Cost: 65,104		Estimated T.C.V: 71,615									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Ground Area = 775 SF		Floor Area = 969 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	1.25 Story		Siding		Mich Bsmnt.		775		Total:		104,044		61,780	
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Water/Sewer		1000 Gal Septic		1		4,203		2,354					
X	Many Avg. Few	X	Large Avg. Small	1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		CGEP (1 Story)		90		5,549		3,107					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Totals:		116,258		65,104									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		71,615											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																		
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.
SUNDELL THEODORE ESTATE	SUNDELL LEON & BONNIE M (	0	10/26/2007	WD	20-MULTI PARCEL SALE REF	2007/3786	DEED	100.0
PONDER SOPHIA FKA HILL SO	SUNDELL THEODORE & RUBY (	0	09/01/1946	WD	21-NOT USED/OTHER	2007/3714	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SUNDELL LEON & BONNIE M C/O SUNDELL BRUCE 1393 N AL MOSES RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 15,120 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. LOT 5 BLK 14 MITCHELL BROS 1ST ADD TO JENNINGS.	X		Dirt Road								
Comments/Influences	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	6,100	7,600			2,405C
Rolling	2024	900	5,200	6,100			2,333C
Low	2023	900	2,900	3,800			2,222C
High	2022	500	2,300	2,800			2,117C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1964 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 0 Total Base New : 18,364 Total Depr Cost: 11,018 Estimated T.C.V: 12,120								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100									
	Yr Built 1965	Remodeled 0	Ex	Ord	Min	Size of Closets										
	Condition: Average	Lg	Ord	Small	Room List			Bsmnt Garage:								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Total Base New : 18,364 Total Depr Cost: 11,018 Estimated T.C.V: 12,120								
	(1) Exterior	Kitchen: Other: Other:			0 Amps Service			E.C.F. X 1.100								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	CD	Blt	1965		
	(2) Windows	Other:			Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Many Ave. Few			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	(3) Roof	(8) Basement			(13) Plumbing			Other Additions/Adjustments			Garages					
	Gable Hip Flat	Gambrel Mansard Shed	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			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			528	18,364	11,018		
	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer			Notes:			Totals:					
	Chimney:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC			18,364			11,018	12,120	
		(10) Floor Support			Lump Sum Items:											
		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.
HELMER COREY CHARLES	HICKMAN CHAD	1,600	10/19/2021	QC	03-ARM'S LENGTH	2021-03542	DEED	100.0
HELMER MAXINE TRUST	HELMER COREY CHARLES	1,600	11/08/2018	QC	09-FAMILY	2019-01781	DEED	100.0
HELMER JESSE N	HELMER MAXINE L	0	11/23/2010	QC	06-COURT JUDGEMENT	2018-02886	PROPERTY TRANSFER	0.0
HELMER MAXINE L	HELMER MAXINE TRUST	0	11/23/2010	QC	09-FAMILY	2018-02887	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9931 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST		Addition	06/06/2022	2022-0346	100%
	P.R.E. 0%		HUD/NATIONAL STD	11/12/2021	2021-0796	100%

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:
HICKMAN CHAD PO BOX 511 LAKE CITY MI 49651		103,470	71.06

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
. LOT 4 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.	X		<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p><Site Value A> GROUP A 3K 3000 100 3,000</p> <p>66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000</p>

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



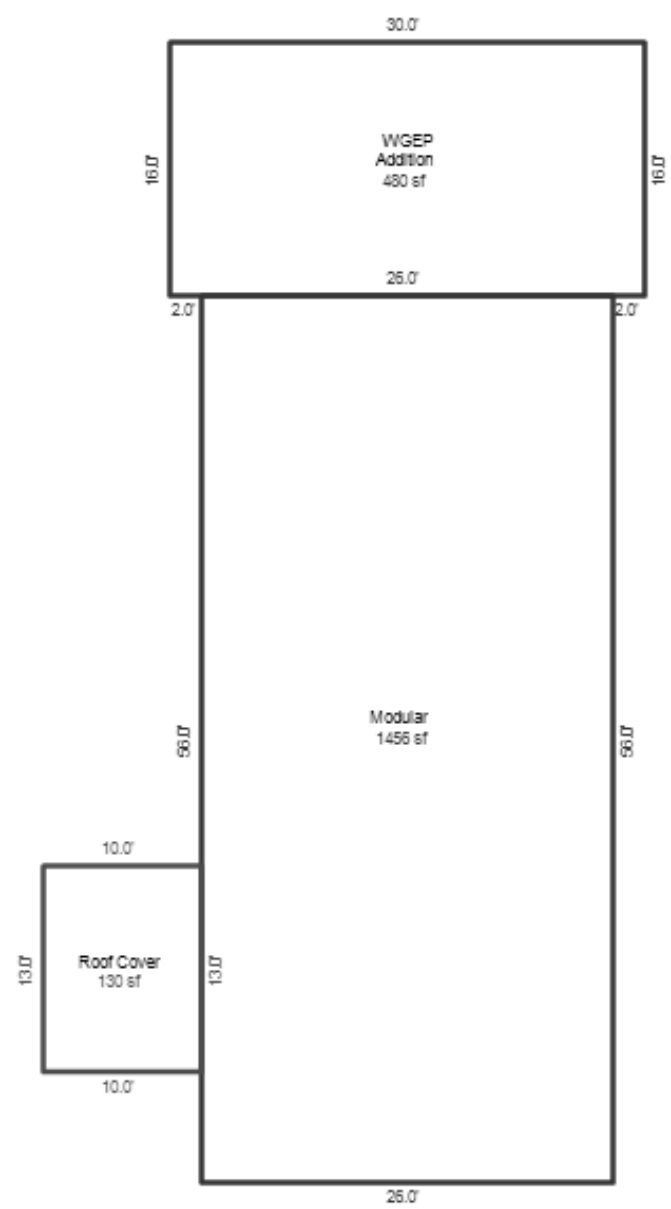
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	50,200	51,700			39,225C
Rolling	2024	900	42,700	43,600			38,046C
Low	2023	900	19,900	20,800			20,425C
High	2022	500	0	500			500S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 480 130	Type WGEP (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:	480	WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	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: 35 Floor Area: 1,456 Total Base New : 193,211 Total Depr Cost: 125,587 Estimated T.C.V: 100,470	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 1980			
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1456 SF		Floor Area = 1456 SF.			
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories		Exterior	
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation	
Building Style: HUD		Ex		Ex.			1 Story			Siding		Piers		Size	
Yr Built 1980 REL		Ord		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	
Remodeled 2023		Min		Many			Plumbing			Average Fixture(s)		1		1,212	
Condition: Average		Lg		Ave.			Water/Sewer			3 Fixture Bath		1		3,805	
Room List		Ord		Few			1000 Gal Septic			Solar Water Heat		1		4,485	
Basement		Solid		(13) Plumbing			1000 Gal Septic			No Plumbing		1		2,915	
1st Floor		H.C.		1 Average Fixture(s)			Water Well, 50 Feet			Extra Toilet		1		2,548	
2nd Floor				2 3 Fixture Bath			Porches			Extra Sink		480		28,195	
Bedrooms				2 2 Fixture Bath			WGEP (1 Story)			Separate Shower		1		1,906	
(1) Exterior				2 Softener, Auto			Built-Ins			Ceramic Tile Floor		1		1,239	
Wood/Shingle				2 Softener, Manual			Appliance Allow.			Ceramic Tile Wains		130		2,075	
Aluminum/Vinyl				2 Solar Water Heat			Deck			Ceramic Tub Alcove		193,211		125,587	
Brick				2 No Plumbing			Notes: 2022 RELOCATED HUD			Vent Fan		ECF (4017 JENNINGS) 0.800 => TCV:		100,470	
Insulation				2 Extra Toilet											
(2) Windows				2 Extra Sink											
Many				2 Separate Shower											
Avg.				2 Ceramic Tile Floor											
Large				2 Ceramic Tile Wains											
Avg.				2 Ceramic Tub Alcove											
Small				2 Vent Fan											
Few				2 Lump Sum Items:											
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***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES RONALD ERWIN	JONES RONALD ERWIN	0	10/31/2022	QC	09-FAMILY	2022-03455	DEED	0.0
VANBAR PROPERTY MANAGEMEN	JONES RONALD ERWIN	42,000	03/17/2020	WD	03-ARM'S LENGTH	2020-00768	PROPERTY TRANSFER	100.0
KS PROPERTY MANAGEMENT	VANBAR PROPERTY MANAGEMEN	0	06/14/2007	QC	21-NOT USED/OTHER	2007/2313	DEED	0.0
O'BRIEN JOHN M TRUST	KS PROPERTY MANAGEMENT	33,000	03/13/2007	WD	03-ARM'S LENGTH	2007/838	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9937 W WALNUT ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/02/2020					
Owner's Name/Address	MAP #:	2025 Est TCV 92,835 TCV/TFA: 79.21				
JONES RONALD ERWIN 9937 W WALNUT ST LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				Value
. LOTS 5 & 6 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.	X		* Factors * LOT 5 & 6				
			Description	Frontage	Depth	Rate %Adj. Reason	
			<Site Value A> GROUP A 3K			3000 100	3,000
			<Site Value A> GROUP A 3K			3000 100	3,000
			86 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =				6,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
	X	Dirt Road	Description	Rate	Size % Good		
		Gravel Road	D/W/P: 3.5 Concrete	5.70	16 71	65	
	X	Paved Road	Wood Frame	19.27	200 94	3,623	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				3,688
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	3,000	43,400	46,400			24,304C
		Low	2024	1,800	33,300	35,100			23,574C
		High	2023	1,800	25,700	27,500			22,452C
		Landscaped	2022	1,000	20,800	21,800			21,383C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

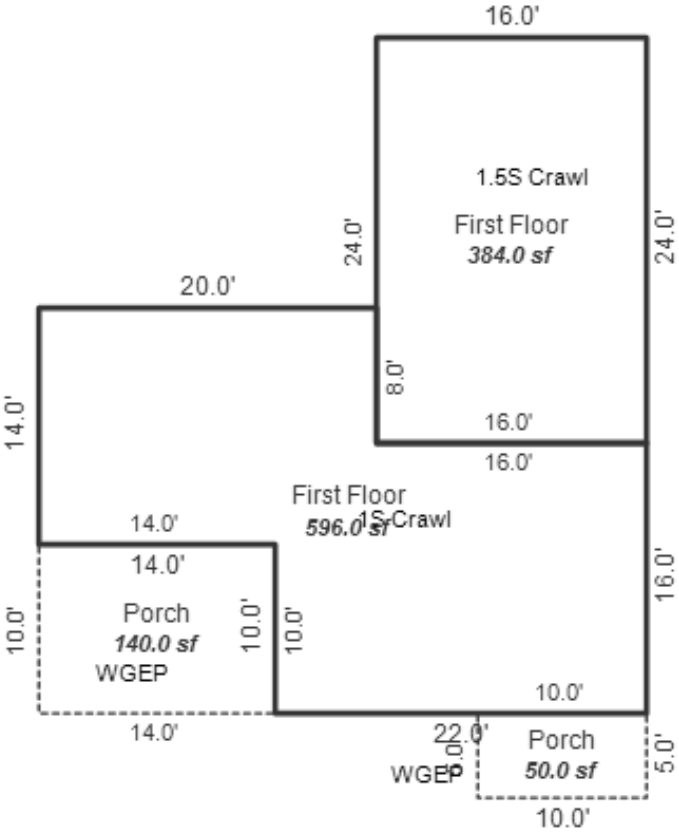
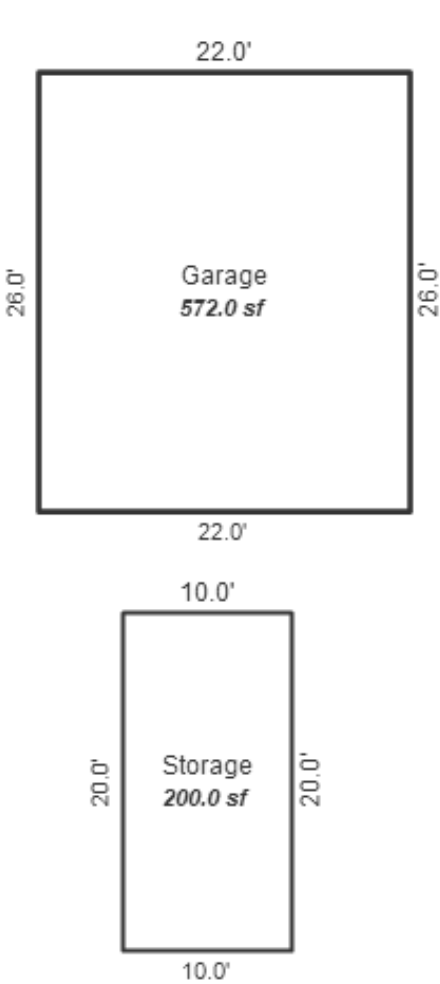


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 140 50	Type CGEP (1 Story) CGEP (1 Story)	Year Built: 1979 Car Capacity: 1 Class: D Exterior: Siding 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: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		X	Ex	X	Ord								
Yr Built 1890 194	Remodeled 1979						Min								
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Class: D Effec. Age: 40 Floor Area: 1,172 Total Base New : 153,976 Total Depr Cost: 92,386 Estimated T.C.V: 83,147		E.C.F. X 0.900		Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls D		Blt 1890	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Space Heater					
	Insulation	X	Drywall							Ground Area = 980 SF Floor Area = 1172 SF.					
(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			Building Areas					
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 980 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			1.5 Story Siding 1 Story Siding			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							Plumbing					
X	Storms & Screens	(9) Basement Finish								Water/Sewer					
(3) Roof										Porches					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							CGEP (1 Story) CGEP (1 Story)					
X	Asphalt Shingle	(10) Floor Support								Garages					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost					
										Built-Ins					
										Appliance Allow.					
										Notes:					
										Totals:		153,976		92,386	
										ECF (4017 JENNINGS) 0.900 => TC				83,147	

*** 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.
JONES RONALD ERWIN	JONES RONALD ERWIN	0	12/02/2024	QC	15-LADY BIRD	2024-03103	DEED	0.0
RUOFF MARTIN J & REBECCA	JONES RONALD	5,000	05/29/2024	QC	03-ARM'S LENGTH	2024-01808	DEED	100.0
ANDERSON ERWIN ESTATE	RUOFF MARTIN J & REBECCA	3,300	10/07/2014	WD	06-COURT JUDGEMENT	2014-03549	PROPERTY TRANSFER	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 #:
JONES RONALD ERWIN 9937 W WALNUT ST LAKE CITY MI 49651	2025 Est TCV 6,000

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			<Site Value A>	GROUP A 3K				3000	100		3,000
			<Site Value A>	GROUP A 3K				3000	100		3,000
			132 Actual Front Feet, 0.48 Total Acres						Total Est. Land Value =		6,000

Tax Description	X
. LOTS 7 & 8 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.	X

Comments/Influences	X
	X

	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	3,000	0	3,000			3,000S
2024	1,800	0	1,800			1,102C
2023	1,800	0	1,800			1,050C
2022	1,000	0	1,000			1,000S



Who	When	What
TPC	05/30/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN VELDA K (SPOUSE O	BALDWIN VELDA K (LE) & DA	0	10/30/2007	QC	21-NOT USED/OTHER	2007/3830	DEED	0.0
BALDWIN BUDDY D (DECEASED	BALDWIN VELDA K (HIS WIFE	0	05/16/2007	OTH	21-NOT USED/OTHER	2007/3640	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
593 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
BALDWIN VELDA K (LE) & BALDWIN DANIEL D 593 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 108,832 TCV/TFA: 113.37					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
BALDWIN VELDA K (LE) & 593 S LACHONCE RD LAKE CITY MI 49651	X		Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			132 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 6,000										

Tax Description	X	Electric	Rate	Size	% Good	Cash Value
. LOTS 9 & 10 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.	X		28.40	300	50	4,260
		Gas	13.11	200	50	1,311
		Curb	Total Estimated Land Improvements True Cash Value = 5,571			

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

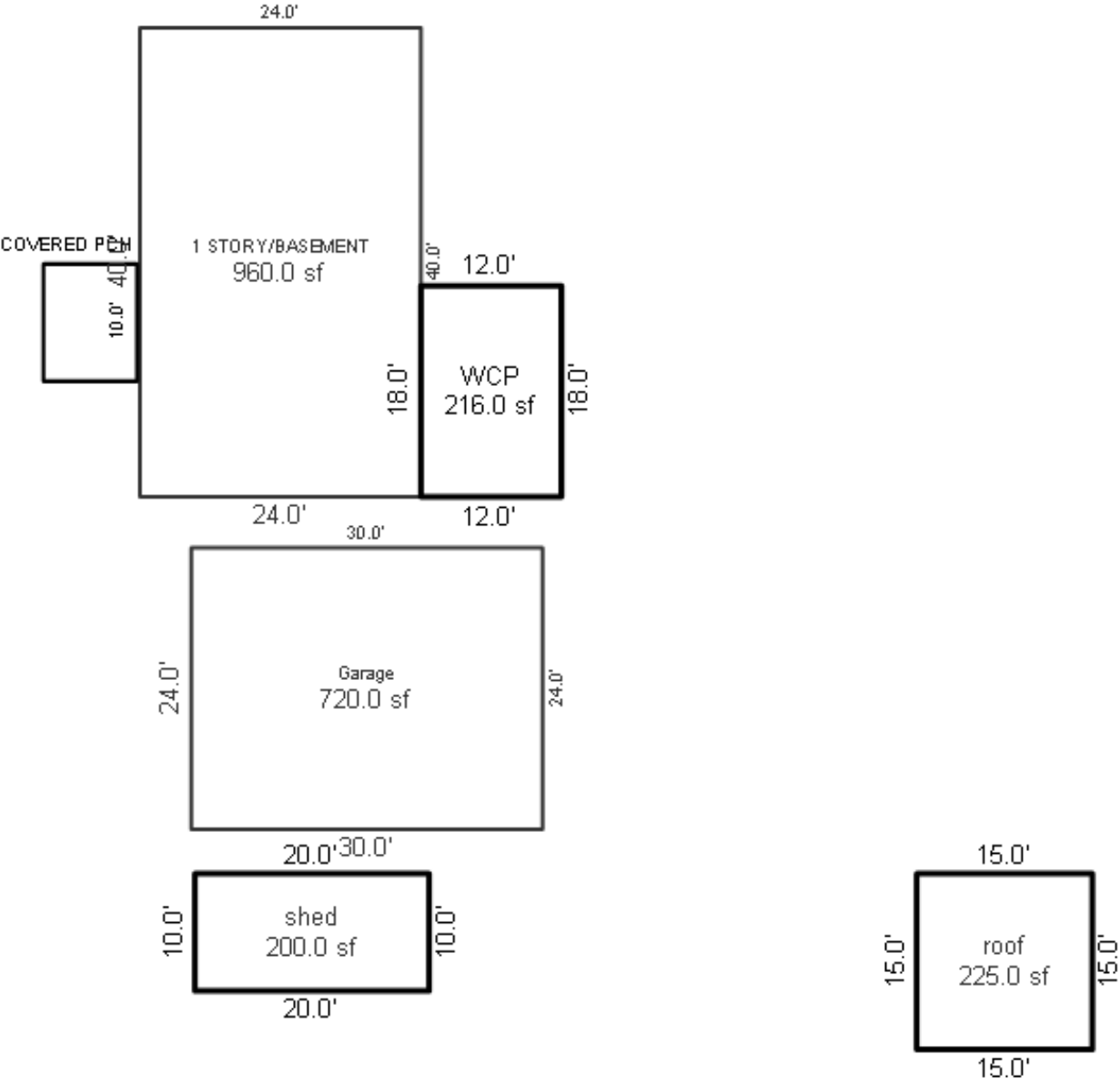
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X													2025	3,000	51,400	54,400			19,296C
														2024	1,800	39,500	41,300			18,716C
														2023	1,800	30,600	32,400			17,825C
														2022	1,000	24,800	25,800			16,977C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			80 216 225	CGEP (1 Story) WCP (1 Story) Roof Cover Onl	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Class: CD Effec. Age: 40 Floor Area: 960 Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261			E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1972	Remodeled 0	Size of Closets		(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 = 960 SF Floor Area = 960 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 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		(15) Fireplaces No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Basement	1st Floor	(5) Floors		(16) Porches/Decks No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
2nd Floor	3 Bedrooms	Kitchen:		(17) Garage No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Other:		(18) Excavation No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings X Drywall		(19) Basement No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Brick	Insulation	(7) Excavation Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(20) Basement Finish No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(21) Roof No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Many	Avg.	X	Large	(22) Floor Support No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Few		Small	(23) Chimney No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash	(9) Basement Finish No./Qual. of Fixtures Ex. X Ord. Min		(24) Joists No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Metal Sash	(10) Floor Support No./Qual. of Fixtures Ex. X Ord. Min		(25) Unsupported Len No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Vinyl Sash	(11) Heating/Cooling No./Qual. of Fixtures Ex. X Ord. Min		(26) Cntr.Sup No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Double Hung	(12) Electric No./Qual. of Fixtures Ex. X Ord. Min		(27) Lump Sum Items No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Horiz. Slide	(13) Plumbing No./Qual. of Fixtures Ex. X Ord. Min		(28) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Casement	(14) Water/Sewer No./Qual. of Fixtures Ex. X Ord. Min		(29) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Double Glass	(15) Fireplaces No./Qual. of Fixtures Ex. X Ord. Min		(30) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Patio Doors	(16) Porches/Decks No./Qual. of Fixtures Ex. X Ord. Min		(31) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Storms & Screens	(17) Garage No./Qual. of Fixtures Ex. X Ord. Min		(32) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(18) Excavation No./Qual. of Fixtures Ex. X Ord. Min		(33) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Gable	(19) Basement No./Qual. of Fixtures Ex. X Ord. Min		(34) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Hip	(20) Basement Finish No./Qual. of Fixtures Ex. X Ord. Min		(35) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Flat	(21) Roof No./Qual. of Fixtures Ex. X Ord. Min		(36) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Gambrel	(22) Floor Support No./Qual. of Fixtures Ex. X Ord. Min		(37) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Mansard	(23) Chimney No./Qual. of Fixtures Ex. X Ord. Min		(38) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Shed	(24) Joists No./Qual. of Fixtures Ex. X Ord. Min		(39) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	(25) Unsupported Len No./Qual. of Fixtures Ex. X Ord. Min		(40) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		(26) Cntr.Sup No./Qual. of Fixtures Ex. X Ord. Min		(41) Notes No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 960 Total: 128,653 77,192			Total Base New : 180,114 Total Depr Cost: 108,068 Estimated T.C.V: 97,261		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURCH CONNIE	BURCH CONNIE & BURCH KEVI	0	04/03/2024	QC	09-FAMILY	2024-00648	DEED	0.0
BURCH RAYMOND	BURCH CONNIE	0	08/28/2016	OTH	07-DEATH CERTIFICATE	2023-03065	OTHER	0.0
BAKER RICHARD & CATHERINE	BURCH RAYMOND & CONNIE	1,000	06/24/1988	WD	03-ARM'S LENGTH	251P446	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
611 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/04/2007					
Owner's Name/Address	MAP #:					
BURCH CONNIE & BURCH KEVIN 611 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 124,133 TCV/TFA: 82.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS							
. LOT 11 BLK 15 MITCHELL BROS 1ST ADD TO JENNINGS.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
RDEMAN MHD FOR 03			<Site Value A> GROUP A 3K					3000 100		3,000
			66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =						3,000	

Public Improvements	Land Improvement Cost Estimates						
Dirt Road	Description	Rate	Size	% Good	Cash Value		
Gravel Road	Fencing: Wd, Solid, 6 ft.	28.40	66	0	0		
Paved Road	Fencing: Wire Mesh, #9	3.68	140	0	0		
Storm Sewer	Metal Prefab	14.89	120	50	893		
Sidewalk	Metal Prefab	17.18	80	50	687		
Water	Residential Local Cost Land Improvements						
Sewer	Description	Rate	Size	% Good	Cash Value		
Electric	LAND IMPROVE 1000	1,000.00	1	50	500		
Gas	Total Estimated Land Improvements True Cash Value =						2,080
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	1,500	60,600	62,100			20,862C
X Rolling	2024	900	51,600	52,500			20,235C
X High	2023	900	42,500	43,400			19,272C
Landscaped	2022	500	34,300	34,800			18,355C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

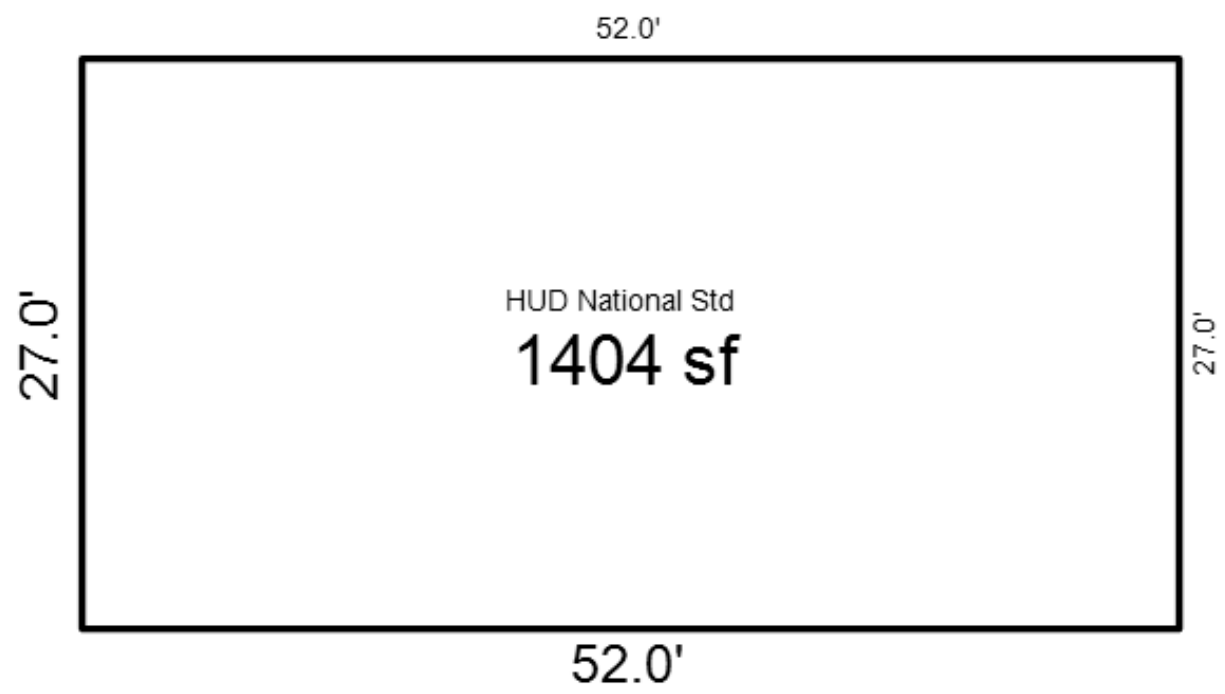
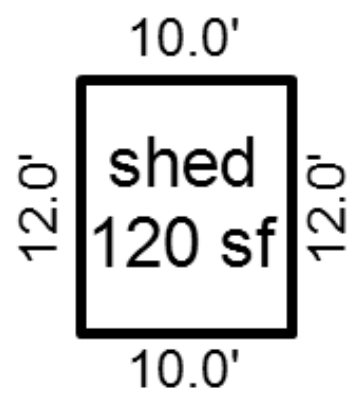


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*** Information herein deemed reliable but not guaranteed***

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 128	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Condition: Average				
	Building Style: HUD		Ex	X	Ord		Min	Lg		X	Ord		Small	Room List			
	Yr Built 2002	Remodeled 0	Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(12) Electric		Central Air Wood Furnace			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No./Qual. of Fixtures		150		Amps Service		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 2002	
	(1) Exterior	(7) Excavation		Ex.		X	Ord.		Min	No. of Elec. Outlets		Ground Area = 1512 SF		Floor Area = 1512 SF.			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Many		X	Ave.		Few	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas			
	Insulation	(9) Basement Finish		1		Average Fixture(s)		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto			
	(2) Windows	Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		2 Fixture Bath		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet			
X	Many Avg. Few	X	Large Avg. Small	3		Softener, Auto		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments		Plumbing			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water		Public Sewer		Water Well		Average Fixture(s)		1		1,212	970
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		Water/Sewer		3 Fixture Bath		1		3,805	3,044
		(14) Water/Sewer		1		1000 Gal Septic		2000 Gal Septic		1000 Gal Septic		Water Well, 100 Feet		1		4,485	3,588
		Public Water		1		Public Sewer		Water Well		Deck		Treated Wood		128		2,979	2,383
		Public Sewer		1		1000 Gal Septic		2000 Gal Septic		Built-Ins		Appliance Allow.		1		1,906	1,525
		Water Well		1		1000 Gal Septic		2000 Gal Septic		Notes: REDMAN MHD		Totals:		186,019		148,816	
		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:		ECF (4017 JENNINGS) 0.800 => TCV:		119,053					
		2000 Gal Septic		1		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.
HORN JANE GISELE	HORN ERIC JOHN	1	07/24/2018	QC	09-FAMILY	2018-02376	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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HORN ERIC JOHN 909 W HOUGHTON LAKE RD LAKE CITY MI 49651	2025 Est TCV 3,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 3K					3000	100		3,000
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			3,000

Tax Description	X
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LOT 6 EXC S 16.5 FT THOF BLK 16.(0*1997)MITCHELL BROS 1ST ADD TO JENNINGS.	X
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Comments/Influences	X
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SPLIT 15.5 FT & GRG TO 007-00 FOR 98	X
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	X
--	---

	X
--	---

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

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

Low	
-----	--

High	X
------	---

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,500	0	1,500			568C
2024	900	0	900			551C
2023	900	0	900			525C
2022	500	0	500			500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HORN JANE GISELE	HORN ERIC JOHN	1	07/24/2018	QC	09-FAMILY	2018-02376	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 13,605 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			<Site Value A> GROUP A 3K					3000	100		3,000
			<Site Value A> GROUP A 3K					3000	25	PRT OF LOT 6	750
			82 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =								3,750

Tax Description	X	Public Improvements									
LOT 7 & S 16.5 FT OF LOT 6. BLK 16. MITCHELL BROS 1ST ADD TO JENNINGS. (0*1997)		Dirt Road									
		Gravel Road									
	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									

Comments/Influences	X	Electric									
QUONSET GRG SPLIT FROM 006-00 FOR 98		Gas									
		Curb									
	X	Street Lights									
		Standard Utilities									
		Underground Utils.									

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



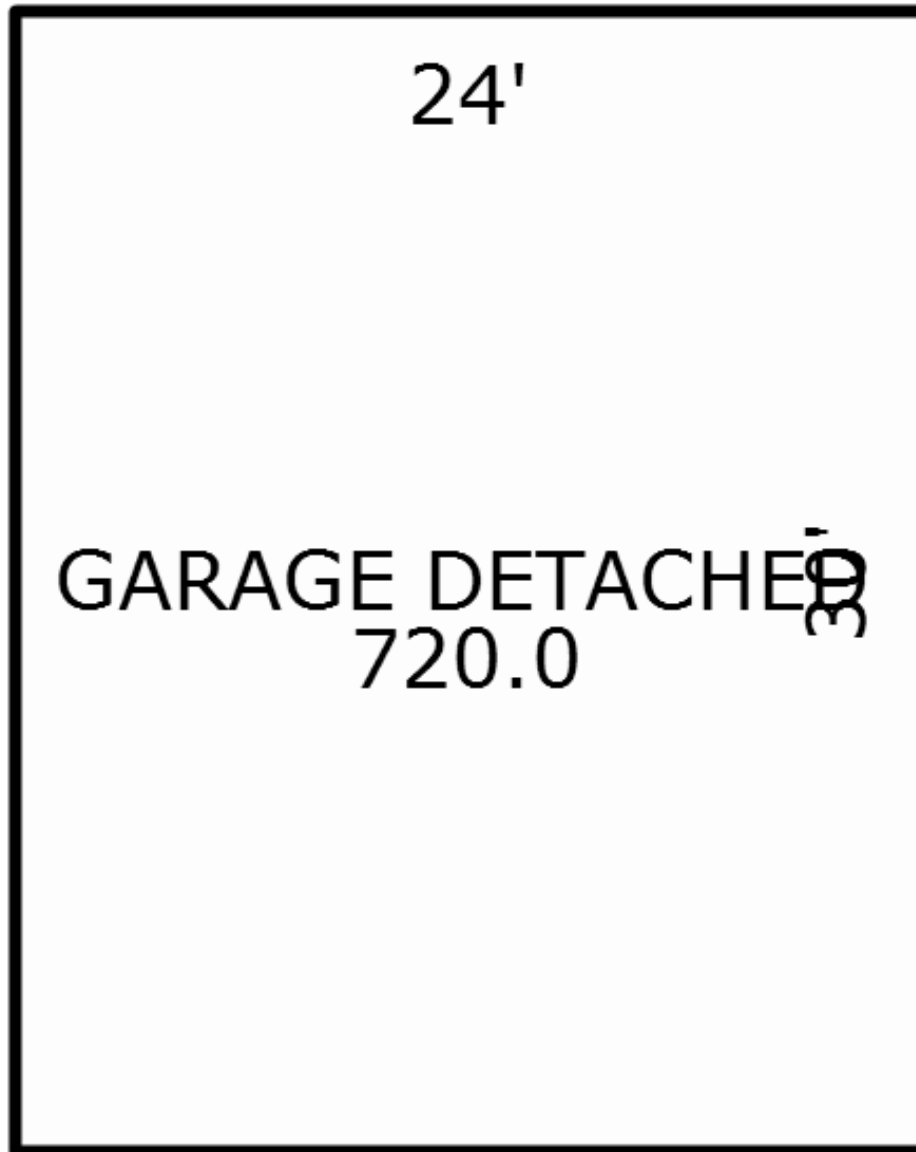
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	1,900	4,900	6,800			560C
2024	1,100	3,700	4,800			544C
2023	1,100	2,900	4,000			519C
2022	600	2,300	2,900			495C

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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: D 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	E.C.F. X 0.900	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: 35 Floor Area: 0 Total Base New : 16,846 Total Depr Cost: 10,950 Estimated T.C.V: 9,855		
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 D Blt 1980		
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=65/100/100/100/65		
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)		Plumbing		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -3,199 -2,079		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		720 20,045 13,029		
Yr Built 1980	Remodeled 0	Kitchen: Other: Other:		Kitchen: Other: Other:			2 Fixture Bath		Notes:		ECF (4017 JENNINGS) 0.900 => TCVC:		Totals:		16,846 10,950		
Condition: Average		Lg Ord Small		(6) Ceilings			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			(14) Water/Sewer										
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(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			Lump Sum Items:										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		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.
FRANK JEFF M	FRANK JEFFERY M TRUST	0	07/29/2019	WD	09-FAMILY	2019-02389	DEED	0.0
		86,500	05/01/2001	WD	33-TO BE DETERMINED	01-0:2093	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
661 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/21/2021	2021-0526	100%

Owner's Name/Address	MAP #:
FRANK JEFFERY M TRUST 661 S LACHANCE RD LAKE CITY MI 49651	2025 Est TCV 139,534 TCV/TFA: 96.90

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS
LOT 8 & N 33 FT OF LOT 9, BLK 16.(0*1997MITCHELL BROS 1ST ADD TO JENNINGS.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> GROUP A 3K					3000	100		3,000
X Gravel Road	<Site Value A> GROUP A 3K					3000	50	PART OF LOT 9	1,500
X Paved Road	99 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 4,500

Comments/Influences	Land Improvement Cost Estimates
COMBINED 33' OF LOT 9 FOR 98	

Description	Rate	Size	% Good	Cash Value
X Sewer	Fencing: Wd, Solid, 6 ft.	20	50	284
X Electric	D/W/P: 4in Concrete	6.39	1061	50
X Gas	Wood Frame	25.88	96	50
X Curb	Total Estimated Land Improvements True Cash Value =			4,916

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



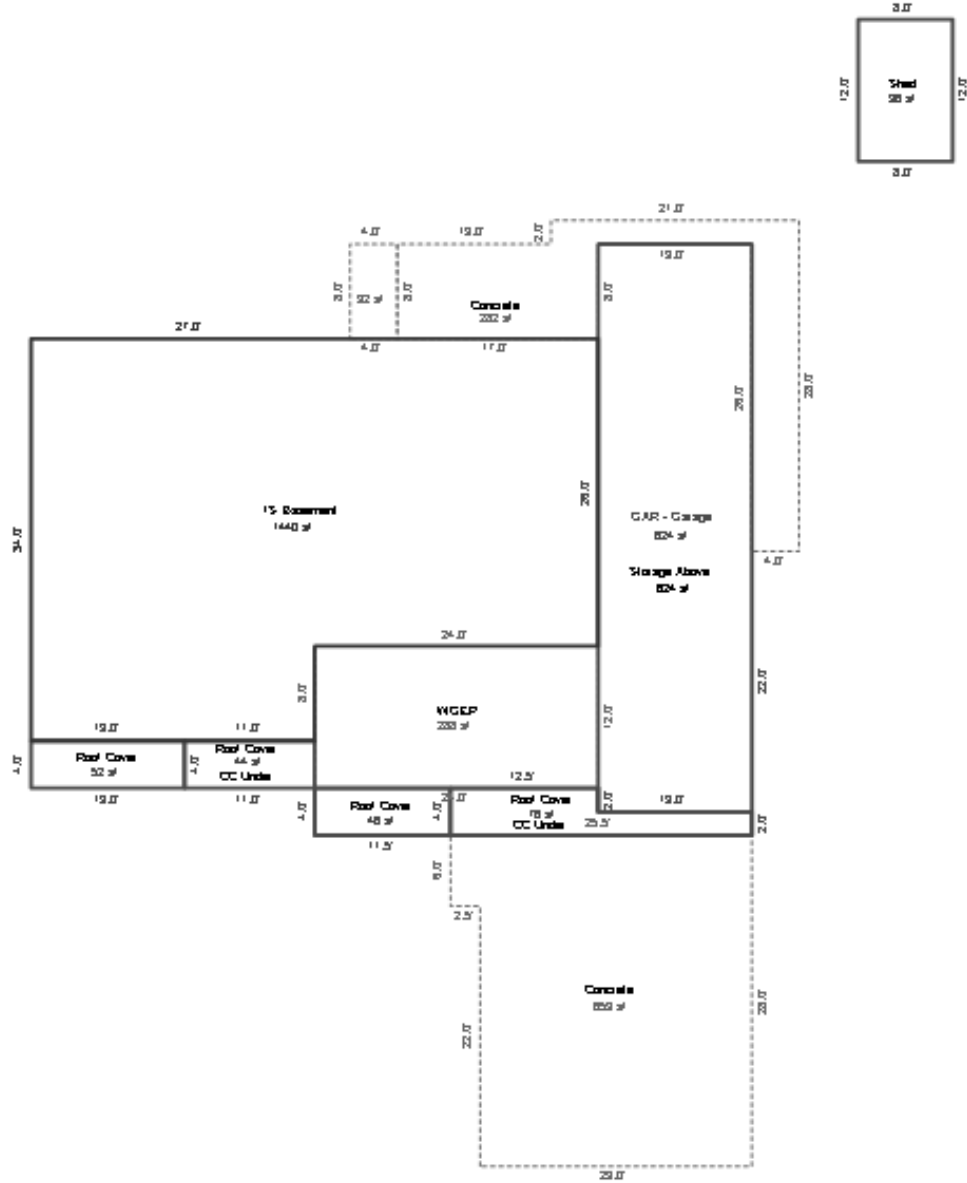
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	67,500	69,800			27,384C
2024	1,400	51,600	53,000			26,561C
2023	1,400	39,700	41,100			25,297C
2022	800	32,100	32,900			24,093C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 218 32	Type WGEP (1 Story) Roof Cover Onl Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 624 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,440 Total Base New : 240,961 Total Depr Cost: 144,575 Estimated T.C.V: 130,118		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall	X	Plaster	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1978				
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	Size of Closets		100 Amps Service		Ground Area = 1440 SF		Floor Area = 1440 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior				
Room List		Doors	Solid	X	H.C.	(5) Floors		1 Average Fixture(s)		Foundation		Size		Cost New				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			1 3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat			
(1) Exterior		X	Drywall	No. of Elec. Outlets		1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1440 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
(2) Windows		Many Avg.	X	Large Avg.	Small	(8) Basement		1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
X	Storms & Screens	(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
(3) Roof		(15) Fireplaces		Lump Sum Items:			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
X	Gable Hip Flat	(16) Porches/Decks		Chimney: Block			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
X	Gambrel Mansard Shed	(17) Garage		Joists: Unsupported Len: Cntr.Sup:			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
X	Asphalt Shingle	Totals:		ECF (4017 JENNINGS) 0.900 => TCv:			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
Chimney: Block		Totals:		ECF (4017 JENNINGS) 0.900 => TCv:			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	
		Totals:		ECF (4017 JENNINGS) 0.900 => TCv:			1 2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS MARIA J	ABEL CASEY & JENNIFER	34,900	03/10/2004	WD	03-ARM'S LENGTH	04-0/1200	DEED	100.0
		28,000	07/01/1997	WD	33-TO BE DETERMINED	331:12	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
681 S LACHANCE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ABEL CASEY & JENNIFER	P.R.E. 100% 03/11/2004					
681 S LACHANCE RD	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 33,743 TCV/TFA: 30.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS					
				Description	Frontage	Depth	* Factors *	Value	
LOT 9 EXC N 33 FT THOF ALSO LOT 10, BLK 16. (0*1997) MITCHELL BROS 1ST ADD TO JENNINGS.	X			<Site Value A> GROUP A 3K			3000 100	3,000	
Comments/Influences				<Site Value A> GROUP A 3K			3000 50 PRT OF LOT 9	1,500	
ADD 33 FT VACATED RD FOR 98 (+ ALLEY)				132 Actual Front Feet, 0.50 Total Acres Total Est. Land Value =				4,500	
SPLIT 33 FT TO LOT 8 FOR 98				Land Improvement Cost Estimates					
				Description			Rate	Size % Good	Cash Value
				D/W/P: 4in Concrete			5.98	300 50	897
				Gas			25.24	80 0	0
				Total Estimated Land Improvements True Cash Value =					897

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2025	2,300	14,600	16,900			7,824C
2024	1,400	12,400	13,800			7,589C														
2023	1,400	9,600	11,000			7,228C														
2022	800	7,700	8,500			6,884C														

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/18/2018	INSPECTED	2024	1,400	12,400	13,800			7,589C
TPC	02/03/2012	INSPECTED	2023	1,400	9,600	11,000			7,228C
			2022	800	7,700	8,500			6,884C

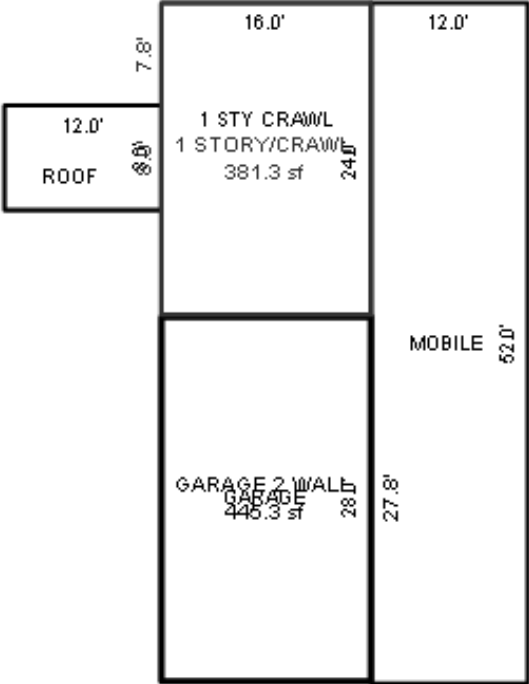
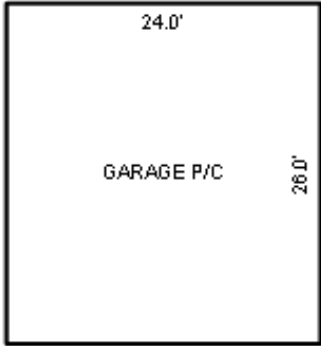
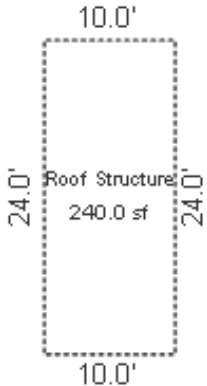


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:					
	Mobile Home			Wood	Coal	Steam						624	Roof Cover Onl	Car Capacity:		
	Town Home	0 Front Overhang	X	Forced Warm Air			Dishwasher	Interior 2 Story	240	Roof Cover Onl	Class: D					
	Duplex	0 Other Overhang		Wall Furnace			Garbage Disposal	2nd/Same Stack			Exterior: Pole					
	A-Frame		Warm & Cool Air			Bath Heater	Two Sided			Exterior 1 Story						
X	Wood Frame	(4) Interior	Heat Pump			Vent Fan	Exterior 2 Story			Prefab 1 Story						
		Drywall Paneled				Hot Tub	Prefab 2 Story			Prefab 2 Story						
	Building Style: HUD	Plaster Wood T&G				Unvented Hood	Heat Circulator			Heat Circulator						
		Trim & Decoration				Vented Hood	Raised Hearth			Wood Stove						
	Yr Built 1966	Ex	X	Ord	Min	Jacuzzi Tub	Wood Stove			Direct-Vented Ga						
	Remodeled 0	Size of Closets				Jacuzzi repl.Tub	Class: Low			Estimated T.C.V: 28,346						
	Condition: Average	Lg	X	Ord	Small	Oven	Effec. Age: 45			Total Base New : 101,237	E.C.F.					
		Doors	Solid	X	H.C.	Microwave	Floor Area:			Total Depr Cost: 35,433	X	0.800				
	Room List	(5) Floors				Standard Range	Total T.C.V: 28,346									
	Basement	Kitchen:				Self Clean Range										
	1st Floor		Other:				Sauna									
	2nd Floor	Other:				Trash Compactor										
	Bedrooms					Central Vacuum										
(1)	Exterior	(6) Ceilings				Security System										
X	Wood/Shingle	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Low		Blt 1966							
	Aluminum/Vinyl		Ex.	X	Ord.	Min	(11) Heating System: Wall Furnace									
	Brick	No. of Elec. Outlets				Ground Area = 1101 SF	Floor Area = 1101 SF.									
	Insulation		Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
(2)	Windows	(7) Excavation				Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost				
X	Many Avg. Few	Basement: 0 S.F. Crawl: 381 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing	Main Home	Ribbed	Metal	720						
	Large Avg. Small		1				Average Fixture(s)	Addition	Siding	Crawl	381					
X	Wood Sash	(8) Basement				3 Fixture Bath	Other Additions/Adjustments									
	Metal Sash		Conc. Block				2 Fixture Bath	Water/Sewer								
	Vinyl Sash	Poured Conc.				Softener, Auto	1000 Gal Septic			1	4,203	1,471				
	Double Hung	Stone				Softener, Manual	Solar Water Heat			1	2,462	862				
	Horiz. Slide Casement	Treated Wood				No Plumbing	Garages									
	Double Glass	Concrete Floor				Extra Toilet	Class: D Exterior: Pole (Unfinished)			624	13,416	4,696				
	Patio Doors	(9) Basement Finish				Extra Sink	Base Cost									
	Storms & Screens					Separate Shower	Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			445	14,022	4,908				
(3)	Roof	(14) Water/Sewer				Ceramic Tile Floor	Base Cost			1	-3,635	-1,272				
X	Gable Hip Flat	Public Water				Ceramic Tile Wains	Common Wall: 2 Wall									
	Gambrel Mansard Shed	1000 Gal Septic				Ceramic Tub Alcove	Deck			624	7,663	2,682				
X	Asphalt Shingle Metal	2000 Gal Septic				Vent Fan	w/Roof (Roof portion)			240	3,149	1,102				
	Chimney: Metal	(10) Floor Support					w/Roof (Roof portion)			Totals:	101,237	35,433				
		Joists:				Lump Sum Items:										
		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.
LAYCOCK SHIRLEY	ABEL CASEY	5,000	11/09/2017	WD	03-ARM'S LENGTH	2017-03584	DEED	100.0
DAVID TERRY L & LAYCOCK S	LAYCOCK-DAVID SHIRLEY	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-02557	DEED	0.0
GRAMES DANNY E & KENNETH	DAVID TERRY L & LAYCOCK S	2,000	04/27/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2706	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ABEL CASEY 681 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 3,759					

Improved	X	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value A> GROUP A 3K			3000 100	3,000
			66 Actual Front Feet, 0.00 Total Acres				Total Est. Land Value = 3,000

Tax Description	X	Land Improvement Cost Estimates			
. LOT 6 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.		Description	Rate	Size % Good	Cash Value
Comments/Influences		Wood Frame	21.09	144 25	759
		Total Estimated Land Improvements True Cash Value = 759			

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	1,500	400	1,900			724C
Rolling		2024	900	400	1,300			703C
Low		2023	900	400	1,300			670C
High		2022	500	300	800			639C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAYCOCK SHIRLEY	ABEL CASEY	5,000	11/09/2017	WD	03-ARM'S LENGTH	2017-03584	DEED	100.0
DAVID TERRY L & LAYCOCK S	LAYCOCK-DAVID SHIRLEY	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-02557	DEED	0.0
GRAMES DANNY E & KENNETH	DAVID TERRY L & LAYCOCK S	2,000	04/27/2005	WD	20-MULTI PARCEL SALE REF	05-0/2706	DEED	100.0

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

Owner's Name/Address
 MAP #:

ABEL CASEY
 681 S LACHANCE RD
 LAKE CITY MI 49651
 2025 Est TCV 5,177 TCV/TFA: 10.35

X Improved Vacant Land Value Estimates for Land Table 4103.4103 JENNINGS

Tax Description
 . LOT 7 BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.
 Comments/Influences

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road					3000	100		3,000
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.								

* Factors *
 <Site Value A> GROUP A 3K
 66 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 3,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	1,500	1,100	2,600			1,188C
X Rolling	2024	900	900	1,800			1,153C
X Low	2023	900	700	1,600			1,099C
X High	2022	500	600	1,100			1,047C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

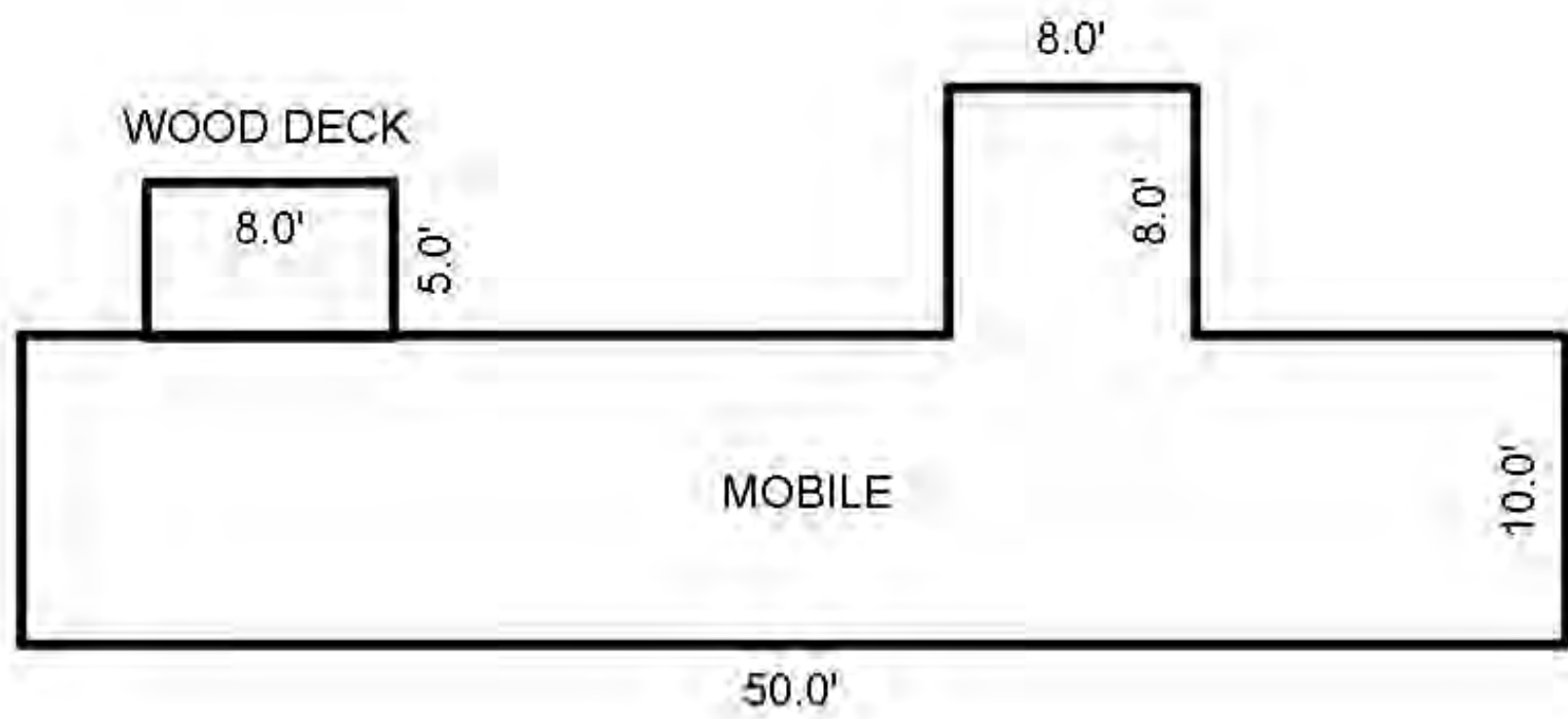
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Who When What
 TPC 12/27/2017 INSPECTED

*** 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min										
Condition: Unsound		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			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1957				
				Ex. X Ord. Min			(11) Heating System: Wall Furnace									
				No. of Elec. Outlets			Ground Area = 500 SF Floor Area = 500 SF.									
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/20/100/100/7									
(2) Windows		(7) Excavation		(13) Plumbing			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	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			Main Home Ribbed Metal 500 Expando 64			Total: 32,210		2,255				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Other Additions/Adjustments			Water/Sewer									
(3) Roof		(9) Basement Finish		1000 Gal Septic 1 4,203 294 Solar Water Heat 1 2,462 172 Water Well, 50 Feet			Totals: 38,875 2,721									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Notes: 1957 NEW MOON			ECF (4017 JENNINGS) 0.800 => TCV: 2,177									
X	Asphalt Shingle Metal	(10) Floor Support		(14) Water/Sewer												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HUD	ANDERSON JULIE K	34,000	02/23/2010	WD	11-FROM LENDING INSTITUT	2010/505	DEED	100.0					
MIDFIRST BANK	HUD	0	06/19/2009	WD	21-NOT USED/OTHER	2009/2990	DEED	0.0					
BLOOD EVAN & JESSICA	MIDFIRST BANK	92,359	06/05/2009	SD	10-FORECLOSURE	2009/4365	DEED	0.0					
APPLE MOBILE HOME SALES	BLOOD EVAN & JESSICA	79,500	04/19/2004	WD	03-ARM'S LENGTH	04-0/1701	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
725 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/28/2006		20060177	Complete				
Owner's Name/Address		P.R.E. 100% 05/01/2010		MAP #:		2025 Est TCV 139,579 TCV/TFA: 107.37							
ANDERSON JULIE K 725 S LACHANCE RD Lake City MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4103.4103 JENNINGS								
Tax Description		Public Improvements		* Factors *		LOT 8,9,10							
. LOTS 8-10 INCL BLK 19 MITCHELL BROS 1ST ADD TO JENNINGS.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD PATRIOT MHD FOR 01		X	Gravel Road	<Site Value A> GROUP A 3K		3000	100					3,000	
		X	Paved Road	<Site Value A> GROUP A 3K		3000	100					3,000	
		X	Storm Sewer	<Site Value A> GROUP A 3K		3000	100					3,000	
		X	Sidewalk	198 Actual Front Feet, 0.72 Total Acres		Total Est. Land Value =						9,000	
		X	Water Sewer	Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X	Electric	Wood Frame				23.41	288	50	3,371		
		X	Gas	Total Estimated Land Improvements		True Cash Value =						3,371	
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X	2025	4,500	65,300	69,800			22,427C				
		X	2024	2,700	55,700	58,400			21,753C				
		X	2023	2,700	42,800	45,500			20,718C				
		X	2022	1,500	34,500	36,000			19,732C				

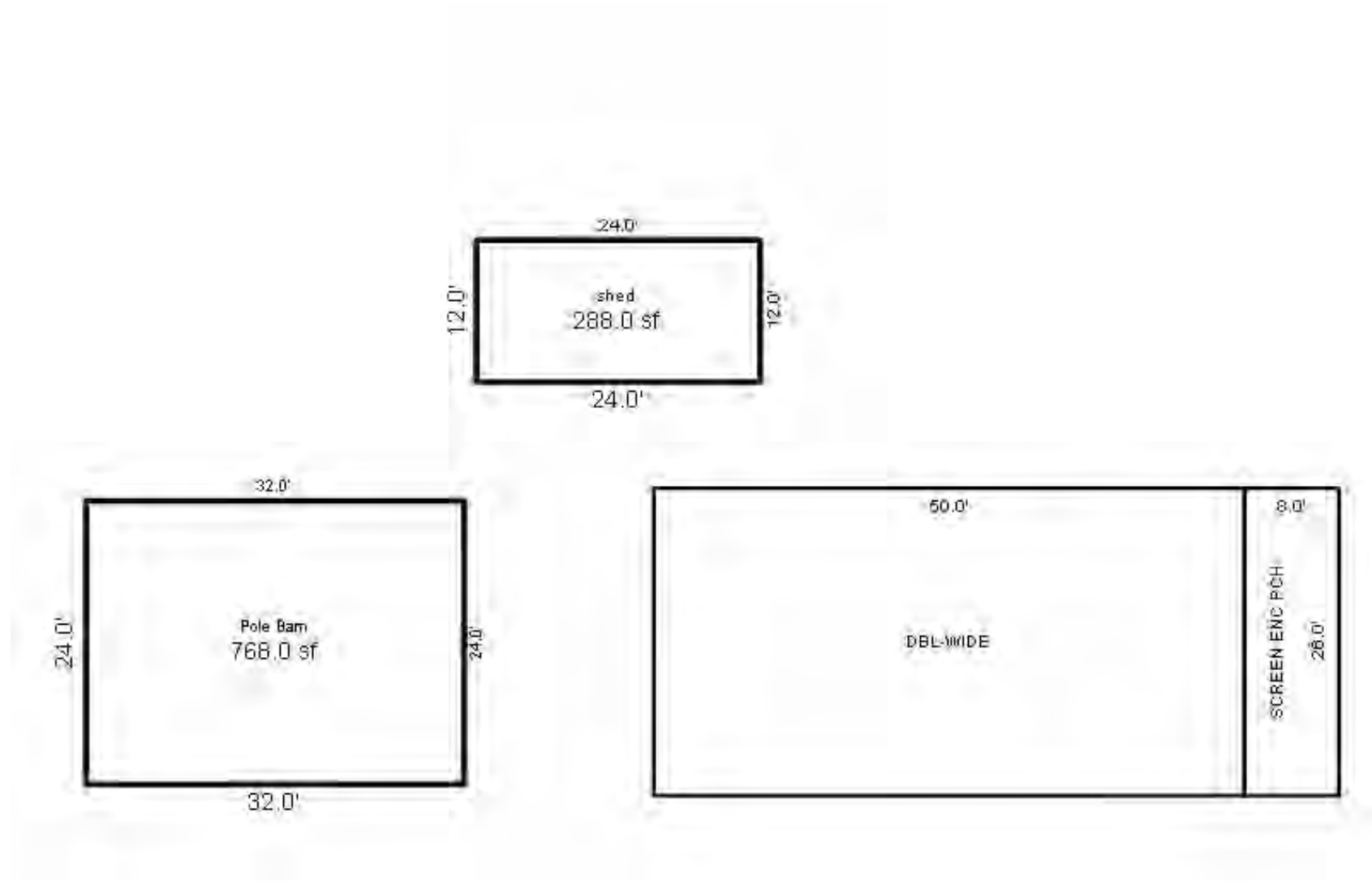


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WPP	Year Built: 2006 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		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 20 Floor Area: 1,300 Total Base New : 198,753 Total Depr Cost: 159,010 Estimated T.C.V: 127,208		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:							
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C -5 Blt 2000								
Yr Built 2000	Remodeled 0	Ex	X Ord	Min	150 Amps Service			No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		1 Story Siding Crawl Space		Total: 157,757		126,213						
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			(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		1,455 1,164 4,580 3,664			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few		Water/Sewer		1000 Gal Septic Water Well, 50 Feet		Porches		WPP		Garages		
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish		Class: C Exterior: Pole (Unfinished) Base Cost		768		20,221		16,177				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Appliance Allow.		1		2,727		2,182				
(2) Windows		Many Avg. X Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		Notes: PATRIOT MHD		Totals: 198,753		159,010		ECF (4017 JENNINGS) 0.800 => TCV: 127,208				
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0		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	(8) Basement		Chimney: Unsupported Len: Cntr.Sup:															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat	Gambrel Mansard Shed																	
X	Asphalt Shingle																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOTHARD ROBERT & ANNE	JENNINGS COMMUNITY CHURCH	25,000	08/17/2010	WD	32-SPLIT VACANT	2010-3821WD	PROPERTY TRANSFER	100.0
INDIAN LAKES L C	GOTHARD ROBERT & ANNE (HW	25,000	12/12/2009	WD	03-ARM'S LENGTH	2010/62	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
696 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	06/30/2011	2011-0606	100%	

Owner's Name/Address	MAP #:
JENNINGS COMMUNITY CHURCH 696 S LACHANCE RD Lake City MI 49651	2025 Est TCV 0 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																													
. ENTIRE BLKS 20 & 21 MITCHELL BROS 1ST ADD TO JENNINGS.	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>INFO FOR SIZE 0</td> <td>330.00</td> <td>158.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>INFO FOR SIZE 0</td> <td>158.00</td> <td>330.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>INFO FOR SIZE 0</td> <td>316.00</td> <td>330.00</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL 4-6A</td> <td>6000</td> <td></td> <td>4.79</td> <td>Acres</td> <td>6000</td> <td>100</td> <td></td> <td>28,728</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE 0	330.00	158.00	1.0000	0.0000	0	100*		0	INFO FOR SIZE 0	158.00	330.00	1.0000	0.0000	0	100*		0	INFO FOR SIZE 0	316.00	330.00	1.0000	0.0000	0	100*		0	COMMERCIAL 4-6A	6000		4.79	Acres	6000	100		28,728
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COMMERCIAL 4-6A	6000		4.79	Acres	6000	100		28,728																																								

Comments/Influences	X	Public Improvements	* Factors *
MICHIGAN ID # 800907031 JENNINGS COMMUNITY CHURCH IS A SMALL BUT GROWING CONGREGATION. THEY ARE FAMILY ORIENTED AND CHRIST CENTERED. MISSIONARY PASTOR LARRY SHETENHELM TO GLORIFY GOD! PHONE +1 231-775-5989 EMAIL	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* denotes lines that do not contribute to the total acreage calculation. 804 Actual Front Feet, 4.79 Total Acres Total Est. Land Value = 28,728

MICHIGAN ID # 800907031
JENNINGS COMMUNITY CHURCH IS A SMALL BUT GROWING CONGREGATION. THEY ARE FAMILY ORIENTED AND CHRIST CENTERED.
MISSIONARY PASTOR LARRY SHETENHELM TO GLORIFY GOD!
PHONE
+1 231-775-5989
EMAIL



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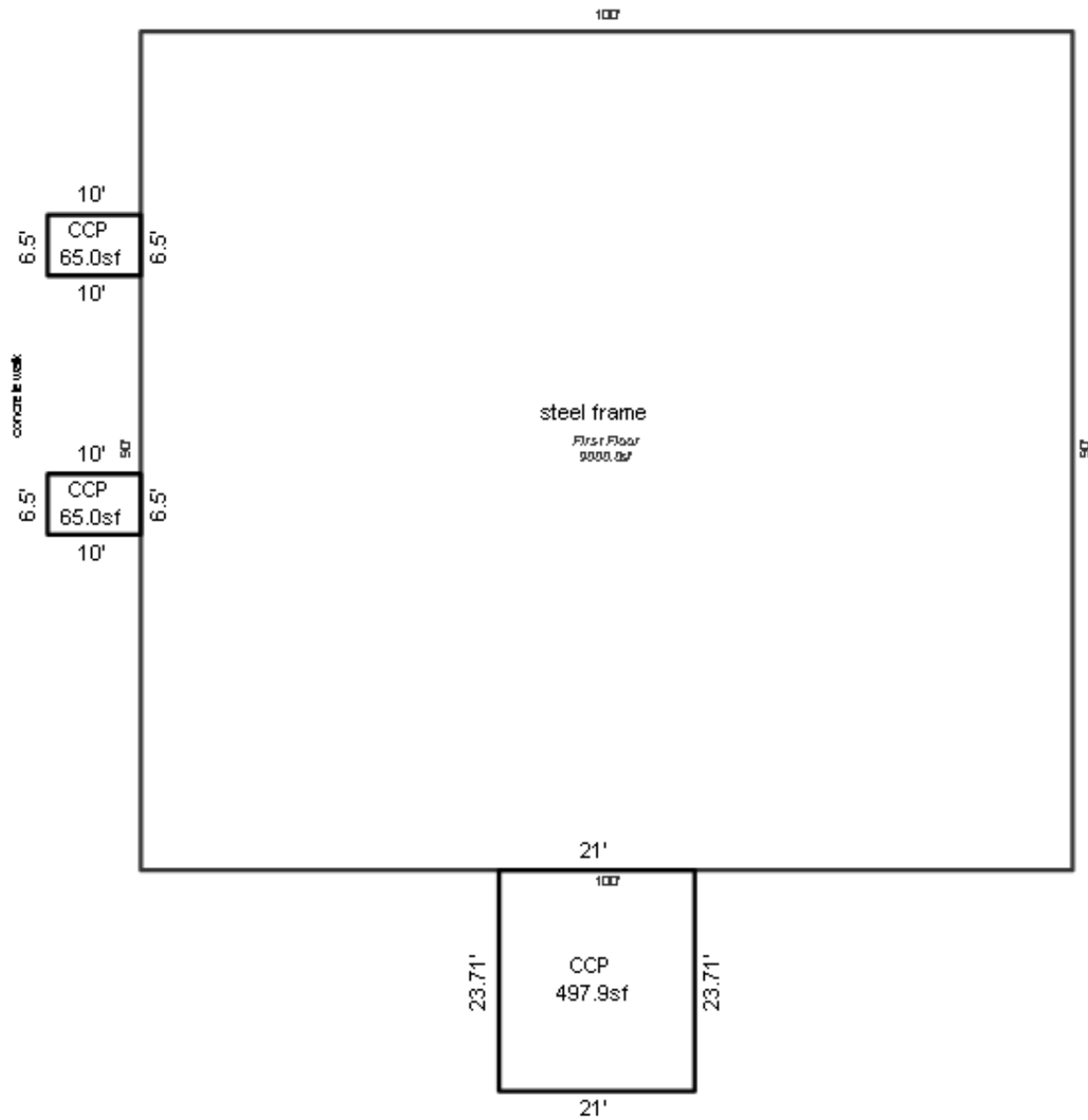
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2023	0	0	0			0
High	2022	0	0	0			0
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: CHURCH Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 9,000 Gross Bldg Area: 9,000 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: S Quality: Average Stories: 1 Story Height: 12 Perimeter: 380 Overall Building Height: 12	
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 122.05 Adjusted Square Foot Cost for Upper Floors = 122.05 Total Floor Area: 9,000 Base Cost New of Upper Floors = 1,098,450 Reproduction/Replacement Cost = 1,098,450 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 856,791	
2013 Year Built Remodeled	Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 0% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 9000 Ave. Perimeter: 380 Has Elevators:	Total Floor Area: 9,000 Base Cost New of Upper Floors = 1,098,450 Reproduction/Replacement Cost = 1,098,450 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 856,791	
12 Overall Bldg Height	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	ECF (4017 JENNINGS) 0.800 => TCV of Bldg: 1 = 685,433 Replacement Cost/Floor Area= 122.05 Est. TCV/Floor Area= 76.16	
Comments:	*** Basement Info *** Area: Type: Heat: Hot Water, Radiant Floor		
	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		
	* Sprinkler Info * Area: Type: Average		

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

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



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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST	Other	03/19/2009	20090066	Complete	

Owner's Name/Address	MAP #:	2025 Est TCV 0 TCV/TFA: 0.00
MISSAUKEE COUNTY PO BOX 800 LAKE CITY MI 49651		

Tax Description	Public Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																													
SEC 4 T22N R8W BLKS 1-22 INCL LAKESIDE PARK.	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>INFO FOR SIZE 02600.001038.74</td> <td>1.0000</td> <td>0.0000</td> <td>0</td> <td>100*</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>COMMERCIAL <2A M/L</td> <td>62.00</td> <td>Acres</td> <td>18000</td> <td>100</td> <td></td> <td></td> <td></td> <td>1,116,000</td> </tr> <tr> <td colspan="9">* denotes lines that do not contribute to the total acreage calculation.</td> </tr> <tr> <td colspan="8">2600 Actual Front Feet, 62.00 Total Acres</td> <td>Total Est. Land Value = 1,116,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	INFO FOR SIZE 02600.001038.74	1.0000	0.0000	0	100*				0	COMMERCIAL <2A M/L	62.00	Acres	18000	100				1,116,000	* denotes lines that do not contribute to the total acreage calculation.									2600 Actual Front Feet, 62.00 Total Acres								Total Est. Land Value = 1,116,000
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COMMERCIAL <2A M/L	62.00	Acres	18000	100				1,116,000																																							
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Comments/Influences	Water Sewer	Electric Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates																				
CROOKED LAKE PARK - BATH HOUSE CROOKED LAKE PARK	X	X					<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.71</td> <td>5000</td> <td>50</td> <td>6,775</td> </tr> <tr> <td>Wood Frame</td> <td>18.03</td> <td>960</td> <td>50</td> <td>8,654</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>15,429</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.71	5000	50	6,775	Wood Frame	18.03	960	50	8,654	Total Estimated Land Improvements True Cash Value =				15,429
Description	Rate	Size	% Good	Cash Value																							
D/W/P: Asphalt Paving	2.71	5000	50	6,775																							
Wood Frame	18.03	960	50	8,654																							
Total Estimated Land Improvements True Cash Value =				15,429																							



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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	X												2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
													2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
													2023	0	0	0			0
													2022	0	0	0			0

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

Desc. of Bldg/Section: BATH HOUSE
 Calculator Occupancy: Restroom Buildings

Class: D,Pole
 Floor Area: 1,024
 Gross Bldg Area: 1,024
 Stories Above Grd: 1
 Average Sty Hght : 9
 Bsmnt Wall Hght

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

2009 Year Built Remodeled

9 Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1024
 Ave. Perimeter: 128
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type:

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 9 Perimeter: 128
 Overall Building Height: 9

Base Rate for Upper Floors = 139.28

Adjusted Square Foot Cost for Upper Floors = 139.28

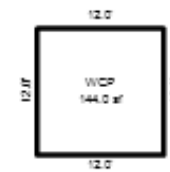
Total Floor Area: 1,024 Base Cost New of Upper Floors = 142,623

Reproduction/Replacement Cost = 142,623
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 136,918

ECF (4085 CROOKED LAKE) 1.300 => TCV of Bldg: 1 = 177,994
 Replacement Cost/Floor Area= 139.28 Est. TCV/Floor Area= 173.82

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNOWLES LETA	DEGRAW RUSTY	0	06/19/2013	AFF	07-DEATH CERTIFICATE	DEACH CERTIFIC	PROPERTY TRANSFER	0.0
CHASE HOME FINANCE LLC	HOMESALES INC	0	10/15/2010	QC	10-FORECLOSURE	2010-4746QC	PROPERTY TRANSFER	0.0
HOMESALES INC	DEGRAW RUSTY & KNOWLES LE	29,100	10/15/2010	CD	21-NOT USED/OTHER	2010-4747CD	PROPERTY TRANSFER	100.0
		62,500	06/01/2001	WD	33-TO BE DETERMINED	01-0:2476	DEED	0.0

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

6053 JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/25/2012					

Owner's Name/Address	MAP #:
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DEGRAW RUSTY 6053 JAMES DR LAKE CITY MI 49651	2025 Est TCV 104,711 TCV/TFA: 96.86
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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/	101.00	244.00	1.1863	0.7986	90	100		8,611	
		101 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value =	8,611

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

. SEC 12 T22N R8W LOT 1 LAKE ESTATES.		Description	Rate	Size	% Good	Cash Value
---------------------------------------	--	-------------	------	------	--------	------------

Comments/Influences	X	D/W/P: 3.5 Concrete	5.70	72	71	291
		Total Estimated Land Improvements True Cash Value =				291

MLS 20103000, 57 DOM	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



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Topography of Site

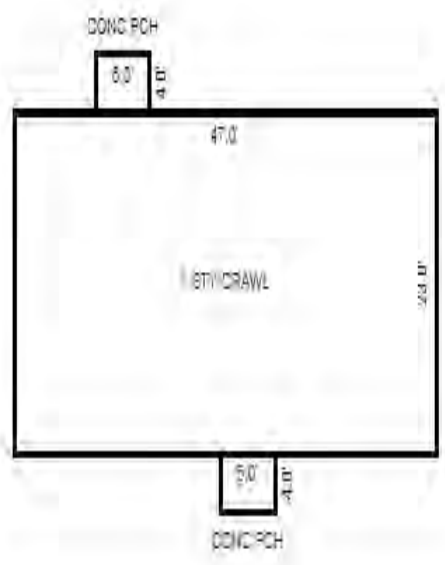
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who	When	What	2025	4,300	48,100	52,400			22,520C
		TPC 12/27/2017 INSPECTED	2024	4,800	41,200	46,000			21,843C
		TPC 11/01/2011 INSPECTED	2023	4,800	37,100	41,900			20,803C
			2022	3,500	31,900	35,400			19,813C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 24	Type CPP CPP	Year Built: 2001 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: 360 % 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: D Effec. Age: 35 Floor Area: 1,081 Total Base New : 133,999 Total Depr Cost: 87,099 Estimated T.C.V: 95,809			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		X	Drywall	Plaster												
Yr Built 1976		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	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: 1081 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			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1081 SF Floor Area = 1081 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 1,081 Total: 114,444 74,389						
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 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Notes:										Totals:		133,999		87,099		
										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 =>		TCV:		95,809		

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



Sketch by Apex 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
HAVEMAN GEORGE R	ROOT DEAN M	4,500	03/01/2005	WD	03-ARM'S LENGTH	05-0/939	DEED	100.0
		1,750	07/01/2000	WD	33-TO BE DETERMINED	338:1289	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6073 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/02/2017	2017-0141	100%
	P.R.E. 0%		MH	04/19/2005	20050066	100%

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2025 Est TCV 188,159 TCV/TFA: 129.23

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A 200' @ 90/	101.00	221.00	1.1863	0.7790	90	100		8,400	
			101 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =		8,400

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
. SEC 12 T22N R8W LOT 2 LAKE ESTATES.	X			Dirt Road						
Comments/Influences				Gravel Road						
839-7648				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
	X			D/W/P: 4in Ren. Conc.	6.52	709	0	0		
	X			Residential Local Cost Land Improvements						
	X			Description	Rate	Size	% Good	Cash Value		
				Gas						
				LAND IMPROVE 1000	1,000.00	2	95	1,900		
				Total Estimated Land Improvements True Cash Value =					1,900	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	89,900	94,100			39,863C
2024	4,700	77,200	81,900			38,665C
2023	4,700	74,600	79,300			36,824C
2022	3,500	64,300	67,800			35,071C

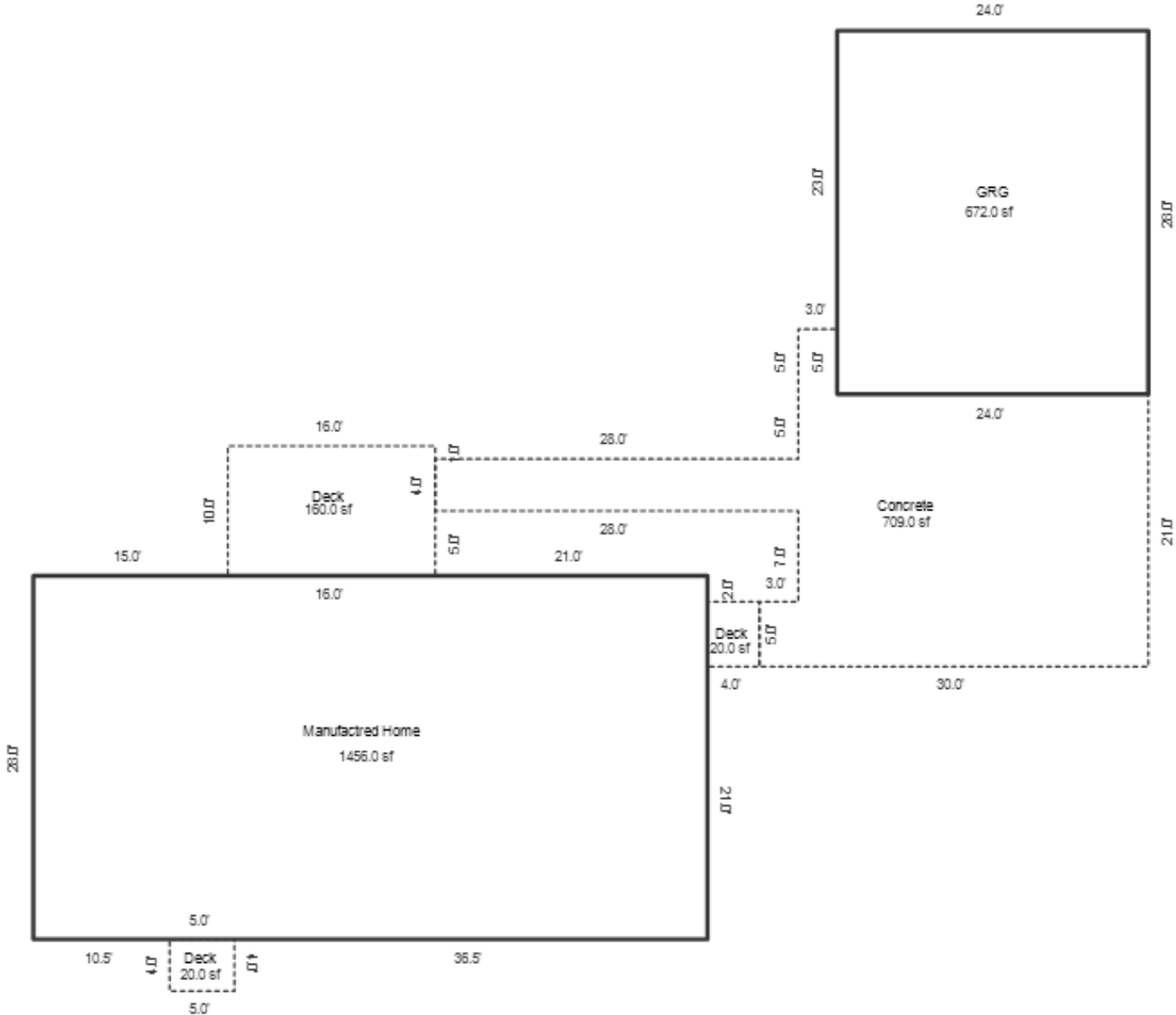
Who	When	What
JWV	05/16/2017	INSPECTED
TPC	11/01/2011	INSPECTED

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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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1		160 20 20	Treated Wood Treated Wood Treated Wood				
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Class: D +10 Effec. Age: 19 Floor Area: 1,456 Total Base New : 199,615 Total Depr Cost: 161,690 Estimated T.C.V: 177,859		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2005	Remodeled 0	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D 10 Blt 2005					
Condition: Average		Size of Closets		0 Amps Service			Ground Area = 1456 SF Floor Area = 1456 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81						
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:		Many X Ave. Few			1 Story Siding Crawl Space 1,456			Total: 160,600 130,087					
(1) Exterior		(6) Ceilings		(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 3 Fixture Bath Deck Treated Wood Treated Wood Treated Wood			1 3,199 2,591 160 3,373 2,732 20 865 701 20 865 701						
(2) Windows		(7) Excavation		2			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing 3 Fixture Bath Deck Treated Wood Treated Wood Treated Wood			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 672 21,464 Door Opener 2 849		17,386 688			
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			Public Sewer 1 1,158 938 Water Well, 100 Feet 1 5,428 4,397						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Fireplaces			1 1,814 1,469						
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 Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items SANITARY SEWER			1 0 0					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Totals: 199,615 161,690						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 177,859												

*** 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.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
SECRETARY OF HUD	ROOT DEAN	27,000	02/08/2017	WD	11-FROM LENDING INSTITUT	2017-00422	PROPERTY TRANSFER	100.0
JPMORGAN CHASE BANK	SECRETARY OF HUD	1	08/25/2015	WD	11-FROM LENDING INSTITUT	2016-03464	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6095 JAMES DR	School: LAKE CITY AREA SCHOOL DIST		Garage	03/21/2017	2017-0057	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2025 Est TCV 198,551 TCV/TFA: 118.19

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

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 3 LAKE ESTATES.	Dirt Road		A 200' @ 90/	117.00	203.00	1.1434	0.7627	90	100		9,183	
Comments/Influences	Gravel Road		117 Actual Front Feet, 0.55 Total Acres								Total Est. Land Value =	9,183

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Ren. Conc.	7.24	440	0	0
X Electric	Residential Local Cost Land Improvements				
X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 1000	1,000.00	1	95	950
Street Lights	Total Estimated Land Improvements True Cash Value =				950
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	4,600	94,700	99,300			52,773C
X Low	2024	5,100	81,300	86,400			51,187C
High	2023	5,100	73,100	78,200			48,750C
Landscaped	2022	3,500	63,000	66,500			46,429C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/16/2017	INSPECTED	2024	5,100	81,300	86,400			51,187C
TPC	06/16/2015	INSPECTED	2023	5,100	73,100	78,200			48,750C
TPC	11/01/2011	INSPECTED	2022	3,500	63,000	66,500			46,429C

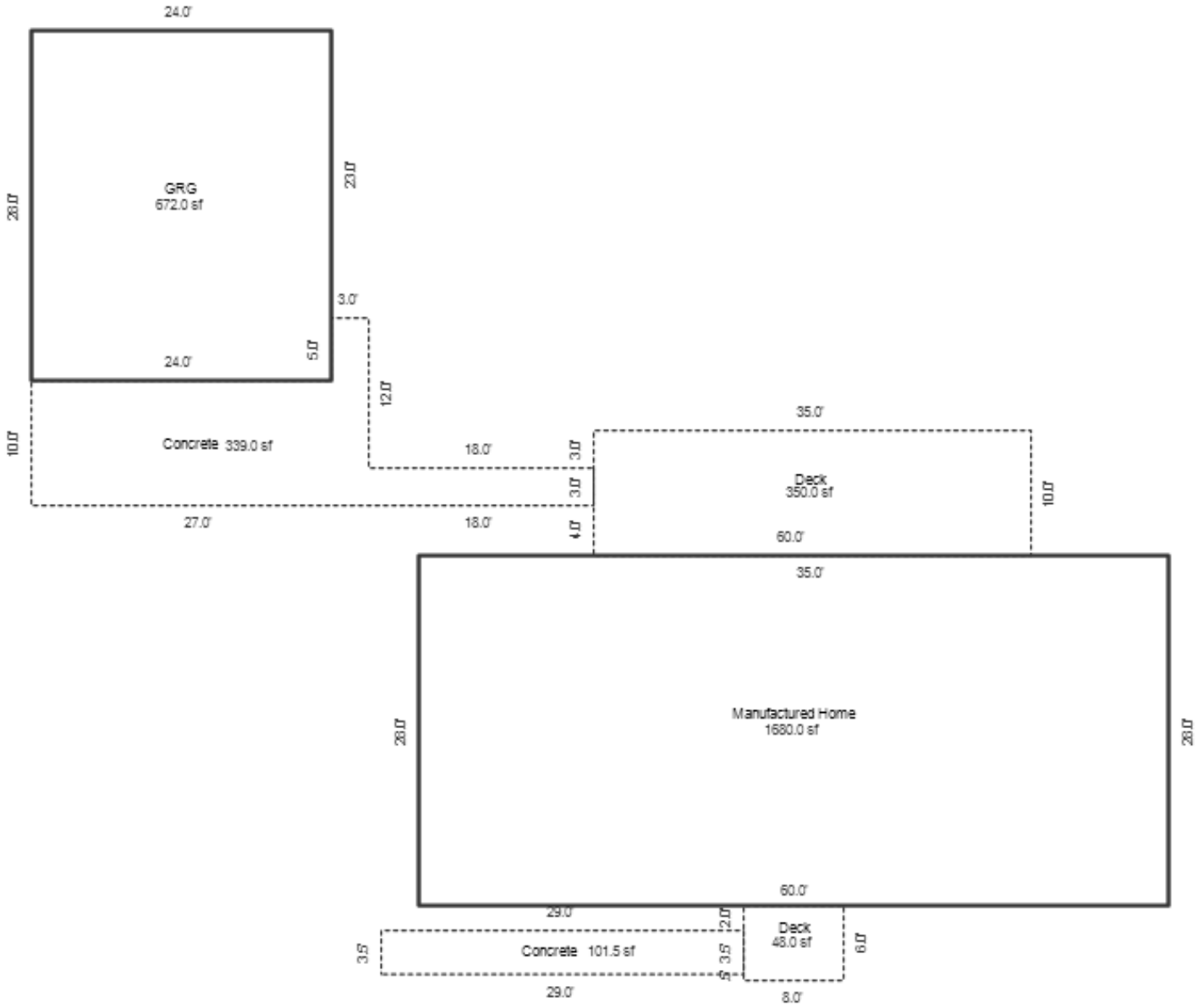
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 48	Type Treated Wood Treated Wood	Year Built: 2017 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,680 Total Base New : 228,389 Total Depr Cost: 171,289 Estimated T.C.V: 188,418		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg X Ord Small		Condition: Average		Room List Doors Solid X H.C.		
Yr Built	Remodeled	Ex X Ord Min		Kitchen: Other: Other:			(12) Electric 150 Amps Service			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=75/100/100/100/75		Cls CD		Blt 1984			
Condition: Average		Lg X Ord Small		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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,680 Total: 181,765 136,323		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854		Deck Treated Wood 350 5,758 4,318 Treated Wood 48 1,666 1,249		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 18,340 Door Opener 2 956 717	
Room List		Doors Solid X H.C.		(5) Floors			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,680 Total: 181,765 136,323		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854		Deck Treated Wood 350 5,758 4,318 Treated Wood 48 1,666 1,249		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 18,340 Door Opener 2 956 717	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service			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=75/100/100/100/75		Cls CD		Blt 1984			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,680 Total: 181,765 136,323		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854		Deck Treated Wood 350 5,758 4,318 Treated Wood 48 1,666 1,249		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 18,340 Door Opener 2 956 717	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,680 Total: 181,765 136,323		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854		Deck Treated Wood 350 5,758 4,318 Treated Wood 48 1,666 1,249		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,454 18,340 Door Opener 2 956 717	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1680 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 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418	
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		Basement: 0 S.F. Crawl: 1680 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 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418		Totals: 228,389 171,289		* 0 0	
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:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418		Totals: 228,389 171,289		* 0 0	
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 188,418		Totals: 228,389 171,289		* 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.													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
W JAMES DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/15/2024		MAP #:		2025 Est TCV 133,918 TCV/TFA: 97.18													
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS															
ROUTZAHN DAVID L & MARCIA J TRUST 6111 W JAMES DR LAKE CITY MI 49651		Public Improvements		* Factors *																	
Tax Description		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
. SEC 12 T22N R8W LOT 4 & 5 LAKE ESTATES.		X Gravel Road		A 200' @ 90/		100.00		196.00		1.0025		0.7560		90		100				6,821	
COMBINED ON 12/15/2024 FROM 009-430-005-00, 009-430-004-00;		X Paved Road		A 200' @ 90/		98.00		196.00		1.0025		0.7560		90		100				6,685	
Comments/Influences		Storm Sewer		198 Actual Front Feet, 0.89 Total Acres																Total Est. Land Value = 13,506	
Split/Comb. on 12/15/2024 completed 12/15/2024 TIM ;		Water		Land Improvement Cost Estimates																	
Parent Parcel(s): 009-430-005-00, 009-430-004-00;		Sewer		Description		Rate		Size		% Good		Cash Value									
Child Parcel(s): 009-430-005-01;		X Electric		D/W/P: 4in Ren. Conc.		7.24		172		50		622									
-----		Gas		Wood Frame		24.65		117		50		1,442									
		X Curb		Wood Frame		30.75		64		50		984									
		Street Lights		Total Estimated Land Improvements True Cash Value = 3,048																	
		Standard Utilities																			
		Underground Utils.																			
Topography of Site		Level																			
X Rolling		Low																			
High		Landscaped																			
Swamp		Wooded																			
Pond		X Ravine																			
Waterfront		Wetland																			
Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value							
Who		When		What		2025		6,800		60,200		67,000		66,499C							
TPC 09/18/2023 INSPECTED		2024		0		0		0				0									
		2023		0		0		0				0									
		2022		0		0		0				0									

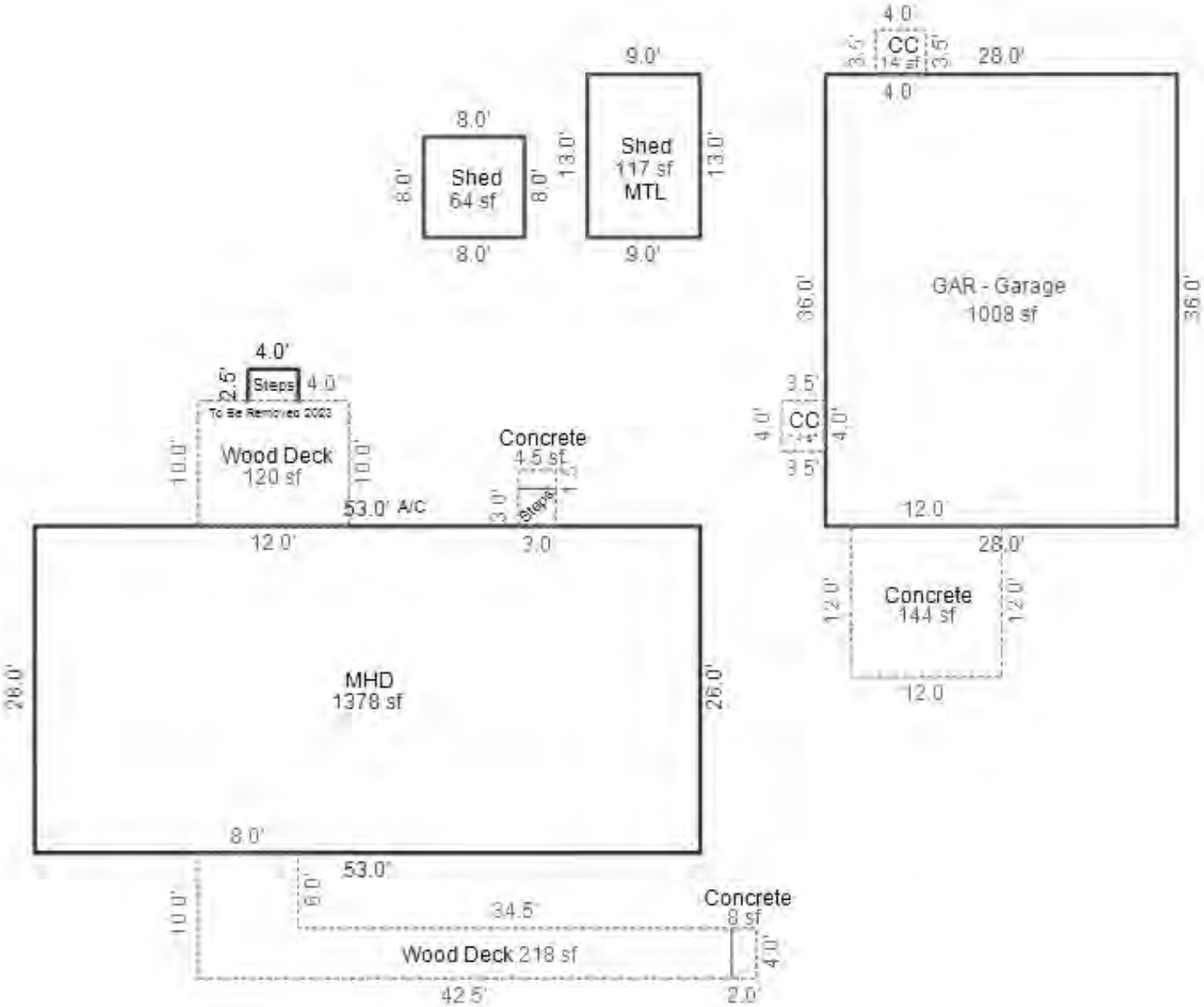


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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 120 218	Type Treated Wood Treated Wood	Year Built: 2023 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace	Class: CD Effec. Age: 25 Floor Area: 1,378 Total Base New : 195,606 Total Depr Cost: 146,705 Estimated T.C.V: 117,364		E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Total Base New : 195,606 Total Depr Cost: 146,705 Estimated T.C.V: 117,364			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1995	Remodeled 0	Ex	X		Ord	Min	Central Air Wood Furnace		Total Base New : 195,606 Total Depr Cost: 146,705 Estimated T.C.V: 117,364			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		No./Qual. of Fixtures		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1995			
Room List		Doors	Solid	X	H.C.	200 Amps Service			Ground Area = 1378 SF Floor Area = 1378 SF.		Total: 146,444		109,834			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets		200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Total: 146,444		109,834			
(1) Exterior		Lg	X	Ord	Small	No. of Elec. Outlets			Building Areas		Total: 146,444		109,834			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many		X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost	Total: 146,444		109,834				
(2) Windows		(7) Excavation		Average Fixture(s)		(13) Plumbing			1 Story Siding Piers 1,378	Total: 146,444		109,834				
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s)		200 Amps Service			Total: 146,444		109,834				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		200 Amps Service			Total: 146,444		109,834				
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Average Fixture(s)		200 Amps Service			Total: 146,444		109,834				
(3) Roof		(10) Floor Support		Average Fixture(s)		200 Amps Service			Total: 146,444		109,834					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)		200 Amps Service			Total: 146,444		109,834				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)		200 Amps Service			Total: 146,444		109,834					
Chimney: Metal		Lump Sum Items:		Average Fixture(s)		200 Amps Service			Total: 146,444		109,834					
				Average Fixture(s)		200 Amps Service			Total: 146,444		109,834					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0							
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0							
DEUTSCHE BANK NATIONAL TR	ROOT DEAN	18,500	05/24/2010	CD	11-FROM LENDING INSTITUT	2010-2891CD	PROPERTY TRANSFER	100.0							
HARRINGTON EDGAR & HANKIN	DEUTSCHE BANK NATIONAL TR	0	03/18/2010	SD	23-PART OF REF	2010/3352	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6131 W JAMES ST		School: LAKE CITY AREA SCHOOL DIST		Reroof		09/11/2014		2014-0376	100%						
Owner's Name/Address		P.R.E. 0%		Reroof		09/11/2014		2014-6131	100%						
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		MAP #:		2025 Est TCV 135,074 TCV/TFA: 124.61											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
. SEC 12 T22N R8W LOT 6 LAKE ESTATES.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
21001127 \$24,900-\$39,900 DOM 182		X		Paved Road		A 200' @ 90/		98.00	197.00	1.1952	0.7570	90	100		7,980
ADD SEWER FOR 05		X		Storm Sewer		98 Actual Front Feet, 0.44 Total Acres		Total Est. Land Value =						7,980	
		X		Sidewalk		Land Improvement Cost Estimates									
		X		Water		Description		Rate	Size	% Good	Cash Value				
		X		Sewer		Wood Frame		30.14	68	50	1,025				
		X		Electric		Total Estimated Land Improvements True Cash Value =					1,025				
		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	4,000	63,500	67,500			26,668C			
				Low		2024	4,400	54,600	59,000			25,867C			
		X		High		2023	4,400	52,400	56,800			24,636C			
				Landscaped		2022	3,500	45,100	48,600			23,463C			
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
		Who		When		What									
				TPC 04/30/2021		INSPECTED									
				TPC 12/27/2017		INSPECTED									
				TPC 09/23/2014		INSPECTED									

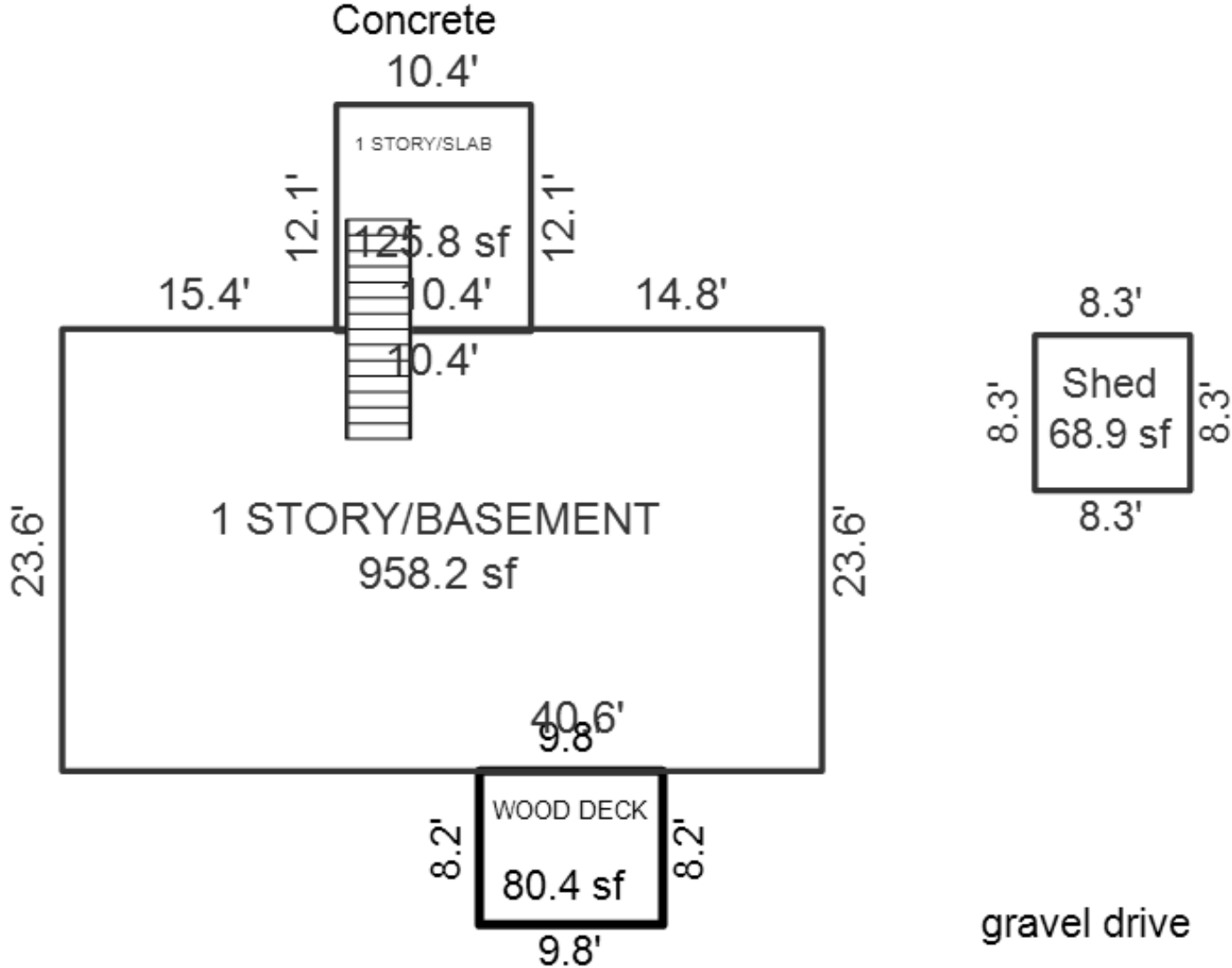


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*** Information herein deemed reliable but not guaranteed***

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 80	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		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: 1,084 Total Base New : 152,813 Total Depr Cost: 114,608 Estimated T.C.V: 126,069			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace								
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures									
1989	2014						Ex.	X	Ord.		Min					
Condition: Average		Size of Closets		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1989			
		Lg	X	Ord		Small	Many	X	Ave.		Few	Ground Area = 1084 SF Floor Area = 1084 SF.				
Room List		Doors		Solid	X	H.C.	(13) Plumbing									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric				Building Areas								
		Kitchen: Other: Other:		200 Amps Service				Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures				1 Story Siding Basement 958								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	No. of Elec. Outlets				1 Story Siding Slab 126								
				Many	X	Ave.		Few	Total: 140,646 105,484							
(2) Windows		(7) Excavation		(14) Water/Sewer				Other Additions/Adjustments								
X	Many Avg. X Few	Large Avg. X Small	Basement: 958 S.F. Crawl: 0 S.F. Slab: 126 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing Average Fixture(s) 1 1,212 909							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Deck Treated Wood 80 2,182 1,636								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish				Water/Sewer Public Sewer 1 1,307 980									
(3) Roof		(10) Floor Support		Lump Sum Items:				Water Well, 100 Feet 1 5,560 4,170								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		SANITARY SEWER 1 0 0				Totals: 152,813 114,608					*		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 126,069												

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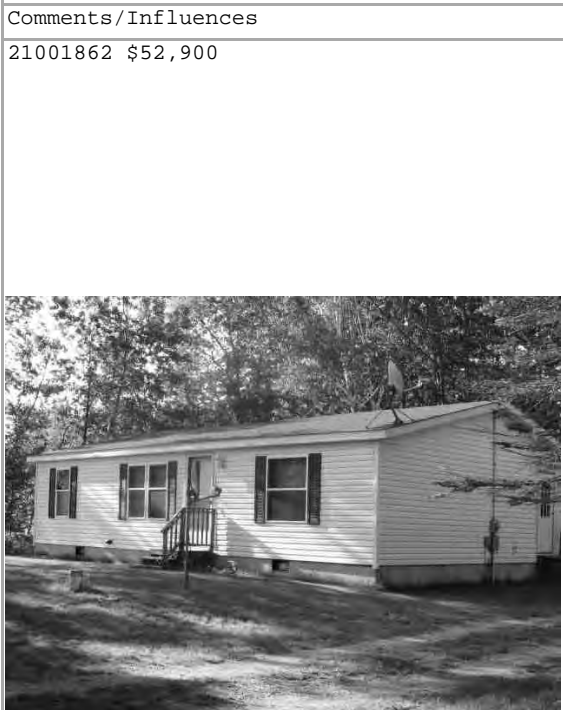


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BODARY EARL R TRUST	NLG ENTERPRISE LLC	39,000	06/17/2010	WD	03-ARM'S LENGTH	2010/2261	PROPERTY TRANSFER	100.0
BODARY EARL R & JOYCE TRU		0	04/28/2010	OTH	23-PART OF REF	2010/1410	DEED	0.0
BODARY EARL R & JOYCE TRU	BODARY EARL R TRUST	0	04/28/2010	OTH	21-NOT USED/OTHER	2010/1409	DEED	0.0
BODARY EARL R TRUST		0	04/28/2010	OTH	21-NOT USED/OTHER	2010/1410	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6175 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
NLG ENTERPRISE LLC P O BOX 77 LAKE CITY MI 49651	MAP #: 2025 Est TCV 110,968 TCV/TFA: 102.75					

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 12 T22N R8W LOT 7 LAKE ESTATES.	X		A 200' @ 90/	98.00	196.00	1.1952	0.7560	90	100	7,970
Comments/Influences			98 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 7,970							



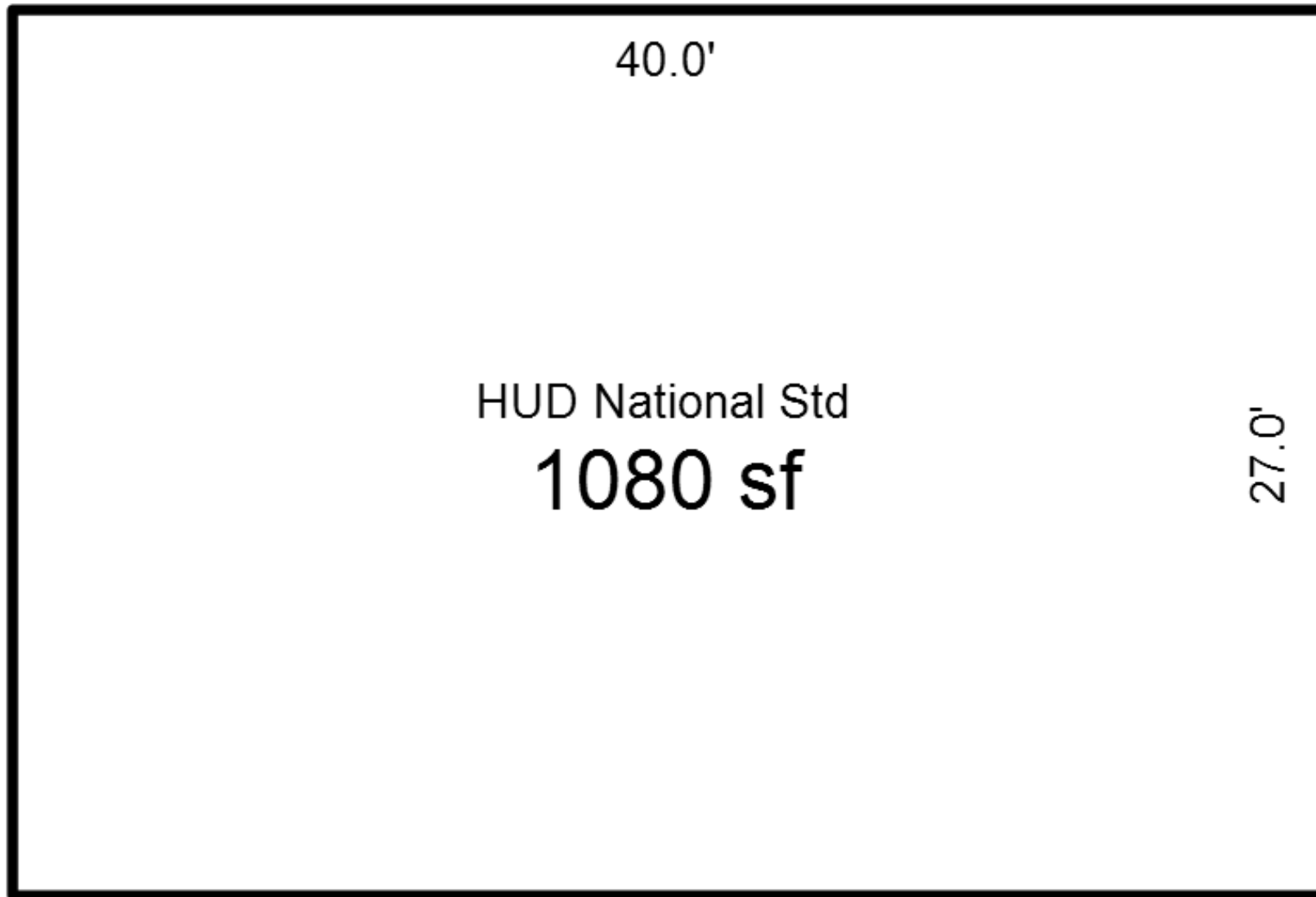
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		X Level							
		Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2025	4,000	51,500	55,500			26,748C
		TPC 04/30/2021 INSPECTED	2024	4,400	49,000	53,400			25,944C
		TPC 12/27/2017 INSPECTED	2023	4,400	40,700	45,100			24,709C
		TPC 11/01/2011 INSPECTED	2022	3,500	38,700	42,200			23,533C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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			Size of Closets		Condition: Average																																																																																																			
	Building Style: HUD		Ex	X	Ord			Min	No./Qual. of Fixtures			Lg		X	Ord	Small																																																																																																	
	Yr Built 1997		Remodeled 0	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	(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			Basement: 1080 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																																																																																																	
	(2) Windows	Many	X	Avg.	X	Avg.	Few	Large	Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																																																	
	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(3) Roof			X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																		
	Chimney: Metal	Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:			102,998																																																																																																									
<p>Cost Est. for Res. Bldg: 1 Single Family HUD Cls C Blt 1997</p> <p>(11) Heating System: Forced Air w/ Ducts</p> <p>Ground Area = 1080 SF Floor Area = 1080 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73</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>1,080</td> <td>Total:</td> <td>160,408</td> <td>117,098</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td></td> <td>1,455</td> <td></td> <td></td> <td>1,062</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td></td> <td>4,580</td> <td></td> <td></td> <td>3,343</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td></td> <td>1,473</td> <td></td> <td></td> <td>1,075</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td></td> <td>5,725</td> <td></td> <td></td> <td>4,179</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td></td> <td>2,727</td> <td></td> <td></td> <td>1,991</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td></td> <td>0</td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td>176,368</td> <td></td> <td></td> <td>128,748</td> </tr> </tbody> </table>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,080	Total:	160,408	117,098	Other Additions/Adjustments							Plumbing							Average Fixture(s)	1		1,455			1,062	3 Fixture Bath	1		4,580			3,343	Water/Sewer							Public Sewer	1		1,473			1,075	Water Well, 100 Feet	1		5,725			4,179	Built-Ins							Appliance Allow.	1		2,727			1,991	Local Cost Items							SANITARY SEWER	1		0			0	Totals:			176,368			128,748
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																											
1 Story	Siding	Basement	1,080	Total:	160,408	117,098																																																																																																											
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SANITARY SEWER	1		0			0																																																																																																											
Totals:			176,368			128,748																																																																																																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KOHL DENNIS R	COLE NOAH & KIRSI	315,000	07/18/2024	WD	03-ARM'S LENGTH	2024-01761	PROPERTY TRANSFER	100.0				
NEAL CRAIG M	KOHL DENNIS R	175,000	12/05/2018	WD	03-ARM'S LENGTH	2018-03936	PROPERTY TRANSFER	100.0				
DERUITER JERRY L & BEVERL	NEAL CRAIG M	140,000	10/08/2015	WD	03-ARM'S LENGTH	2015-03419	PROPERTY TRANSFER	100.0				
DERUITER JERRY L & BEVERL	DERUITER JERRY L & BEVERL	1	08/10/2015	QC	09-FAMILY	2015-02739	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6209 JAMES DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 07/18/2024										
Owner's Name/Address		MAP #:										
COLE NOAH & KIRSI 6209 W JAMES DR LAKE CITY MI 49651-8643		2025 Est TCV 311,807 TCV/TFA: 230.63										
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
		Public Improvements		* Factors * LOTS 8, 9 &10								
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 8, 9 & 10 LAKE ESTATES.		X		A 200' @ 90/	97.50	196.32	0.8236	0.7563	90	100		5,466
				A 200' @ 90/	172.82	245.40	0.8236	0.7997	90	100		10,245
Comments/Influences				A 200' @ 90/	164.28	260.00	0.8236	0.8113	90	100		9,880
Roof Structure converted to existing grg for 08. No permit in file.				435 Actual Front Feet, 2.39 Total Acres				Total Est. Land Value =		25,591		
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description		Rate		Size % Good		Cash Value		
		X	Electric	D/W/P: 4in Ren. Conc.		8.06		1204 0		0		
		X	Gas	D/W/P: 3.5 Concrete		6.49		80 0		0		
			Curb	Wood Frame		29.11		96 50		1,397		
			Street Lights	Wood Frame		27.93		112 50		1,564		
			Standard Utilities	Residential Local Cost Land Improvements								
			Underground Utils.	Description		Rate		Size % Good		Cash Value		
			Topography of Site	LAND IMPROVE 2500		2,500.00		1 95		2,375		
				Total Estimated Land Improvements True Cash Value = 5,336								
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2025	12,800	143,100	155,900			155,900S		
				2024	14,200	127,300	141,500			94,845C		
				2023	14,200	121,600	135,800			90,329C		
				2022	12,500	104,900	117,400			86,028C		



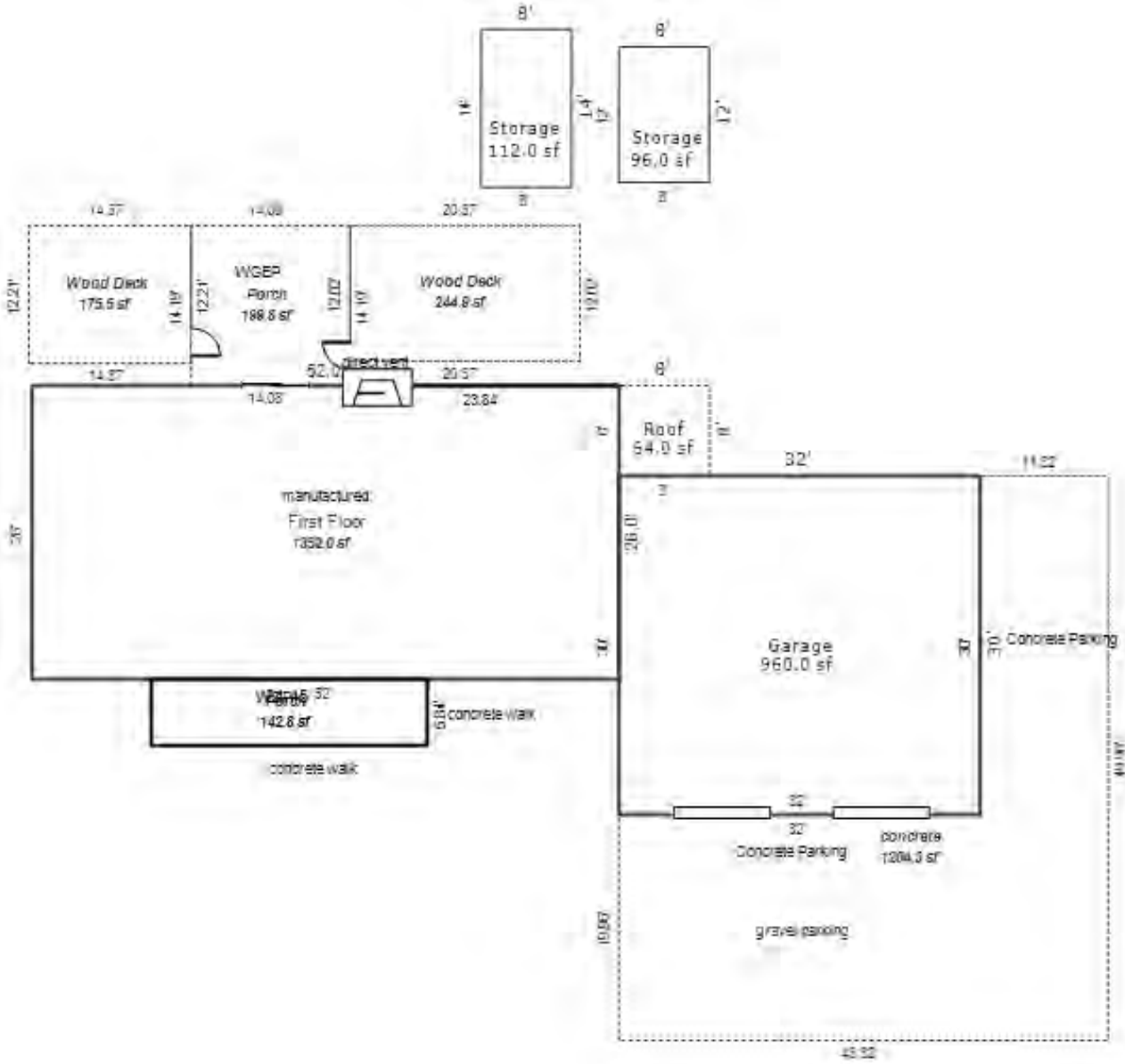
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area Type	Year Built: 1998 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1,352 Total Base New : 319,201 Total Depr Cost: 255,345 Estimated T.C.V: 280,880			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 1996			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
Room List		Doors		Solid	X	H.C.	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,352 Total: 219,533 175,611							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many X Ave. Few			Recreation Room 827 15,763 12,610 Exterior Brick Veneer 32 542 434 Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Porches WCP (1 Story) 142 6,215 4,972 WGEP (1 Story) 199 14,837 11,870 Deck Treated Wood 175 3,735 2,988 Treated Wood 244 4,651 3,721 w/Roof (Roof portion) 64 1,217 974						
(2) Windows		(7) Excavation		Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages						
X	Many Avg. X Few	Large Avg. Small	Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,338 28,270 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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Deck Treated Wood 175 3,735 2,988 Treated Wood 244 4,651 3,721 w/Roof (Roof portion) 64 1,217 974						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		827 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,338 28,270 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						
X	Gable Hip Flat	Gambrel Mansard Shed							w/Roof (Roof portion) 64 1,217 974							
X	Asphalt Shingle									Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,338 28,270 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						
Chimney: Metal										Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 35,338 28,270 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						

*** 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.
BITTELL RAYMOND C	BITTELL RAYMOND C & CAROL	0	10/20/2020	QC	09-FAMILY	2020-03129	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1816 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	06/30/2014	2014-1816	100%	

Owner's Name/Address	MAP #:
BITTELL CAROL C 1816 S BARBARA DR LAKE CITY MI 49651	2025 Est TCV 152,367 TCV/TFA: 113.20

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 12 T22N R8W LOT 11 LAKE ESTATES.	X		A 200' @ 90/	96.00	226.00	1.2014	0.7834	90	100	8,132
Comments/Influences			96 Actual Front Feet, 0.50 Total Acres				Total Est. Land Value =		8,132	

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	28.31	80 50	1,132	
	X	Sewer	Residential Local Cost Land Improvements				
	X	Electric	Description	Rate	Size % Good	Cash Value	
	X	Gas	LAND IMPROVE 1000	0.00	0 95	950	
		Curb	Total Estimated Land Improvements True Cash Value =				2,082

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



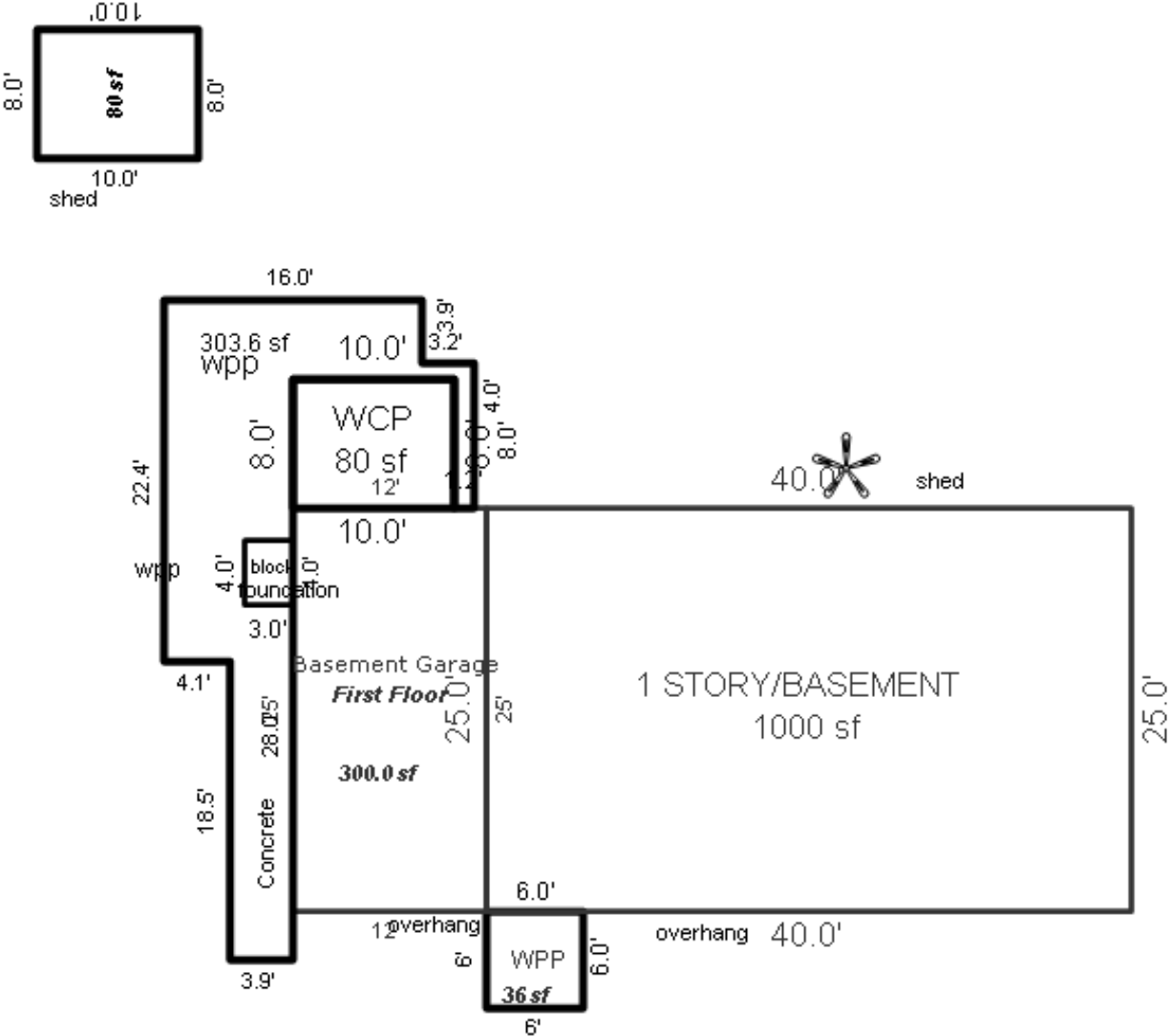
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2025	4,100	72,100	76,200			43,134C
TPC 05/06/2018	INSPECTED		2024	4,500	62,000	66,500			41,838C
TPC 12/27/2017	INSPECTED		2023	4,500	60,100	64,600			39,846C
			2022	4,500	55,300	59,800			37,949C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 303 12 80	Type WPP WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																														
X	Wood Frame	X	Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																					
Building Style: 1S		Trim & Decoration																																								
Yr Built 1974	Remodeled 0	Ex	X Ord	Min																																						
Condition: Average		Size of Closets																																								
Room List		Doors	Solid	X H.C.	X	Central Air Wood Furnace																																				
Basement 5 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																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few																																				
(2) Windows		(7) Excavation		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																				
X	Many Avg. X Large Avg. Small	Basement: 1300 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																				
(3) Roof		(9) Basement Finish																																								
X	Gable Hip Flat Gambrel Mansard Shed	374	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	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 Cls CD Blt 1974 (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 1300 SF Floor Area = 1346 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>Basement</td> <td>1,300</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>12</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>34</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>178,796</td> <td>107,277</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 374 6,829 4,097 Exterior Brick Veneer 245 3,820 2,292 Basement, Outside Entrance, Below Grade 1 2,130 1,278 Plumbing Average Fixture(s) 1 1,212 727 2 Fixture Bath 1 2,559 1,535 Porches WPP 303 4,445 2,667 WCP (1 Story) 80 3,774 2,264 WPP 12 591 355 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,457 1,474 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 <<<< Calculations too long. See Valuation printout for complete pricing. >>>>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,300			1 Story	Siding	Overhang	12			1 Story	Siding	Overhang	34			Total:				178,796	107,277
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
1 Story	Siding	Basement	1,300																																							
1 Story	Siding	Overhang	12																																							
1 Story	Siding	Overhang	34																																							
Total:				178,796	107,277																																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S BARBARA DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 08/29/1996										
BITTELL RAYMOND & CAROL 1816 S BARBARA DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 26,528 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 12 T22N R8W LOT 12 LAKE ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
96 H.S @ 7-96 BOR		Gravel Road		A 200' @ 90/	90.00	226.00	1.2209	0.7834	90	100		7,748
		Paved Road		90 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =		7,748	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	240	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				
		Curb		Total Estimated Land Improvements True Cash Value =					950			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	3,900	9,400	13,300			8,402C	
		TPC 04/30/2021 INSPECTED			2024	4,300	8,100	12,400			8,150C	
		TPC 12/27/2017 INSPECTED			2023	4,300	8,100	12,400			7,762C	
		TPC 11/01/2011 INSPECTED			2022	4,500	7,500	12,000			7,393C	

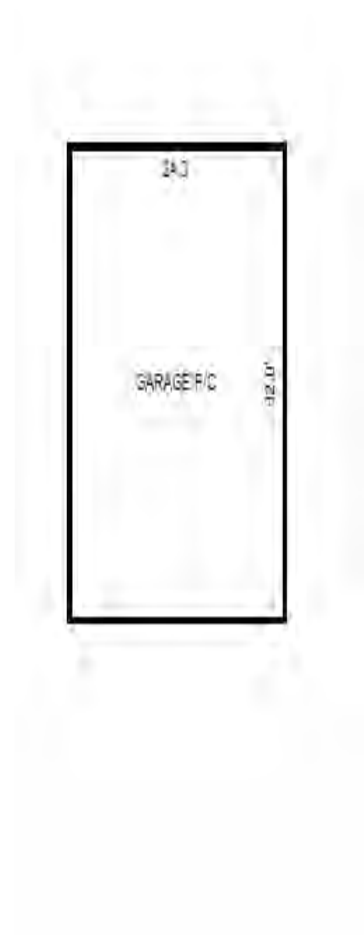


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*** Information herein deemed reliable but not guaranteed***

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: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 18,010 Total Depr Cost: 16,209 Estimated T.C.V: 17,830
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1994		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1994		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Exterior Foundation		768 18,010 16,209				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Foundation		Totals: 18,010 16,209				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Size Cost New Depr. Cost						
Basement		Lg Ord Small		Solar Water Heat			2000 Gal Septic		Other Additions/Adjustments						
1st Floor		Doors Solid H.C.		No Plumbing			Lump Sum Items:		Garages						
2nd Floor		(6) Ceilings		Extra Toilet					Class: CD Exterior: Pole (Unfinished)						
Bedrooms		Kitchen: Other: Other:		Extra Sink					Base Cost						
(1) Exterior		No. of Elec. Outlets		Separate Shower					Notes:						
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC						
Aluminum/Vinyl		Ex Ord Min		Ceramic Tile Wains											
Brick		(7) Excavation		Ceramic Tub Alcove											
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Vent Fan											
(2) Windows		(8) Basement		(9) Basement Finish											
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support											
Large Avg. Small		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:											
Wood Sash		Recreation SF													
Metal Sash		Living SF													
Vinyl Sash		Walkout Doors (B)													
Double Hung		No Floor SF													
Horiz. Slide		Walkout Doors (A)													
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by Abel 1/1/11

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	PROPERTY TRANSFER	0.0

Property Address: 1796 S BARBARA DR
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 07/13/2023

Owner's Name/Address: FLEMING CODY J & WESCOAT NATASHA L
 1796 S BARBARA DR
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 180,390 TCV/TFA: 145.48

X Improved 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	200'	90'	90.00	226.00	1.2209	0.7834	90 100	7,748
	Gravel Road	90 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 7,748							

Tax Description: . SEC 12 T22N R8W LOT 13 LAKE ESTATES.

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Paved Road	D/W/P: 4in Concrete	6.87	1200	50	4,122
X	Storm Sewer	D/W/P: Asphalt Paving	3.06	1800	50	2,754
X	Sidewalk	Total Estimated Land Improvements True Cash Value = 6,876				
X	Water					
X	Sewer					
X	Electric					
X	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					



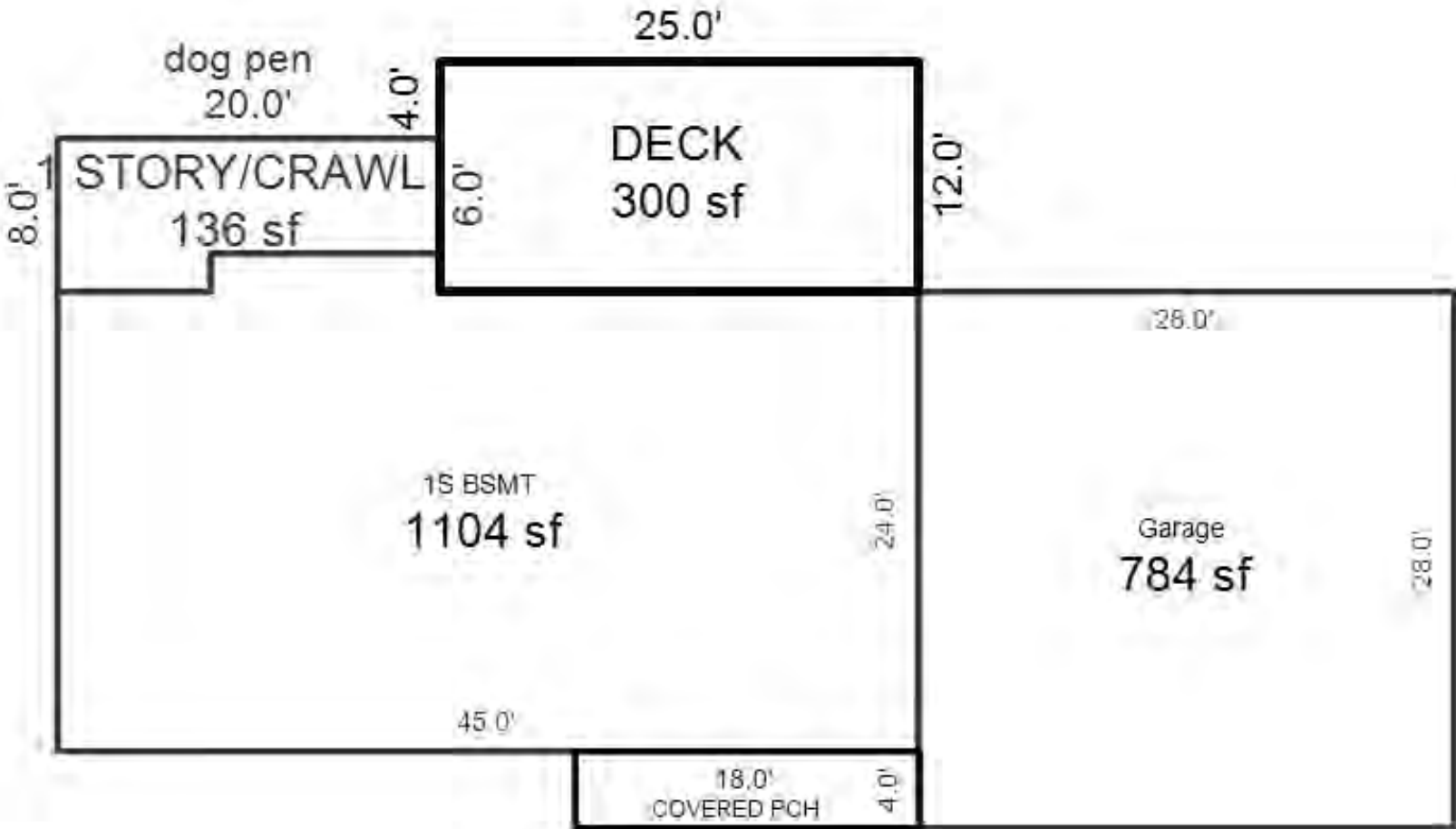
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,900	86,300	90,200			81,345C
X Rolling	2024	4,300	74,600	78,900			78,900S
X Low	2023	4,300	72,100	76,400			49,633C
X High	2022	4,500	69,800	74,300			47,270C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	05/26/2023	INSPECTED					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 300	Type CCP (1 Story) Treated Wood	Year Built: 1994 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: 784 % 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: 35 Floor Area: 1,240 Total Base New : 231,842 Total Depr Cost: 150,696 Estimated T.C.V: 165,766			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 231,842 Total Depr Cost: 150,696 Estimated T.C.V: 165,766			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1979					
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1240 SF Floor Area = 1240 SF.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		(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 Story Siding 1 Story Siding 1 Story Siding			Plumbing Average Fixture(s) Porches CCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		Size 1,104 136 Total: 183,668		Cost New 1,455 2,766 5,319 30,278 -2,647 1,078 1,473 5,725 2,727 0 0 0		Depr. Cost 119,383 946 1,798 3,457 19,681 -1,721 701 957 3,721 1,773 0 0 0	
(2) Windows		(7) Excavation		Basement: 1104 S.F. Crawl: 136 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			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	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Lump Sum Items:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC										
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC											
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.
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/13/2023					
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Owner's Name/Address	MAP #:
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FLEMING CODY J & WESCOAT NATASHA L 1796 S BARBARA DR LAKE CITY MI 49651	2025 Est TCV 7,748
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A 200' @ 90/	90.00	226.00	1.2209	0.7834	90	100		7,748
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90 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value =	7,748
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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 12 T22N R8W LOT 14 LAKE ESTATES.																	
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Comments/Influences	Topography of Site
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	Level
	X Rolling
	X Low
	X High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	3,900	0	3,900			3,900S
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2024	4,300	0	4,300			4,300S
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2023	4,300	0	4,300			2,319C
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2022	4,500	0	4,500			2,209C
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Who	When	What
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TPC 05/26/2023	INSPECTED	
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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
1746 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST		Shed	07/15/2011	2011-99999	100%
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
REINKE FREDERICK C 1746 BARBARA DR LAKE CITY MI 49651	2025 Est TCV 122,452 TCV/TFA: 84.80

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 12 T22N R8W LOT 15 LAKE ESTATES.	X		A 200' @ 90/	100.00	226.00	1.1892	0.7834	90	100	8,385
Comments/Influences			100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 8,385							

ADD SEWER FOR 05.	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 4in Concrete	6.87	1300 50	4,465
	X	Wood Frame	24.31	200 50	2,431
	X	Wood Frame	29.11	96 50	1,397
	X	Total Estimated Land Improvements True Cash Value =			8,293

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



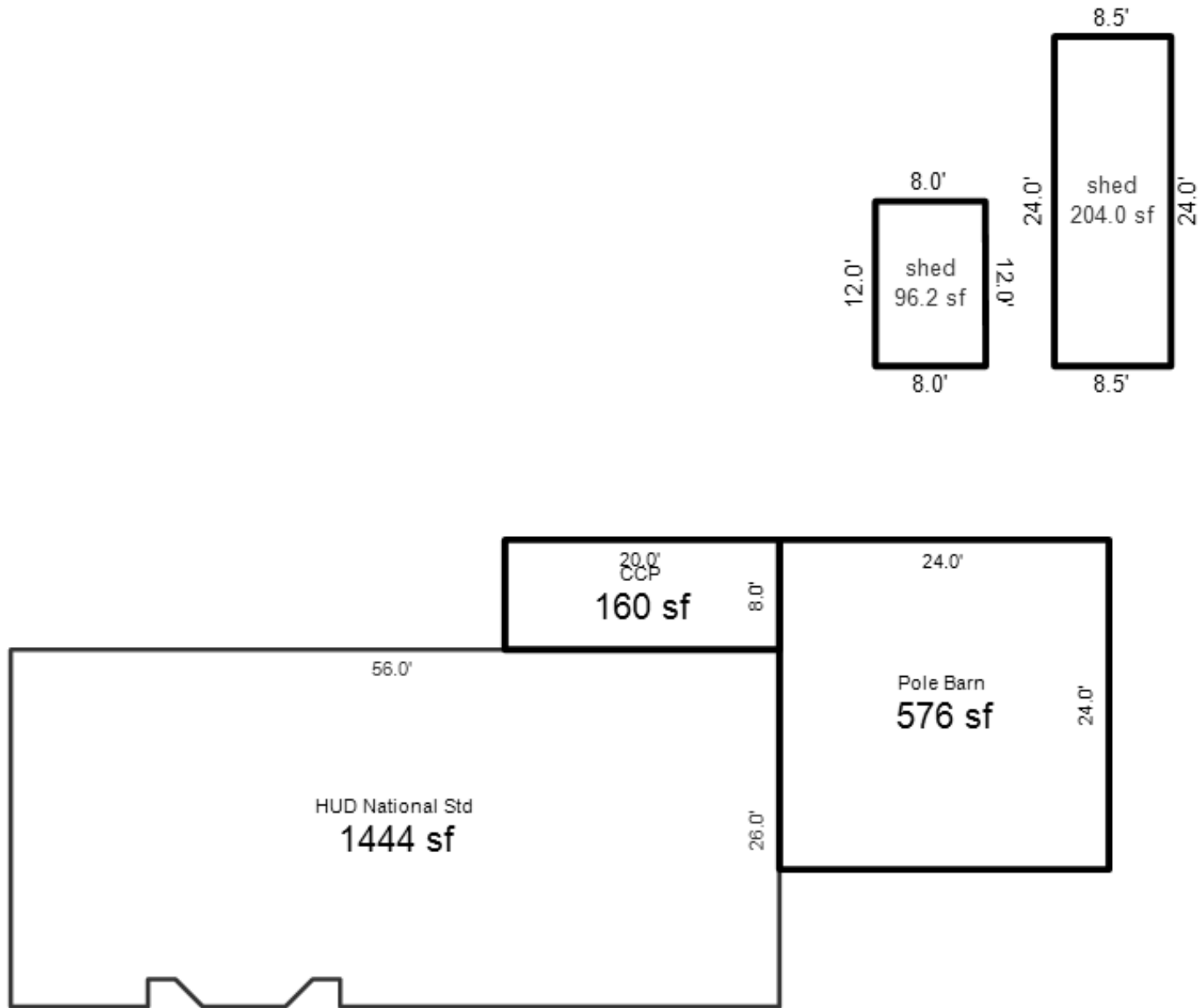
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,200	57,000	61,200			34,783C
2024	4,700	54,500	59,200			33,738C
2023	4,700	47,500	52,200			32,132C
2022	4,500	48,600	53,100			30,602C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 160	Type CCP (1 Story)	Year Built: 1996 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,444 Total Base New : 220,367 Total Depr Cost: 132,218 Estimated T.C.V: 105,774			E.C.F. X 0.800			
Building Style: HUD		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 HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1444 SF Floor Area = 1444 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C Blt 1979					
Yr Built 1979	Remodeled 0	Size of Closets Lg X Ord Small		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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,444 Total: 182,132 109,278								
Condition: Average		Doors Solid X H.C.		(12) Electric 200 Amps Service			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 2 Fixture Bath 1 3,064 1,838 Porches CCP (1 Story) 160 4,258 2,555 Garages Class: C Exterior: Pole (Unfinished) Base Cost 576 16,479 9,887 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 Fireplaces Wood Stove 1 2,515 1,509 Local Cost Items SANITARY SEWER 1 0 0			Bsmnt Garage: Carport Area: Roof:					
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(6) Ceilings X Drywall			(7) Excavation Basement: 0 S.F. Crawl: 1444 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 105,774								
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1444 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Totals: 220,367 132,218								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings X Drywall		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Totals: 220,367 132,218								
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 1444 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			Totals: 220,367 132,218								
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			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Totals: 220,367 132,218								
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling X Gas Wood Oil Coal Elec. Steam			Totals: 220,367 132,218								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSHER DALE G & KIM L	MOSHER DALE G & KIM L TRU	0	07/01/2024	PTA	09-FAMILY	2024-01641	PROPERTY TRANSFER	0.0
MOSHER DALE G	MOSHER DALE G & KIM L	1	06/07/2018	QC	09-FAMILY	2018-01817	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1696 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
MOSHER DALE G & KIM L TRUST 1696 S BARBARA DR LAKE CITY MI 49651	2025 Est TCV 215,050 TCV/TFA: 187.98					

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 12 T22N R8W LOT 16 & 17 & S'LY 66.03 FT OF LOT 18 LAKE ESTATES. 12/2022 COMBINE PARCEL 430-018-00 SEC 12 T22N R8W LOT 16 & 17 LAKE ESTATES. 12/2016 COMBINE FORMELRY . SEC 12 T22N R8W LOT 17 LAKE ESTATES.	X	Dirt Road		A 200' @ 90/	200.00	225.63	0.9312	0.7831	90	100	13,125
		Gravel Road		A 200' @ 90/	66.03	205.92	0.9312	0.7654	90	100	4,235
		Paved Road		266 Actual Front Feet, 1.35 Total Acres			Total Est. Land Value =		17,361		
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
	X	Water		D/W/P: 3.5 Concrete	6.49	630	50	2,044			
	X	Sewer		D/W/P: Crushed Rock	2.24	2600	50	2,912			
	X	Electric		Metal Prefab	19.93	84	50	837			
		Gas		Wood Frame	23.90	240	50	2,868			
		Curb		Total Estimated Land Improvements True Cash Value =			8,661				
		Street Lights									
		Standard Utilities									
		Underground Utilis.									



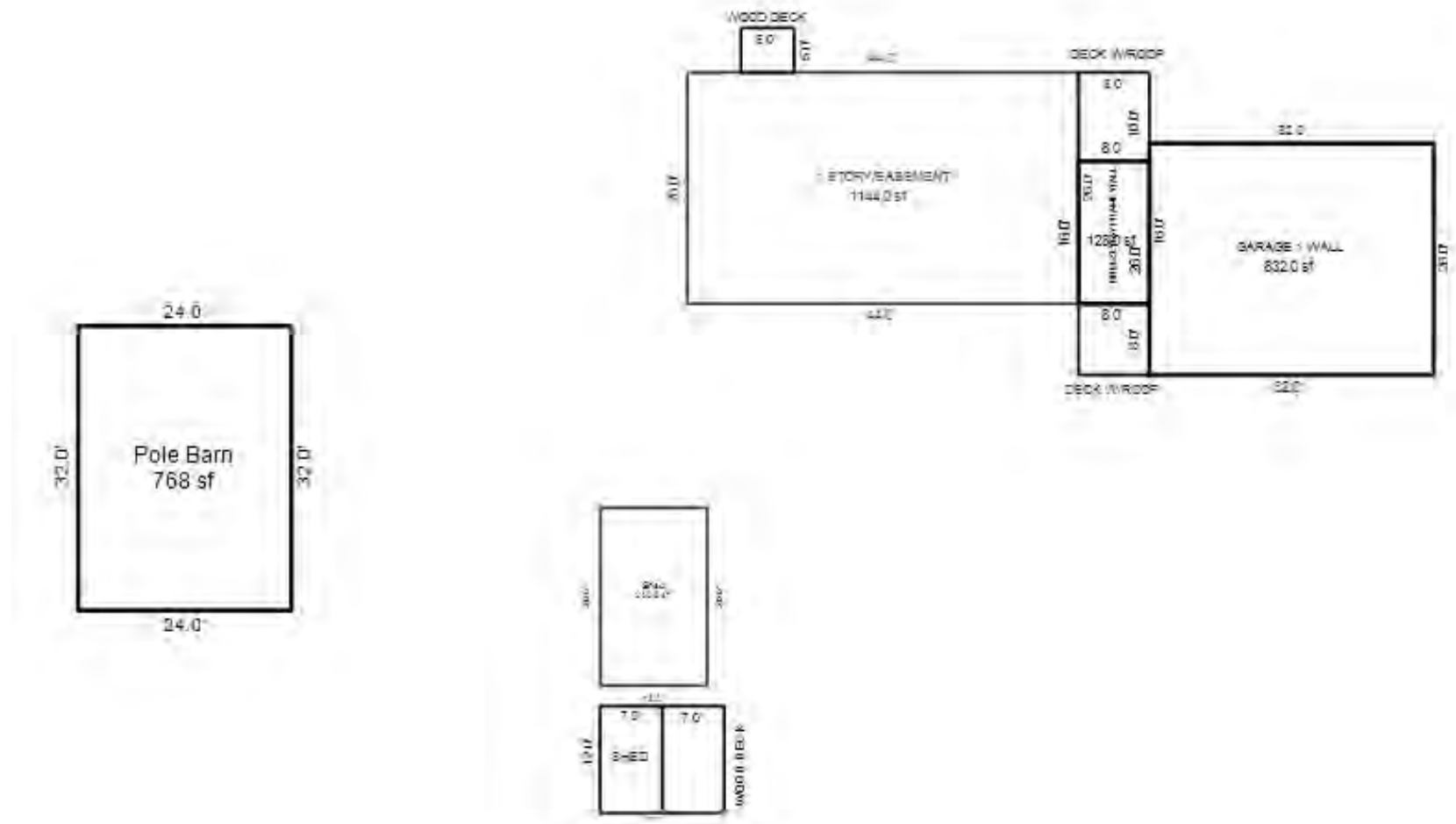
NEW GRG, BWY ETC FOR 98
12/2016 COMBINE LOTS 16& 17 FOR
ASSESSMENT & TAX, TAXPAYER REQUEST.

Comments/Influences			Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
NEW GRG, BWY ETC FOR 98 12/2016 COMBINE LOTS 16& 17 FOR ASSESSMENT & TAX, TAXPAYER REQUEST.			X Level	2025	8,700	98,800	107,500			65,533C
			Rolling	2024	9,600	85,500	95,100			63,563C
			Low	2023	9,600	82,700	92,300			60,537C
			High	2022	9,000	69,600	78,600			50,003C
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
Who			When	What						
TPC 04/30/2021			INSPECTED							
JWV 12/22/2017			INSPECTED							
TPC 11/01/2011			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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 64 128	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 1997 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: 832 % 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		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5			Bsmnt Garage:			
Yr Built 1978	Remodeled 1997	Ex	X	Ord		Min	100 Amps Service			Effec. Age: 35			E.C.F. X 1.100			
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 1144 SF Floor Area = 1144 SF.			Total Base New : 264,362			Storage Area: 0			
		Lg	X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Depr Cost: 171,844			No Conc. Floor: 0			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Floor Area: 1,144			Roof:			
3	Basement	(5) Floors		Lump Sum Items:			Stories Exterior Foundation			Total: 160,093			Depr. Cost 104,069			
5	1st Floor	Kitchen:		1			1 Story Siding Basement			Total: 689			24,356			
	2nd Floor	Other:		1			Other Additions/Adjustments			Total: 1,455			946			
5	Bedrooms	Other:		1			Basement Living Area			Total: 2,232			1,451			
(1) Exterior		(6) Ceilings		1			Plumbing			Total: 1,487			967			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1			Average Fixture(s)			Total: 1,997			1,298			
	Insulation			1			3 Fixture Bath			Total: 1,217			791			
(2) Windows		(7) Excavation		1			2 Fixture Bath			Total: 832			31,616			
X	Many Avg. Few	X	Large Avg. Small	1			Softener, Auto			Total: 2			1,078			
		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Softener, Manual			Total: 768			20,221			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Solar Water Heat			Total: 1			1,455			
X	Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone	1			No Plumbing			Total: 80			2,232			
X	Double Glass Patio Doors	X	Treated Wood Concrete Floor	1			Extra Toilet			Total: 80			1,487			
X	Storms & Screens	(9) Basement Finish		1			Extra Sink			Total: 64			1,997			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Separate Shower			Total: 64			1,217			
X	Gable Hip Flat	Gambrel Mansard Shed		1			Ceramic Tile Floor			Total: 64			1,217			
X	Asphalt Shingle	(10) Floor Support		1			Ceramic Tile Wains			Total: 64			1,217			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tub Alcove			Total: 64			1,217			
				1			Vent Fan			Total: 64			1,217			
				1			Vented Hood			Total: 64			1,217			
				1			Intercom			Total: 64			1,217			
				1			Jacuzzi Tub			Total: 64			1,217			
				1			Jacuzzi repl.Tub			Total: 64			1,217			
				1			Oven			Total: 64			1,217			
				1			Microwave			Total: 64			1,217			
				1			Standard Range			Total: 64			1,217			
				1			Self Clean Range			Total: 64			1,217			
				1			Sauna			Total: 64			1,217			
				1			Trash Compactor			Total: 64			1,217			
				1			Central Vacuum			Total: 64			1,217			
				1			Security System			Total: 64			1,217			
				1			No Heating/Cooling			Total: 64			1,217			
				1			Central Air Wood Furnace			Total: 64			1,217			
				1			(12) Electric			Total: 64			1,217			
				1			100 Amps Service			Total: 64			1,217			
				1			No./Qual. of Fixtures			Total: 64			1,217			
				1			Ex. X Ord. Min			Total: 64			1,217			
				1			No. of Elec. Outlets			Total: 64			1,217			
				1			Many X Ave. Few			Total: 64			1,217			
				1			(13) Plumbing			Total: 64			1,217			
				1			1 Average Fixture(s)			Total: 64			1,217			
				1			3 Fixture Bath			Total: 64			1,217			
				1			2 Fixture Bath			Total: 64			1,217			
				1			Softener, Auto			Total: 64			1,217			
				1			Softener, Manual			Total: 64			1,217			
				1			Solar Water Heat			Total: 64			1,217			
				1			No Plumbing			Total: 64			1,217			
				1			Extra Toilet			Total: 64			1,217			
				1			Extra Sink			Total: 64			1,217			
				1			Separate Shower			Total: 64			1,217			
				1			Ceramic Tile Floor			Total: 64			1,217			
				1			Ceramic Tile Wains			Total: 64			1,217			
				1			Ceramic Tub Alcove			Total: 64			1,217			
				1			Vent Fan			Total: 64			1,217			
				1			(14) Water/Sewer			Total: 64			1,217			
				1			Public Water			Total: 64			1,217			
				1			Public Sewer			Total: 64			1,217			
				1			Water Well			Total: 64			1,217			
				1			1000 Gal Septic			Total: 64			1,217			
				1			2000 Gal Septic			Total: 64			1,217			
				1			Lump Sum Items:			Total: 64			1,217			
				1			Appliance Allow.			Total: 64			1,217			
				1			Breezeways			Total: 64			1,217			
				1			Frame Wall			Total: 64			1,217			
				1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total: 64			1,217			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROON ROBERT L	TROON ROBERT L & TROON HA	0	06/23/2022	QC	09-FAMILY	2022-02068	DEED	0.0
HUTTENGA KENNETH L & GUST	TROON ROBERT L	60,000	05/26/2010	WD	03-ARM'S LENGTH	2010-1831WD	PROPERTY TRANSFER	100.0
		71,000	07/01/1999	WD	33-TO BE DETERMINED	329:249	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6222 W CHARLES DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/26/2010					
Owner's Name/Address	MAP #:					
TROON ROBERT L & TROON HALEY E 6222 CHARLES DR LAKE CITY MI 49651	2025 Est TCV 166,715 TCV/TFA: 99.24					

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 12 T22N R8W LOT 19 & 18 EXCEPT THE S'LY 66.03FT THERE OF. LAKE ESTATES. 12/2022 COMBINE PARCEL 430-018-50 FORMERLY. SEC 12 T22N R8W LOT 19 LAKE ESTATES.	X	Dirt Road		A 200' @ 90/	201.36	291.68	0.9983	0.8350	90	100	15,107
		Gravel Road		201 Actual Front Feet, 1.35 Total Acres		Total Est. Land Value =				15,107	
		Paved Road		* Factors *							
		Storm Sewer		Description Rate Size % Good Cash Value							
		Sidewalk		D/W/P: 4in Ren. Conc. 6.52 850 0 0							
		Water		D/W/P: Asphalt Paving 2.65 400 0 0							
		Sewer		Metal Prefab 14.51 80 45 522							
		Electric		Residential Local Cost Land Improvements							
		Gas		Description Rate Size % Good Cash Value							
		Curb		LAND IMPROVE 1000 1,000.00 1 50 500							
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,022							
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
21001374 \$74,900-69,900 20809485 ADD SEWER FOR 05	X	Level	2025	7,600	75,800	83,400			41,452C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded	2024	8,400	65,100	73,500			40,206C
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			2023	8,400	62,700	71,100			38,292C
			2022	4,500	54,600	59,100			34,669C

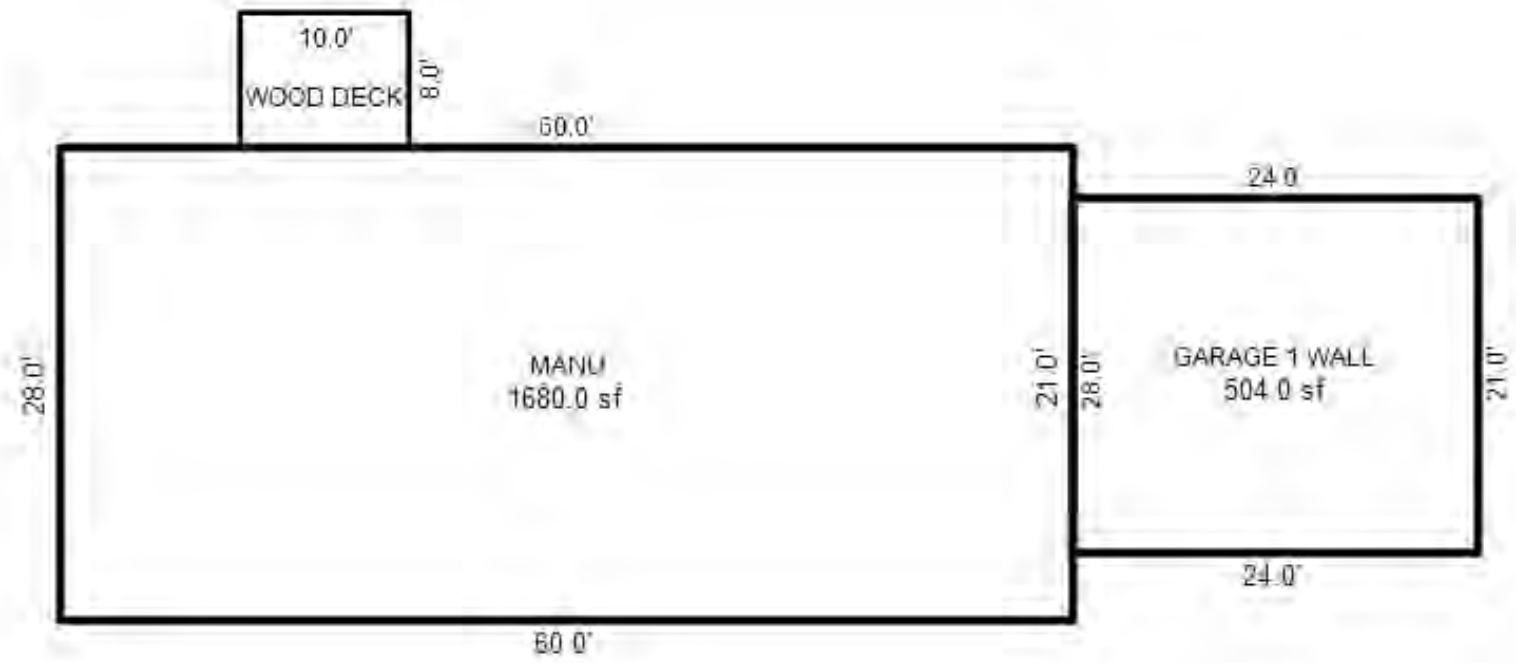


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 80	Type Treated Wood	Year Built: 1993 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 504 % 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: D Effec. Age: 30 Floor Area: 1,680 Total Base New : 195,566 Total Depr Cost: 136,896 Estimated T.C.V: 150,586		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord		Min		No./Qual. of Fixtures Ex. X Ord. Min		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=70/100/100/100/70		Cls D		Blt 1989	
Yr Built 1989	Remodeled 0	Size of Closets Lg X Ord Small		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		Building Areas 1 Story Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,680 Total: 164,082 114,857		Total: 164,082 114,857					
Condition: Average		(5) Floors Kitchen: Other: Other:		200 Amps Service		(12) Electric 200 Amps Service		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 707 3 Fixture Bath 1 3,199 2,239		Deck Treated Wood 80 2,134 1,494					
Room List Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 504 17,403 12,182 Common Wall: 1 Wall 1 -2,277 -1,594		Water/Sewer Public Sewer 1 1,158 811 Water Well, 100 Feet 1 5,428 3,800					
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(9) Basement Finish		(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		Built-Ins Appliance Allow. 1 1,615 1,130 Fireplaces Prefab 1 Story 1 1,814 1,270 Local Cost Items SANITARY SEWER 1 0 0		Totals: 195,566 136,896					
(2) Windows Many Avg. X Large Avg. Small X Few		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed X Asphalt Shingle		Chimney: Metal		Lump Sum Items:		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 150,586							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ DERRICK S & ROSE	SCHULTZ KATIE L	135,000	11/22/2024	MLC	09-FAMILY	2024-03116	PROPERTY TRANSFER	0.0
STRZELEWICZ DANGELINE A &	SCHULTZ DERRICK S & ROSE	10,000	08/23/2004	WD	03-ARM'S LENGTH	04-0/3628	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6216 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	08/26/2004	20040331	Complete
	P.R.E. 100% 12/15/2024					

Owner's Name/Address	MAP #:
SCHULTZ KATIE L 6216 CHARLES DR LAKE CITY MI 49651	2025 Est TCV 138,299 TCV/TFA: 135.59

Tax Description	Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 12 T22N R8W LOT 20 LAKE ESTATES.				

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

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
Land Improvement Cost Estimates						
Fencing: Wd, Solid, 6 ft.			30.45	10	0	0
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2025	4,100	65,000	69,100			35,139C
X Rolling		2024	4,500	55,900	60,400			34,083C
X Low		2023	4,500	54,200	58,700			32,460C
X High		2022	4,500	49,800	54,300			30,915C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								

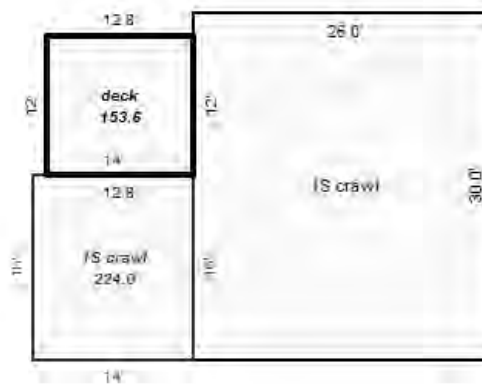


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 153	Type 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													
	Building Style: 1S	X	Drywall Paneled						Plaster Wood T&G							
	Yr Built 1974		Trim & Decoration													
	Remodeled 2004		Ex	X	Ord				Min							
	Condition: Average		Size of Closets													
	Room List		Lg	X	Ord				Small							
	Basement 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid	X			H.C.							
	(1) Exterior		(5) Floors													
	X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:													
	(2) Windows		(6) Ceilings													
	X	Many Avg. Few	X	Ord.					Min							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X	Drywall												
	(3) Roof		(7) Excavation													
	X	Gable Hip Flat	Basement: 0 S.F. Crawl: 1020 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	X	Gambrel Mansard Shed	(8) Basement													
	X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Chimney:		(9) Basement Finish													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 1,020 Total Base New : 167,789 Total Depr Cost: 117,446 Estimated T.C.V: 129,191													
			E.C.F. X 1.100													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1020 SF Floor Area = 1020 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,020 Total: 140,674 98,467 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Deck Treated Wood 153 3,423 2,396 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 240 12,312 8,618 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: 167,789 117,446 Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 129,191													

*** 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.			
SCHULTZ DERRICK S & ROSE	SCHULTZ KATIE L	135,000	11/22/2024	MLC	09-FAMILY	2024-03116	PROPERTY TRANSFER	0.0			
MISSAUKEE COUNTY TREASURE	SCHULTZ DERRICK S & ROSE	2,536	08/17/2015	QC	13-GOVERNMENT	201-03041	PROPERTY TRANSFER	100.0			
BALDWIN DORENE E	MISSAUKEE COUNTY TREASURE	0	02/20/2015	OTH	06-COURT JUDGEMENT	2015-01145	PROPERTY TRANSFER	0.0			
BENTON HOWARD D & GLORIA	BALDWIN DORENE E	8,000	04/02/2010	LC	03-ARM'S LENGTH	2010-830LC	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status			
W CHARLES DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 12/15/2024									
Owner's Name/Address		MAP #:									
SCHULTZ KATIE L 6216 CHARLES DR LAKE CITY MI 49651		2025 Est TCV 8,122									
		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Tax Description		Public Improvements		* Factors *							
. SEC 12 T22N R8W LOT 21 LAKE ESTATES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/	100.00	199.00	1.1892	0.7589	90	100	8,122
		Paved Road		100 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =		8,122	
		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									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	4,100	0	4,100			4,100S
		TPC 04/30/2021 INSPECTED			2024	4,500	0	4,500			4,500S
		TPC 12/27/2017 INSPECTED			2023	4,500	0	4,500			4,500S
		TPC 06/29/2015 INSPECTED			2022	4,500	0	4,500			4,500S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWAFFER JEAN B	SWAFFER JEAN B	0	10/19/2022	QC	09-FAMILY	2022-03364	PROPERTY TRANSFER	0.0
SWAFFER JEAN B	SWAFFER JEAN B	1	01/18/2022	QC	09-FAMILY	2022-00197	DEED	0.0
SWAFFER JEAN B	SWAFFER JEAN B &	1	09/06/2016	QC	09-FAMILY	2016-03267	PROPERTY TRANSFER	0.0
PSAROS GREGORY & SHELLY	SWAFFER JEAN B	75,700	07/01/2016	WD	03-ARM'S LENGTH	2016-02258	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6194 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/25/2019	2019-0286	100%
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
SWAFFER JEAN B 6194 W CHARLES DR LAKE CITY MI 49651	2025 Est TCV 140,891 TCV/TFA: 114.36

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

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		A 200' @ 90/	100.00	198.00	1.1892	0.7579	90	100		8,112	
Gravel Road		100 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	8,112

Tax Description	X	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 22 LAKE ESTATES.		

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.49	228	50	740
	X	D/W/P: Asphalt Paving	3.06	1120	50	1,713
	X	Total Estimated Land Improvements True Cash Value =				2,453

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

X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2025	4,100	66,300	70,400			47,688C
Low	2024	4,500	57,100	61,600			46,255C
High	2023	4,500	55,300	59,800			44,053C
Landscaped	2022	4,500	50,800	55,300			41,956C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

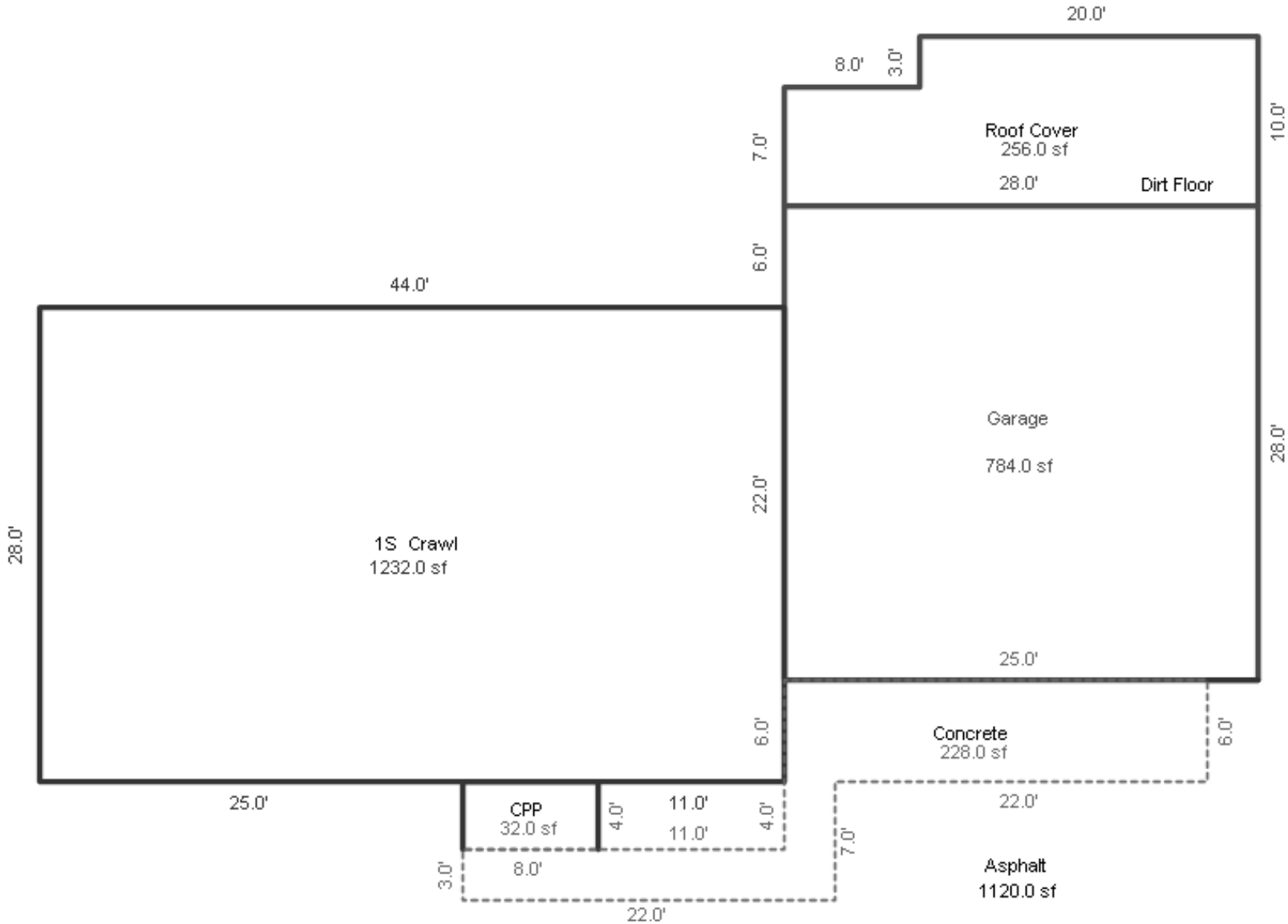
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,100	66,300	70,400			47,688C
	TPC 04/30/2021	INSPECTED	2024	4,500	57,100	61,600			46,255C
	TPC 08/06/2019	INSPECTED	2023	4,500	55,300	59,800			44,053C
	TPC 12/27/2017	INSPECTED	2022	4,500	50,800	55,300			41,956C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 256	Type CPP Roof Cover Onl	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C -5 Effec. Age: 40 Floor Area: 1,232 Total Base New : 197,455 Total Depr Cost: 118,478 Estimated T.C.V: 130,326		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled											
Yr Built 1977			Plaster Wood T&G											
Remodeled 0			Trim & Decoration											
Condition: Average			Ex	X	Ord		Min							
Room List			Size of Closets											
	Basement 1st Floor 2nd Floor 3 Bedrooms		Lg		Ord	X	Small							
(1) Exterior			Doors		Solid	X	H.C.							
Wood/Shingle Aluminum/Vinyl Brick Insulation		(5) Floors		(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 1977	
(2) Windows		Kitchen: Other: Other:		150 Amps Service			Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts		Total		150,466 90,285	
Many Avg. X Avg. Few		Large Avg. X Avg. Small		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Ground Area = 1232 SF Floor Area = 1232 SF.		Total		1,455 873 3,064 1,838	
Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		X Tile		(6) Ceilings			Many X Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Total		867 520	
(3) Roof		(7) Excavation		(8) Basement			(13) Plumbing		Building Areas		Total		1,473 884 5,725 3,435	
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 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 Story Siding Crawl Space 1,232 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 2 Fixture Bath 1 3,064 1,838 Porches CPP 32 867 520 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 30,278 18,167 Common Wall: 1 Wall 1 -2,647 -1,588 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 Deck w/Roof (Roof portion) 256 4,047 2,428 Local Cost Items SANITARY SEWER 1 0 0		Total		197,455 118,478	
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			(14) Water/Sewer		Notes:		Total		197,455 118,478	
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		Total		130,326	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JPMORGAN CHASE BANK	PSAROS GREGORY & SHELLY	32,500	01/31/2013	CD	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0
SHERIFF	JPMORGAN CHASE BANK	39,950	12/16/2011	SD	10-FORECLOSURE	2011-03843 SD	PROPERTY TRANSFER	0.0
ST JOHN CARRIE, PER REP*.	BALDWIN DORENE E (M/W) F	0	05/29/2009	WD	20-MULTI PARCEL SALE REF	2009/2292	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 05/01/2010

Owner's Name/Address: PSAROS GREGORY & SHELLY
 6114 W CHARLES DR
 LAKE CITY MI 49651
 MAP #: 2025 Est TCV 8,091

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/ 100.00 196.00 1.1892 0.7560 90 100 8,091
 100 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 8,091

Tax Description: . SEC 12 T22N R8W LOT 23 LAKE ESTATES.

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	4,000	0	4,000			4,000S
2024	4,500	0	4,500			4,500S
2023	4,500	0	4,500			4,500S
2022	4,500	0	4,500			4,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6114 CHARLES DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/18/2017										
PSAROS GREGORY A 6114 CHARLES DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 219,950 TCV/TFA: 132.02								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 12 T22N R8W LOT 24 & 25. LAKE ESTATES.		Public Improvements		* Factors * LOT 24 & 25								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DBL LOT		Gravel Road		A 200' @ 90/	100.00	194.15	0.9765	0.7542	90	100	LOT 24	6,628
ADD SEWER FOR 05		Paved Road		A 200' @ 90/	120.00	192.39	0.9765	0.7525	90	100	LOT 25	7,936
COMBO W/025-00		Storm Sewer		220 Actual Front Feet, 0.98 Total Acres					Total Est. Land Value =		14,564	
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		X Sewer		Fencing: Wd, Solid, 6 ft.	30.45	40	0	0				
		X Electric		D/W/P: 3.5 Concrete	6.49	80	50	259				
		X Gas		D/W/P: 4in Concrete	6.87	750	50	2,576				
		Curb		D/W/P: Crushed Rock	2.24	2000	50	2,240				
		Street Lights		Wood Frame	27.27	128	94	3,282				
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					8,357			
		Underground Utils.										
Topography of Site		X Level										
		Rolling										
		Low										
		X High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	7,300	102,700	110,000			67,655C	
		TPC 04/30/2021 INSPECTED			2024	8,100	88,700	96,800			65,621C	
		TPC 12/27/2017 INSPECTED			2023	8,100	85,800	93,900			62,497C	
		TPC 11/01/2011 INSPECTED			2022	9,000	82,900	91,900			59,521C	

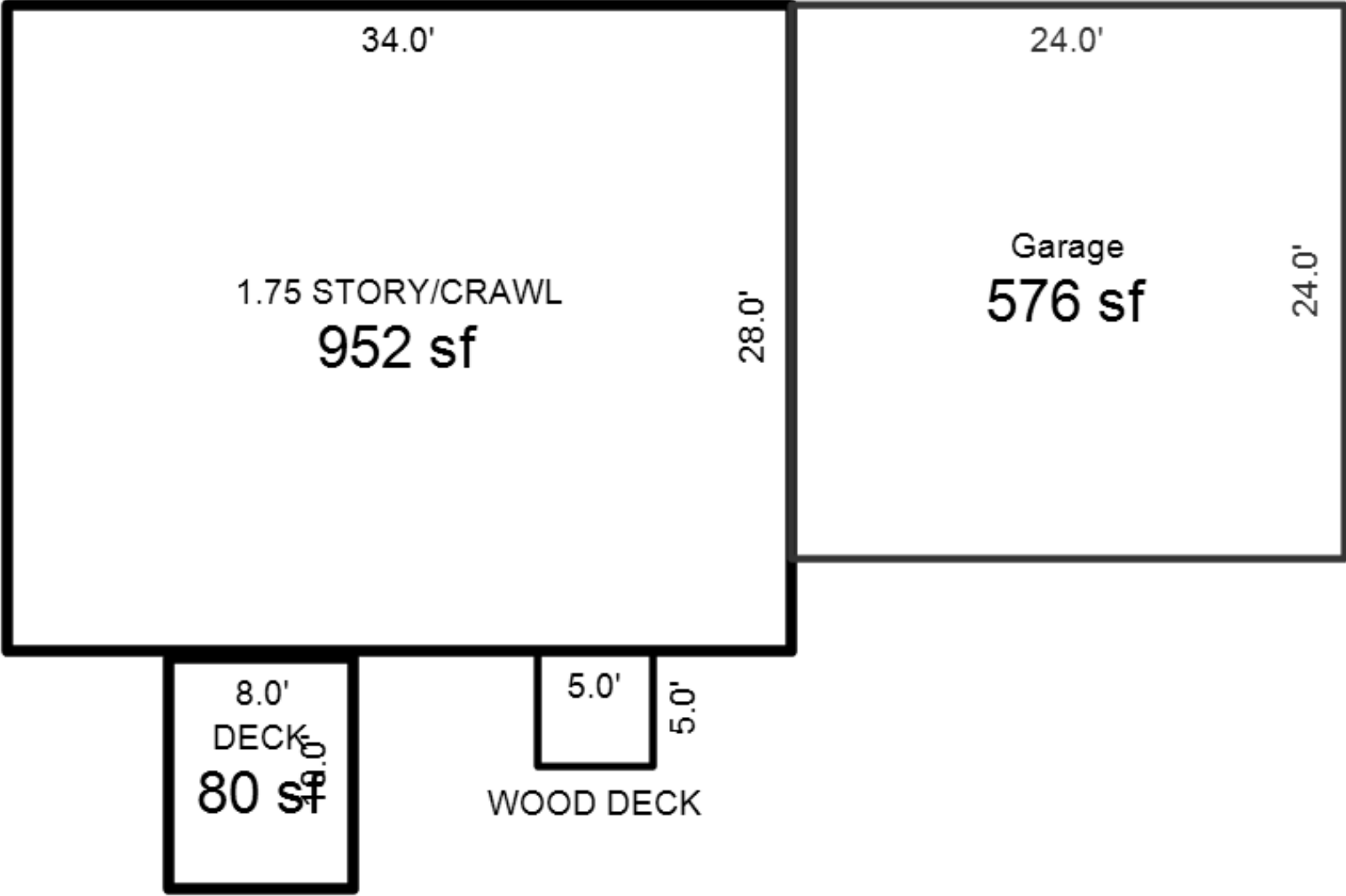


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 25	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % 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		Ex		X	Ord	Min								
Yr Built 1988	Remodeled 0	Size of Closets		Lg	X	Ord	Small									
Condition: Average		Doors		Solid	X	H.C.										
Room List		(5) Floors		(12) Electric		200		Amps Service								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Class: C +5 Effec. Age: 25 Floor Area: 1,666 Total Base New : 238,848 Total Depr Cost: 179,117 Estimated T.C.V: 197,029		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 1666 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 5 Blt 1988				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		(13) Plumbing		1		Average Fixture(s)	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows		(7) Excavation		1		2		3 Fixture Bath	1.75 Story		Siding	Crawl Space	952	Total:	197,141	147,837
X	Many Avg. X Few	Large Avg.	Basement: 0 S.F. Crawl: 952 S.F. Slab: 0 S.F. Height to Joists: 0.0	2		3		Fixture Bath	Other Additions/Adjustments		Plumbing		Average Fixture(s)	1	1,455	1,091
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		3		2		Fixture Bath	Deck		Treated Wood		80	2,232	1,674	
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Treated Wood		Treated Wood		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		576	24,457	18,343	
(3) Roof		(9) Basement Finish		1		1		Public Water	Water/Sewer		Public Sewer		1	1,473	1,105	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Public Water	Water Well, 100 Feet		Built-Ins		1	2,727	2,045
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic		2000 Gal Septic		Water Well	Local Cost Items		Appliance Allow.		1	0	0	*
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		SANITARY SEWER		Notes:		Totals:		238,848	179,117			
								ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:				197,029				

*** 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.												
HOSE PAMELA S & WARNER PA	HEEREN KYLE GREGORY	162,500	01/06/2025	WD	09-FAMILY	2024-00040	PROPERTY TRANSFER	0.0												
HOSE PAMELA S & WARNER PA	HOSE PAMELA S & WARNER PA	0	08/01/2024	QC	09-FAMILY	2024-01866	DEED	0.0												
SCHNEIDT JEANNE ESTATE	HOSE PAMELA SUE	24,000	06/12/2023	WD	08-ESTATE	2023-01751	PROPERTY TRANSFER	0.0												
STILLMAN FAMILY PROTECTIO	SCHNEIDT JEANNE & WARNER	75,000	07/12/2019	WD	03-ARM'S LENGTH	2019-02146	PROPERTY TRANSFER	100.0												
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status										
6060 W CHARLES DR		School: LAKE CITY AREA SCHOOL DIST																		
Owner's Name/Address		P.R.E. 100% / /		MAP #:																
HEEREN KYLE GREGORY 6060 W CHARLES DR LAKE CITY MI 49651		2025 Est TCV 112,767 TCV/TFA: 83.90																		
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS														
SEC 12 T22N R8W LOT 26 LAKE ESTATES.		Public Improvements				* Factors *														
Comments/Influences		Dirt Road		Gravel Road		Description Frontage Depth Front Depth Rate %Adj. Reason		Value												
		X Paved Road				A 200' @ 90/ 116.00 193.00 1.1459 0.7531 90 100		9,009												
		X Storm Sewer				116 Actual Front Feet, 0.51 Total Acres		Total Est. Land Value =		9,009										
		X Sidewalk				Land Improvement Cost Estimates														
		X Water				Description		Rate		Size % Good	Cash Value									
		X Sewer				D/W/P: Asphalt Paving		2.85		1248	50	1,778								
		X Electric				D/W/P: 3.5 Concrete		6.07		350	50	1,062								
		X Gas				Total Estimated Land Improvements True Cash Value =					2,840									
		Curb																		
		Street Lights																		
		Standard Utilities																		
		Underground Utils.																		
		Topography of Site																		
		X Level																		
		X Rolling																		
		X Low																		
		X High																		
		Landscaped																		
		Swamp																		
		Wooded																		
		Pond																		
		Waterfront																		
		Ravine																		
		Wetland																		
		Flood Plain																		
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value							
		Who		When		What		2025		4,500		51,900		56,400				44,409C		
		TPC 05/30/2022		INSPECTED				2024		5,000		49,400		54,400				54,400A		43,074C
		TPC 04/30/2021		INSPECTED				2023		5,000		43,000		48,000				48,000R		41,023C
		TPC 12/27/2017		INSPECTED				2022		4,500		38,300		42,800				42,800R		39,070C

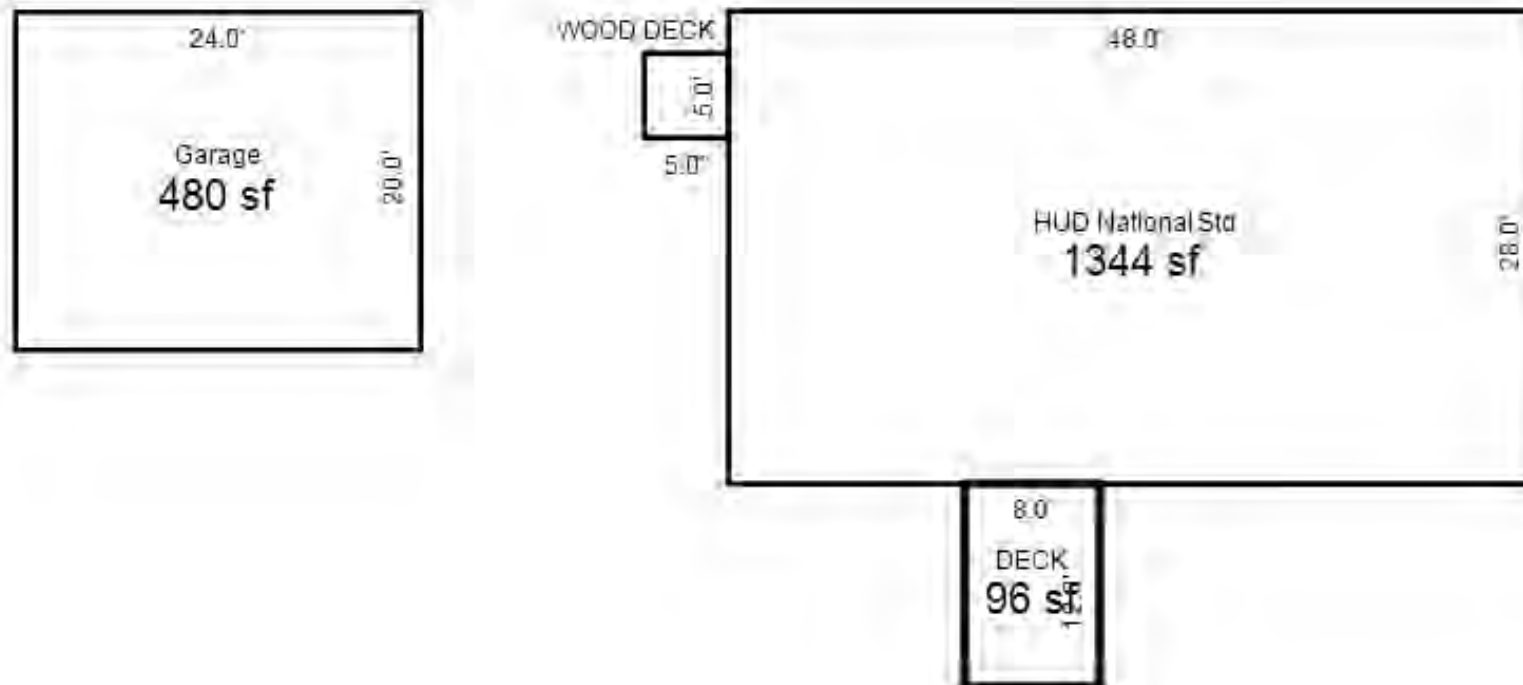


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 25 96	Type Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 194,072 Total Depr Cost: 126,147 Estimated T.C.V: 100,918			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1989 CRW	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Hot Water Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1989			
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets Many X Ave. Few			1 Story Siding Crawl Space			Total: 1,344		154,777		100,604	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments									
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Plumbing			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Deck			Treated Wood		1,212		788		
(2) Windows		(7) Excavation		Average Fixture(s)			Treated Wood			Treated Wood		3,805		2,473		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 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			Garages			Base Cost		19,358		12,583		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Water Well			Water/Sewer			Door Opener		478		311		
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic 2000 Gal Septic			Public Sewer			Public Sewer		1,307		850		
(3) Roof		(9) Basement Finish		(13) Plumbing			Built-Ins			Water Well, 100 Feet		5,560		3,614		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Appliance Allow.			Fireplaces		2,118		1,377		
Chimney: Metal		(10) Floor Support		Public Water			Fireplaces			Direct-Vented Gas		1		0		
		Joists: Unsupported Len: Cntr.Sup:		Water Well			Local Cost Items			SANITARY SEWER		1		0		
				Notes: SCHULTZ HOMES			Totals:			194,072		126,147		100,918		
				ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6050 W CHARLES DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2025 Est TCV 141,492 TCV/TFA: 147.39								
DUVALL NORMA J 6050 W CHARLES DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 27 EXC BEG AT NE COR THEREOF TH W'LY ON N LINE 52.88 FT S 1 DEG 48' E TO E'LY LINE NE'LY ON E'LY LINE TO POB LAKE ESTATES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A 200' @ 90/ 66.03 483.97 1.3192 0.9477 90 100 7,430								
		X	Paved Road	66 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 7,430								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete 6.49 672 71 3,096								
		X	Sewer	Total Estimated Land Improvements True Cash Value = 3,096								
		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	3,700	67,000	70,700				43,617C
		TPC 04/30/2021	INSPECTED		2024	4,100	57,800	61,900				42,306C
		TPC 12/27/2017	INSPECTED		2023	4,100	55,900	60,000				40,292C
		TPC 11/01/2011	INSPECTED		2022	4,500	55,200	59,700				38,374C

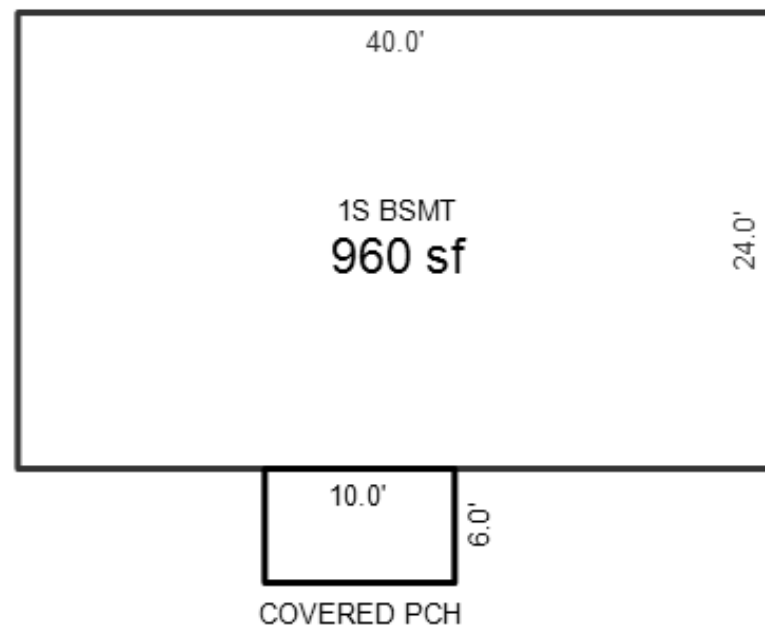
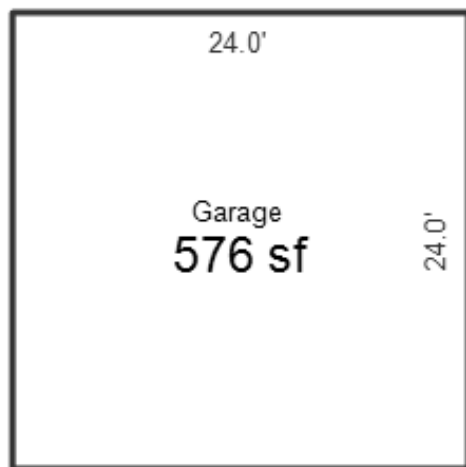


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G						60	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 = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C Effec. Age: 35 Floor Area: 960 Total Base New : 183,170 Total Depr Cost: 119,060 Estimated T.C.V: 130,966			E.C.F. X 1.100			Cls C Blt 1974			
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min													
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories			Exterior			
Room List		Doors		Solid	X	H.C.				Many	X	Ave.		Few	(13) Plumbing	1	Average Fixture(s)		
Basement 5	1st Floor	(5) Floors		(12) Electric			150 Amps Service			1 Story			Siding			Foundation			
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures			Exterior			Foundation			Size			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories			Exterior			Foundation			
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X Ave.			Few			1 Story			Siding			
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Plumbing			Plumbing			Plumbing			
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Average Fixture(s)			2 Fixture Bath			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Porches			CCP (1 Story)			Garages			
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			Water/Sewer			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			SANITARY SEWER			Public Sewer			Public Sewer			Water Well, 100 Feet			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Appliance Allow.			Local Cost Items			SANITARY SEWER			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Totals:			1			0			0		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC			2,727			1,773			130,966			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Totals:			183,170			119,060			130,966			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON CARL W & CARME	GARVIE THOMAS & DEBORAH	55,000	09/18/2017	WD	03-ARM'S LENGTH	2017-02917 & 0	DEED	100.0
HUTCHINSON CARL W & CARME	HUTCHINSON CARL & CARMEN	1	11/15/2011	QC	21-NOT USED/OTHER	2011-03498 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1693 S KATHLEEN DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/08/2014	2014-0063	100%
	P.R.E. 100% 10/05/2017		MH	07/29/2003	20030246	Complete
Owner's Name/Address	MAP #:					
GARVIE THOMAS & DEBORAH 1693 S KATHLEEN ST LAKE CITY MI 49651	2025 Est TCV 92,019 TCV/TFA: 51.67					

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 12 T22N R8W LOT 28 & BEG AT NE COR OF LOT 27 TH W'LY ON N LINE 52.88 FT S 1 DEG 48 FT E TO E'LY LINE OF LOT 27 NE'LY ON SAID E'LY LINE TO POB LAKE ESTATES.	X		Dirt Road									
	X		Gravel Road									
Comments/Influences	X		Paved Road									
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									



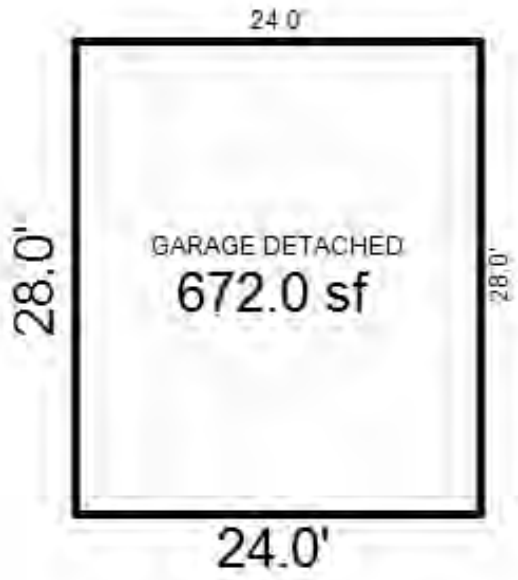
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	3,800	42,200	46,000			44,846C
	Rolling								
	Low								
X	High		2024	4,200	42,800	47,000			43,498C
	Landscaped								
	Swamp								
	Wooded		2023	4,200	46,600	50,800			41,427C
	Pond								
	Waterfront		2022	3,500	45,500	49,000			39,455C
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/30/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	09/23/2014	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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 180 156 372 64 240	Type WCP (1 Story) WCP (1 Story) CCP (1 Story) WPP 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: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 20 Floor Area: Total Base New : 186,648 Total Depr Cost: 102,654 Estimated T.C.V: 82,123			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																													
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Heat Pump Ground Area = 1781 SF Floor Area = 1781 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls Average		Blt 1989																											
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
1989	201	2014					Ex.	X	Ord.		Min	Many	X	Ave.		Few	(13) Plumbing	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	1	Public Sewer	1	Water Well	1	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:	Notes: 1989 FAIRMONT ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv:		82,123
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace			150 Amps Service			Total Base New : 186,648 Total Depr Cost: 102,654 Estimated T.C.V: 82,123			E.C.F. X 0.800		Bsmnt Garage:																											
Room List		Doors		Solid	X	H.C.	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		X	Drywall		No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
(3) Roof		(11) Heating/Cooling		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																						
X	Asphalt Shingle	(12) Electric		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		(13) Plumbing		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		(14) Water/Sewer		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		(15) Fireplaces		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		(16) Porches/Decks		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		(17) Garage		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		Totals:		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					
Chimney: Metal		Totals:		Basement: 0 S.F. Crawl: 221 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost																					

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



Concrete Parking

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ELLIOTT LYNN	ELLIOTT LYNN & DAVID	0	02/15/2022	QC	09-FAMILY	2022-00604	DEED	0.0				
EMOND WILFRED	ELLIOTT LYNN	10,549	04/21/2021	QC	21-NOT USED/OTHER	2021-01490	DEED	100.0				
ELLIOTT TONI LEE & LYNN &	EMOND WILFRED & PATSY H&W	10,042	04/12/2013	SD	10-FORECLOSURE	2013-01399 SD	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1707 S KATHLEEN DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ELLIOTT LYNN & DAVID 1707 S KATHLEEN DR LAKE CITY MI 49651		2025 Est TCV 105,159 TCV/TFA: 85.91										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 12 T22N R8W LOT 29 LAKE ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	93.00	185.00	1.2110	0.7452	90	100		7,553
		Paved Road		93 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value =		7,553	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	24.05	225	71	3,842				
		X Sewer		Total Estimated Land Improvements True Cash Value = 3,842								
		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	3,800	48,800	52,600			46,603C		
		Rolling		2024	4,200	42,200	46,400			45,202C		
		Low		2023	4,200	40,800	45,000			43,050C		
		X High		2022	3,500	37,500	41,000			41,000S		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	11/01/2011	INSPECTED								

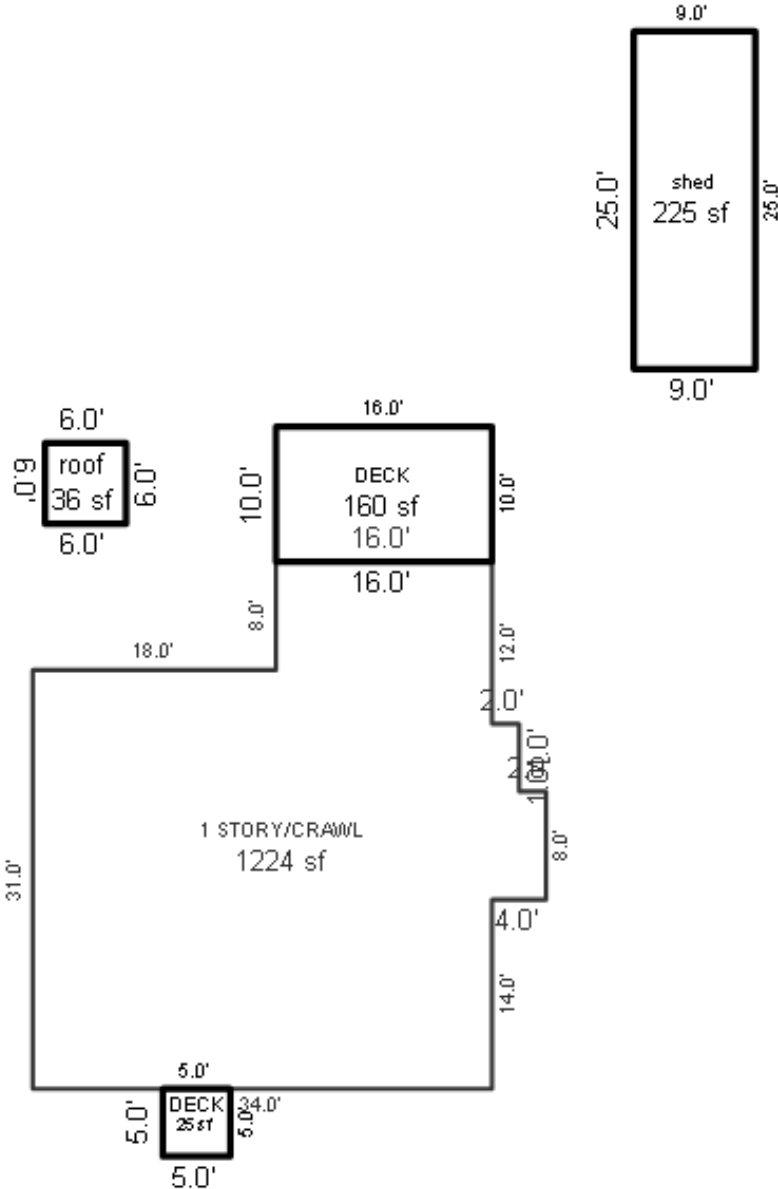


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*** Information herein deemed reliable but not guaranteed***

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 25 36	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 1,224 Total Base New : 185,310 Total Depr Cost: 85,240 Estimated T.C.V: 93,764		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1224 SF Floor Area = 1224 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1938						
Yr Built 1938	Remodeled 0	Trim & Decoration		200 Amps Service			No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost				
Condition: Average		Ex	Ord	X	Min	No. of Elec. Outlets			Stories		Foundation		Total:		* 72,441				
Room List	Basement 1st Floor 2nd Floor Bedrooms	Lg	Ord	X	Small	(13) Plumbing			Exterior		Crawl Space		1,224		157,484				
	(1) Exterior	(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			Siding		Foundation		Total:		* 72,441			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Deck		Water/Sewer		Public Sewer		Water Well, 100 Feet			
	(2) Windows	(7) Excavation		Many			X Ave.			Few		Built-Ins			Fireplaces		Local Cost Items		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1224 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)		3 Fixture Bath		Deck	
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			Treated Wood		Treated Wood		w/Roof (Roof portion)		Water/Sewer		Public Sewer	
	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.		Fireplaces		Exterior 1 Story		Local Cost Items		SANITARY SEWER	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Notes:		1		0		0		*		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:			Totals:		185,310		85,240		93,764			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIMMS DOUGLAS & DOROTHY	ARMSTRONG BROOK	55,198	10/01/2018	LC	09-FAMILY	2018-03191	PROPERTY TRANSFER	100.0				
HALL JENNIFER L	SIMMS DOUGLAS & DOROTHY	55,077	09/07/2018	WD	03-ARM'S LENGTH	2018-02961	PROPERTY TRANSFER	100.0				
HTCHINSON CARL & CARMEN	TROFATTER SUSAN LAUREL	51,000	09/28/2010	WD	03-ARM'S LENGTH	2010-4491	PROPERTY TRANSFER	100.0				
TROFATTER SUSAN LAUREL	HALL JENNIFER L	44,700	09/28/2010	WD	09-FAMILY	2010-4492WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1725 S KATHLEEN DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 10/01/2018										
Owner's Name/Address		MAP #:										
ARMSTRONG BROOK 1725 S KATHLEEN DR LAKE CITY MI 49651		2025 Est TCV 145,590 TCV/TFA: 88.88										
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 30 LAKE ESTATES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/		93.00	185.00	1.2110	0.7452	90	100	7,553
21001357 \$57,000-BANKRUPTCY SALE		Paved Road		93 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =						7,553
OLD HOUSE MOVED IN..REMODELED		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	97	970			
		X Gas		Total Estimated Land Improvements True Cash Value =					970			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	3,800	69,000	72,800		49,862C			
TPC 04/30/2021		INSPECTED		2024	4,200	59,300	63,500		48,363C			
TPC 09/17/2018		INSPECTED		2023	4,200	57,400	61,600		46,060C			
TPC 12/27/2017		INSPECTED		2022	3,500	46,500	50,000		43,867C			

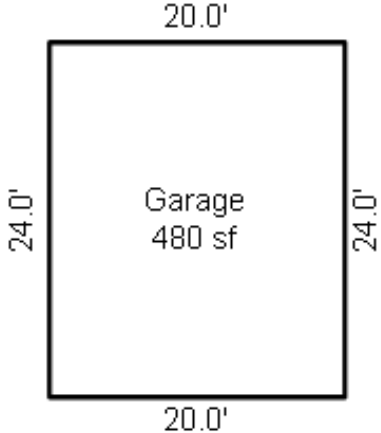
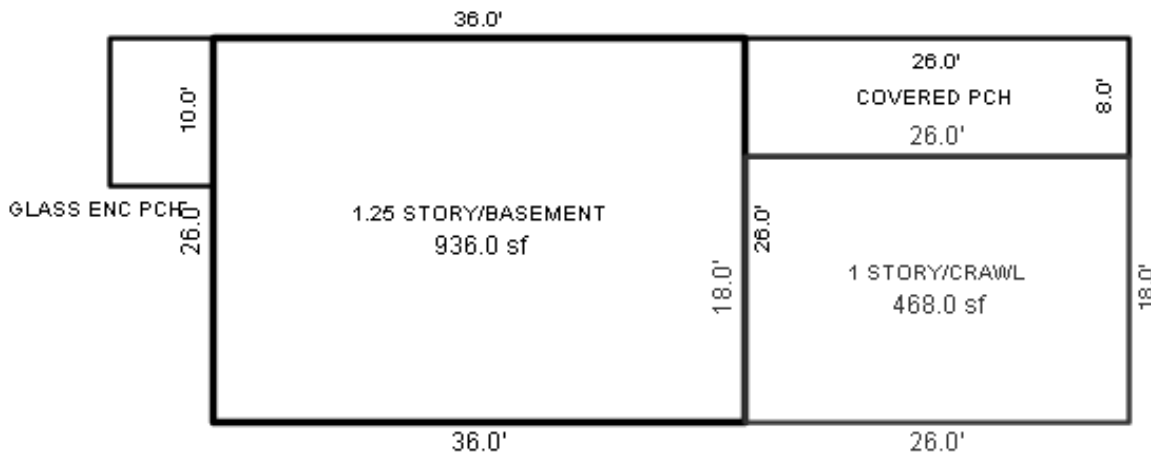


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						208	CCP (1 Story) CGEP (1 Story)					
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,638 Total Base New : 226,556 Total Depr Cost: 124,606 Estimated T.C.V: 137,067			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1925	Remodeled 1991	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD			Blt 1925		
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1404 SF Floor Area = 1638 SF.								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			1			1.25 Story Siding Basement 936								
(2) Windows		(7) Excavation		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1 Story Siding Crawl Space 468			Total: 187,109			102,909		
X	Many Avg. X Few		Large Avg. Small	Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Porches								
(3) Roof		(9) Basement Finish		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Garages								
X	Gable Hip Flat		Gambrel Mansard Shed	Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Asphalt Shingle	(10) Floor Support		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Base Cost								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water/Sewer								
		Lump Sum Items:		Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Water								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Public Sewer								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water Well								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1000 Gal Septic								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2000 Gal Septic								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			SANITARY SEWER								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Notes:								
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:						137,067		
				Basement: 936 S.F. Crawl: 468 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Totals:			226,556			124,606		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
		25,000	10/01/1995	WD	33-TO BE DETERMINED	298:608	DEED	0.0								
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status						
1748 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST														
Owner's Name/Address		P.R.E. 0%		MAP #:												
ANDRASH STEPHEN & PATRICIA 871 AL MOSES LAKE CITY MI 49651		2025 Est TCV 118,218 TCV/TFA: 136.83														
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES										
ANDRASH STEPHEN & PATRICIA 871 AL MOSES LAKE CITY MI 49651		X		Public Improvements		* Factors *										
Tax Description		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 31 LAKE ESTATES.		X		Gravel Road		INFO FOR SIZE 0		94.00		183.00	1.0000	0.0000	0	100*		0
Comments/Influences		X		Paved Road		COMMERCIAL <2A M/L		0.40 Acres		18000	100					7,110
A&L AUTO SALESSITE HAS ACCESS TO M55 ADD SEWER FOR 05 2010 NOTE: UNLIKE RESIDENTIAL SITES IN THE 430 SUB. THIS SITE AND THE OTHER COMM		X		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.		94 Actual Front Feet, 0.40 Total Acres		Total Est. Land Value =						7,110
		X		Sidewalk		Land Improvement Cost Estimates										
		X		Water		Description		Rate		Size	% Good	Cash Value				
		X		Sewer		D/W/P: Asphalt Paving		3.06		5000	100	15,300				
		X		Electric		Total Estimated Land Improvements True Cash Value =					15,300					
		X		Gas												
		X		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	3,600	55,500	59,100			28,965C				
				Low		2024	15,500	44,600	60,100			28,095C				
				High		2023	15,500	41,500	57,000			26,758C				
				Landscaped		2022	12,000	37,600	49,600			25,484C				
				Swamp												
				Wooded												
				Pond												
				Waterfront												
				Ravine												
				Wetland												
				Flood Plain												
				Who		When		What								
				JWV		08/06/2018		INSPECTED								
				TPC		12/27/2017		INSPECTED								
				TPC		05/08/2017		INSPECTED								

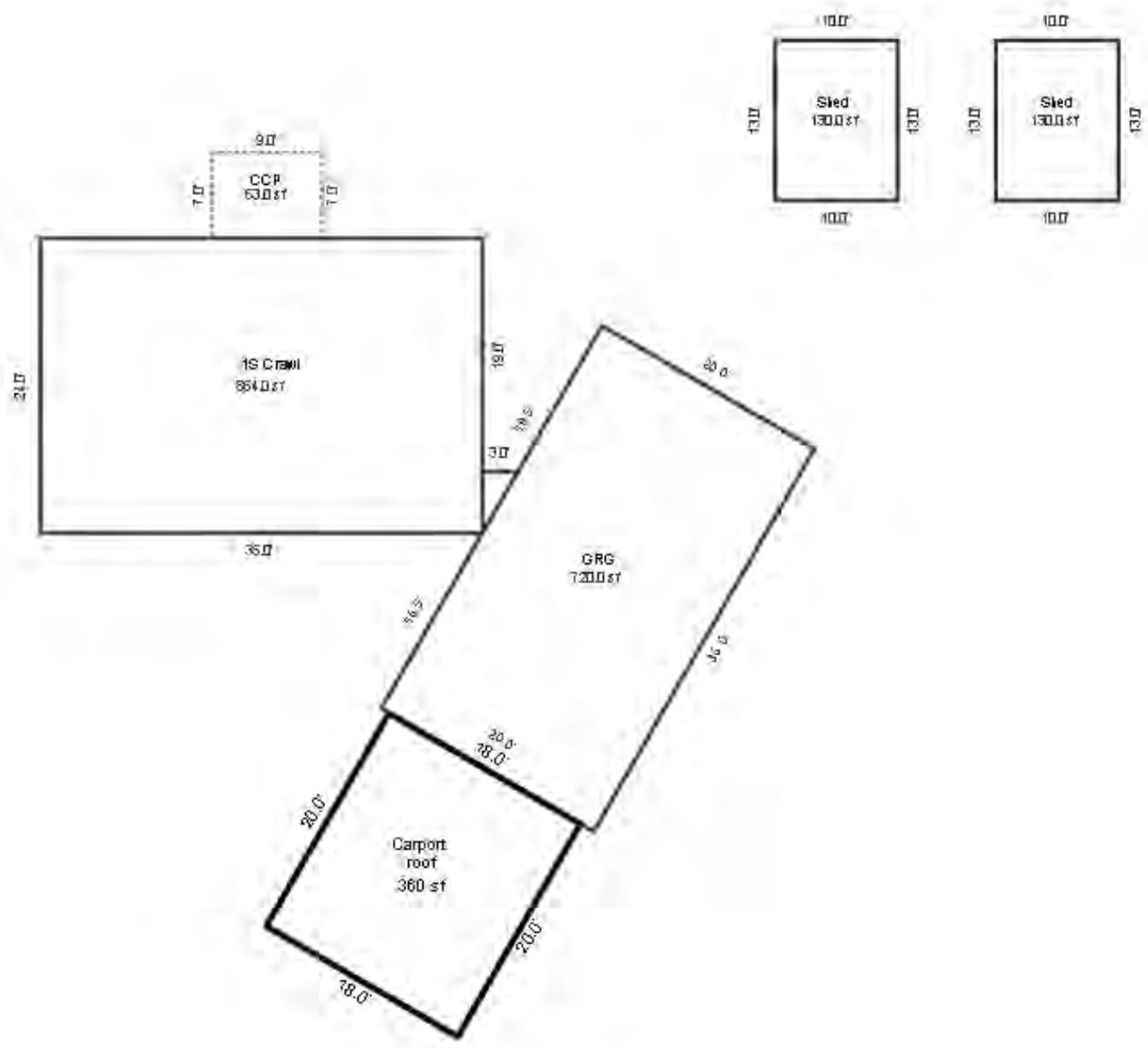


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*** Information herein deemed reliable but not guaranteed***

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 63	Type CPP	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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: 360 Roof: Aluminum			
	Mobile Home												0 Front Overhang 0 Other Overhang		
Town Home		(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: 864 Total Base New : 158,363 Total Depr Cost: 87,098 Estimated T.C.V: 95,808		E.C.F. X 1.100						
Duplex		Drywall Paneled		Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1969		
A-Frame		Plaster Wood T&G		(12) Electric			Ex. Ord. Min		(11) Heating System: Forced Air w/ Ducts						
Wood Frame		Trim & Decoration		0 Amps Service			Many Ave. Few		Ground Area = 864 SF Floor Area = 864 SF.						
Building Style: 1S		Ex Ord Min		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas						
Yr Built 1969		Size of Closets		Average Fixture(s)			Stories Exterior Foundation Size		1 Story Siding Crawl Space 864						
Remodeled 0		Lg Ord Small		1 3 Fixture Bath			Cost New Depr. Cost		Total: 115,450 63,497						
Condition: Average		Doors Solid H.C.		2 Fixture Bath			Other Additions/Adjustments		Water/Sewer						
Room List		(5) Floors		Softener, Auto			1000 Gal Septic		1 4,795 2,637						
Basement		Kitchen:		Softener, Manual			Water Well, 100 Feet		1 5,725 3,149						
1st Floor		Other:		No Plumbing			Porches		CPP 63 1,433 788						
2nd Floor		Other:		Extra Toilet			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Bedrooms		(6) Ceilings		Extra Sink			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 720 25,790 14,184						
(1) Exterior		No. of Elec. Outlets		Separate Shower			Carports		Aluminum 360 5,170 2,843						
Wood/Shingle		Many Ave. Few		Ceramic Tile Floor			Aluminum		Totals: 158,363 87,098						
Aluminum/Vinyl		(7) Excavation		Ceramic Tile Wains			Notes:		ECF (201B COMMERCIAL GROUP B) 1.100 => TCV: 95,808						
Brick		Basement: 0 S.F.		Ceramic Tub Alcove											
Insulation		Crawl: 864 S.F.		Vent Fan											
(2) Windows		Slab: 0 S.F.		(14) Water/Sewer											
Many Avg. Few		Height to Joists: 0.0		Public Water											
Large Avg. Small		(8) Basement		Public Sewer											
Wood Sash		Conc. Block		Water Well											
Metal Sash		Poured Conc.		1 1000 Gal Septic											
Vinyl Sash		Stone		1 2000 Gal Septic											
Double Hung		Treated Wood		Lump Sum Items:											
Horiz. Slide		Concrete Floor													
Casement		(9) Basement Finish													
Double Glass		Joists:													
Patio Doors		Unsupported Len:													
Storms & Screens		Cntr.Sup:													
(3) Roof		Asphalt Shingle													
Gable		Chimney:													
Hip															
Gambrel															
Mansard															
Shed															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOCKENAUER PATRICIA	STANLEY LAURA	57,000	06/29/2010	WD	03-ARM'S LENGTH	2010/2804	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6068 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/29/2010					
STANLEY LAURA 6068 W JAMES DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 121,810 TCV/TFA: 120.84					

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 12 T22N R8W LOT 32 LAKE ESTATES.	X		Dirt Road	132	119.51	1.1095	0.6681	90	100	8,805
Comments/Influences			Gravel Road	132 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 8,805						
20900370 \$54,900 -DOM 458			Paved Road	Land Improvement Cost Estimates						
ADD SEWER FOR 05			Storm Sewer	Description	Rate	Size	% Good	Cash Value		
	X		Sidewalk	D/W/P: 3.5 Concrete	5.70	192	0	0		
	X		Water	D/W/P: Asphalt Paving	2.65	1200	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	97	970		
			Curb	Total Estimated Land Improvements True Cash Value = 970						
			Street Lights							
			Standard Utilities							
			Underground Utils.							



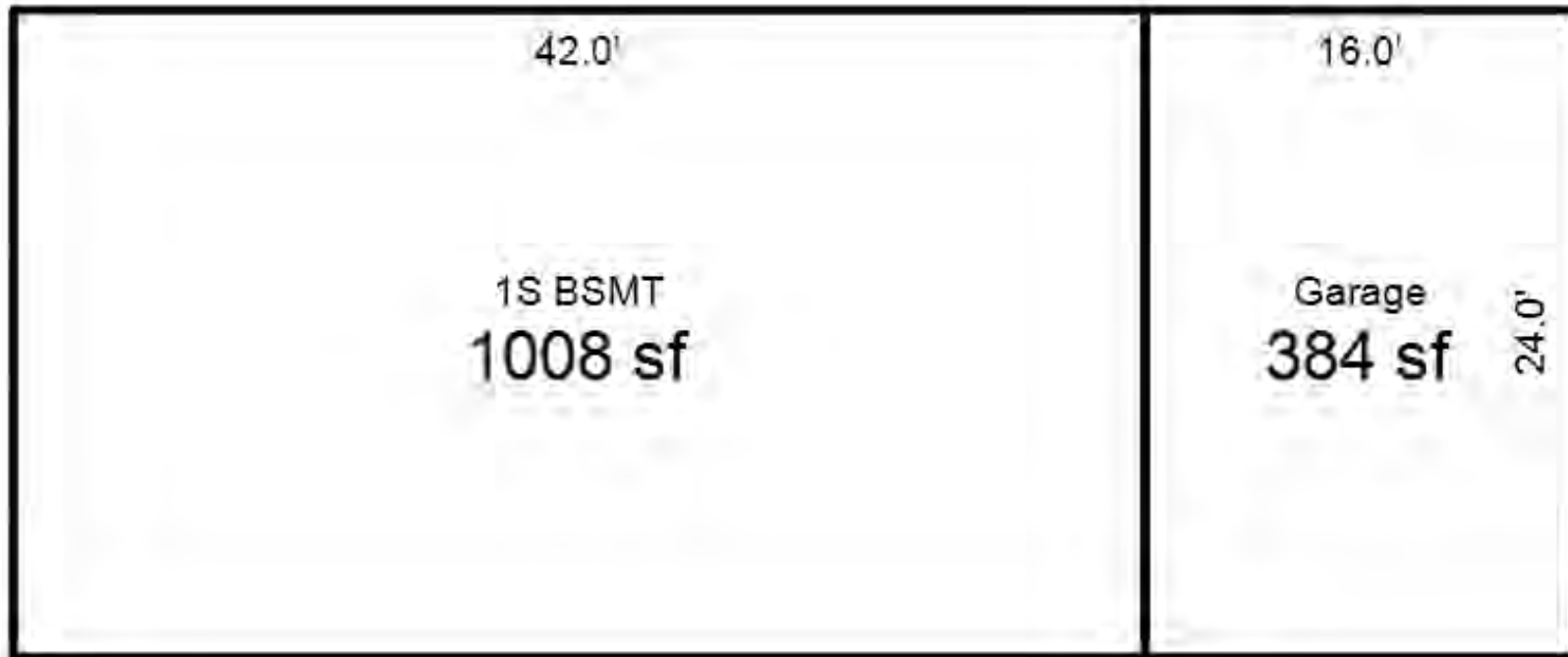
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	4,400	56,500	60,900			38,157C
	Low	High	2024	4,900	48,500	53,400			37,010C
	Landscaped	Swamp	2023	4,900	50,400	55,300			35,248C
	Wooded	Pond	2022	3,500	48,800	52,300			33,570C
	Waterfront	Ravine							
	Wetland	Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1991 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 30 Floor Area: 1,008 Total Base New : 145,500 Total Depr Cost: 101,850 Estimated T.C.V: 112,035		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1991				
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1008 SF		Floor Area = 1008 SF.				
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		Stories		Exterior		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Foundation		Size		Cost New		
Basement 5	1st Floor	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Basement		1,008		Total:		
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		200 Amps Service			1 3 Fixture Bath			Plumbing		Average Fixture(s)		1 1,010 707		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			1 2 Fixture Bath			Garages		2 Fixture Bath		1 2,121 1,485		
Wood/Shingle	Aluminum/Vinyl	X	Drywall	No. of Elec. Outlets			Softener, Auto			Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)				
Brick	Insulation	(7) Excavation		Many			Softener, Manual			Base Cost		Common Wall: 1 Wall		-1,594		
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			Solar Water Heat			Water/Sewer		Public Sewer		1 1,158 811		
Many	X	Large	(8) Basement		No Plumbing			Extra Toilet			Water Well, 100 Feet		1 5,428 3,800			
Avg.	X	Avg.	8 Conc. Block Poured Conc. Stone		No Plumbing			Extra Sink			Built-Ins		Appliance Allow.		1 1,615 1,130	
Few		Small	Treated Wood Concrete Floor		Extra Toilet			Separate Shower			Local Cost Items		SANITARY SEWER		1 0 0 *	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No Plumbing			Totals:		145,500		101,850		
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water			Ceramic Tile Floor			Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		112,035		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water			Ceramic Tile Wains									
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		1 Public Sewer			Vent Fan								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			Ceramic Tub Alcove									
Chimney: Metal		Lump Sum Items:		1 1000 Gal Septic			Vent Fan									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
FAUBLE CASEY M	ROOT DEAN M	4,500	03/16/2005	WD	03-ARM'S LENGTH	05-0/940	DEED	100.0
		4,500	02/01/2003	WD	33-TO BE DETERMINED	03-0:3738	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6096 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST	MH		04/19/2005	20050067	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2025 Est TCV 120,669 TCV/TFA: 76.96

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/	111.00	142.00	1.1586	0.6975	90 100	8,073
111 Actual Front Feet, 0.36 Total Acres						Total Est. Land Value = 8,073

Tax Description		Land Improvement Cost Estimates					
. SEC 12 T22N R8W LOT 33 LAKE ESTATES.		Description	Rate	Size % Good	Cash Value		
Comments/Influences	X	Dirt Road					
		Gravel Road					
839-7648 TO STATE FOR 97 @ 12-97 BOR RETURN TO ROLL FOR 99	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		X Sewer	D/W/P: Asphalt Paving	2.85	480 0	0	
		X Electric	Wood Frame	28.31	80 25	566	
		X Gas	Residential Local Cost Land Improvements				
			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 = 1,516			



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

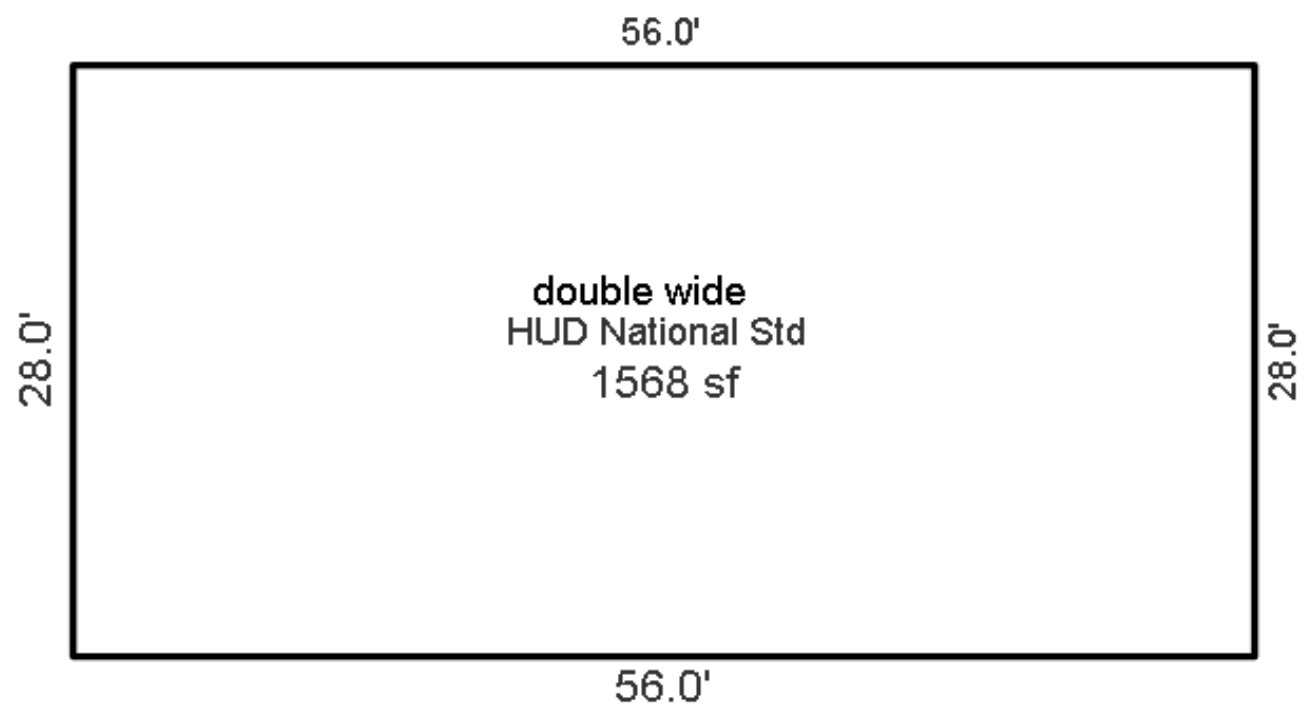
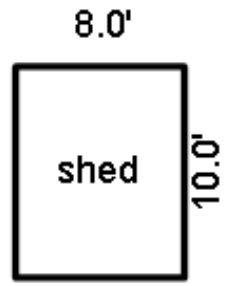
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,000	56,300	60,300			33,628C
2024	4,500	53,600	58,100			32,617C
2023	4,500	49,200	53,700			31,064C
2022	3,500	43,100	46,600			29,585C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Ex X Ord Min Size of Closets Lg X Ord Small			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 25 Floor Area: 1,568 Total Base New : 185,135 Total Depr Cost: 138,850 Estimated T.C.V: 111,080					
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1996	Remodeled 0	Size of Closets		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,568 Total: 171,345 128,508		Cls CD Blt 1996			
Condition: Average		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 909 3 Fixture Bath 1 3,805 2,854 Water/Sewer Public Sewer 1 1,307 980 Water Well, 100 Feet 1 5,560 4,170 Built-Ins Appliance Allow. 1 1,906 1,429 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 185,135 138,850					
Room List		(6) Ceilings X Drywall		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes: 1996 PATRIOT 2014 REROOF			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 111,080					
Basement 1st Floor 2nd Floor 3 Bedrooms		(7) Excavation Basement: 0 S.F. Crawl: 1568 S.F. Slab: 0 S.F. Height to Joists: 0.0		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
(1) Exterior		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Wood/Shingle Aluminum/Vinyl Brick Insulation															
(2) Windows		Many Avg. X Large Avg. Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		X Gable Hip Flat Gambrel Mansard Shed													
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		66,900	08/01/1999	WD	33-TO BE DETERMINED	330:94	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
JAMES DR	School: LAKE CITY AREA SCHOOL DIST		Garage	06/17/2009	20090256	Complete

Owner's Name/Address	MAP #:
HEATER WARREN J & SHARON E 6110 JAMES DRIVE LAKE CITY MI 49651	2025 Est TCV 10,205

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/	100.00	150.00	1.1892	0.7071	90 100	7,568
			100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =	7,568	

Taxpayer's Name/Address	X	Land Improvement Cost Estimates			
HEATER WARREN J & SHARON E 6110 JAMES DRIVE LAKE CITY MI 49651		Description	Rate	Size % Good	Cash Value
		Fencing: Wd, Solid, 6 ft.	26.49	100 50	1,324
		Wood Frame	21.88	120 50	1,313
		Total Estimated Land Improvements True Cash Value =			2,637

Tax Description	X
. SEC 12 T22N R8W LOT 34 LAKE ESTATES.	
Comments/Influences	X
2011 GARAGE MOVED TO 36-ON WRONG PARCEL	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,800	1,300	5,100			3,676C
2024	4,200	1,300	5,500			3,566C
2023	4,200	1,200	5,400			3,397C
2022	3,500	600	4,100			3,236C

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

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

6110 JAMES DR School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 04/30/2001

Owner's Name/Address MAP #:

HEATER WARREN J & SHARON E 2025 Est TCV 131,747 TCV/TFA: 117.63

6110 JAMES DRIVE X Improved Vacant Land Value Estimates for Land Table 4101.4101 RURAL SUBS

LAKE CITY MI 49651 Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100		7,568
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,568

Taxpayer's Name/Address Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
D/W/P: Asphalt Paving	2.85	980	0	0
Sewer				
Wood Frame	21.40	224	71	3,404
Residential Local Cost Land Improvements				

HEATER WARREN J & SHARON E X Electric Description Rate Size % Good Cash Value

6110 JAMES DRIVE X Gas LAND IMPROVE 1000 1,000.00 1 95 950

LAKE CITY MI 49651 X Curb Total Estimated Land Improvements True Cash Value = 4,354

Tax Description Street Lights Standard Utilities Underground Utils.

. SEC 12 T22N R8W LOT 35 LAKE ESTATES.

Comments/Influences Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,800	62,100	65,900			42,383C
2024	4,200	53,600	57,800			41,109C
2023	4,200	51,900	56,100			39,152C
2022	3,500	51,700	55,200			37,288C

Who When What TPC 04/30/2021 INSPECTED

Taxable Value TPC 05/06/2018 INSPECTED

42,383C TPC 12/27/2017 INSPECTED

41,109C The Equalizer. Copyright (c) 1999 - 2009.

39,152C Licensed To: Township of Lake, County of

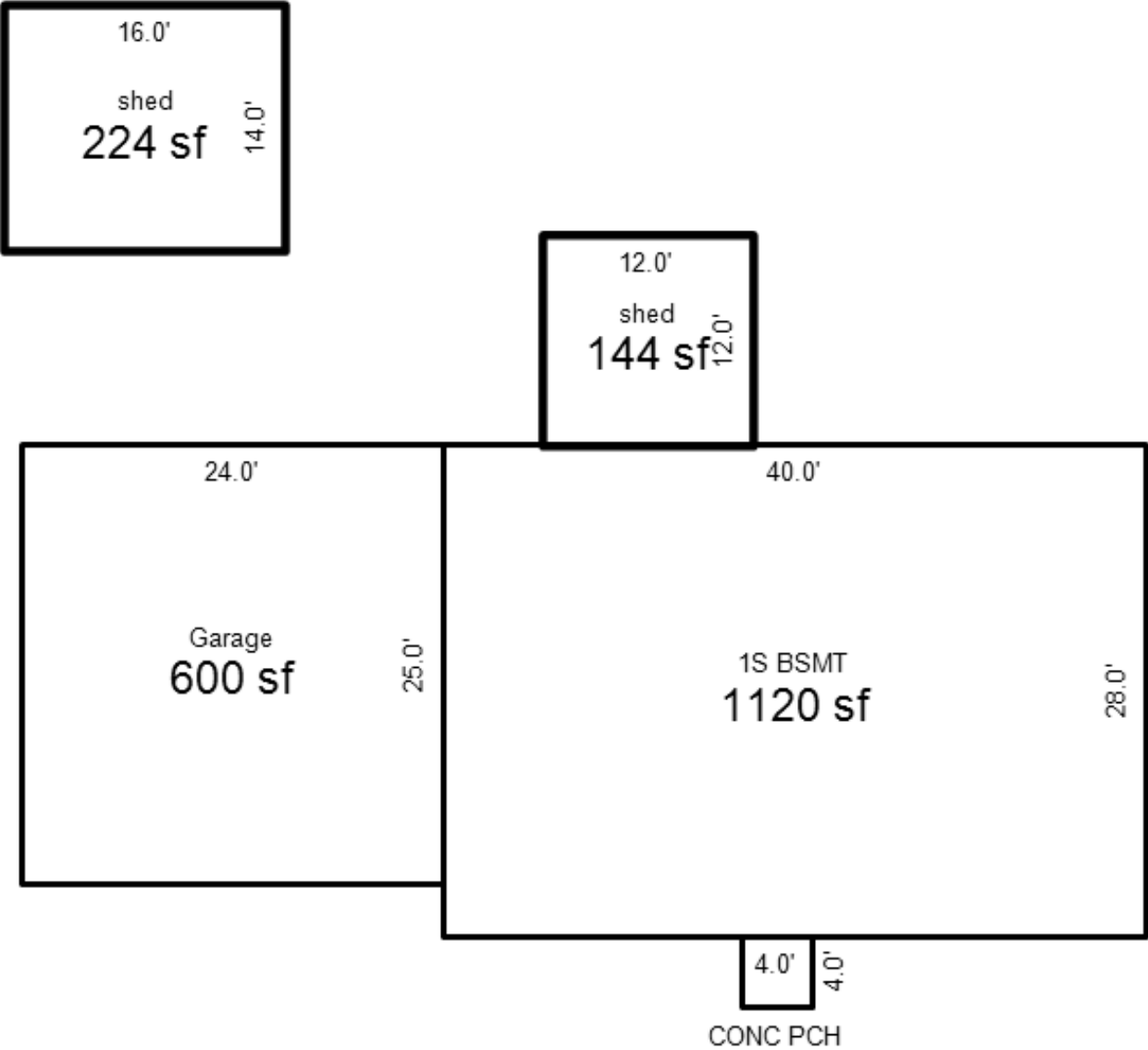
37,288C Missaukee, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 16 144	Type CPP Treated Wood	Year Built: 1974 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,120 Total Base New : 181,552 Total Depr Cost: 108,932 Estimated T.C.V: 119,825		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G	Trim & Decoration	
Yr Built 1974		Remodeled 1984		Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small			
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		200		Amps Service			
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 1974			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many		X	Ave.	Few	1 Story	Siding	Basement	1,120	Total:	145,731	87,439	
(2) Windows		(7) Excavation		Average Fixture(s)		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1		2,130	1,278			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood		144		3,218	1,931	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		600	22,548	13,529
X	Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Common Wall: 1 Wall		1		-2,476	-1,486	
X	Storms & Screens	(10) Floor Support		Lump Sum Items:		Ceramic Tub Alcove Vent Fan		Public Sewer		Water Well, 100 Feet		1		1,307	784	
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins		Appliance Allow.		1		1,906	1,144	
X	Gable Hip Flat	Gambrel Mansard Shed		1		1		Porches		CPP		16		416	250	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:		SANITARY SEWER		Local Cost Items		1		0		0	*	
Chimney: Block		Totals:		181,552		108,932		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:		119,825						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
JAMES DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 04/30/2001								
HEATER WARREN J & SHARON E 6110 JAMES DRIVE LAKE CITY MI 49651		MAP #:								
		2025 Est TCV 44,912 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 12 T22N R8W LOT 36 LAKE ESTATES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 90/	100.00	150.00	1.1892 0.7071	90 100	7,568	
		Paved Road		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	7,568
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.07	320	99	1,923		
		X Sewer		Total Estimated Land Improvements True Cash Value =					1,923	
		X Electric								
		X Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	3,800	18,700	22,500		15,762C
		TPC 12/27/2017 INSPECTED			2024	4,200	16,200	20,400		15,289C
		TPC 11/01/2011 INSPECTED			2023	4,200	15,600	19,800		14,561C
					2022	3,500	14,200	17,700		13,868C

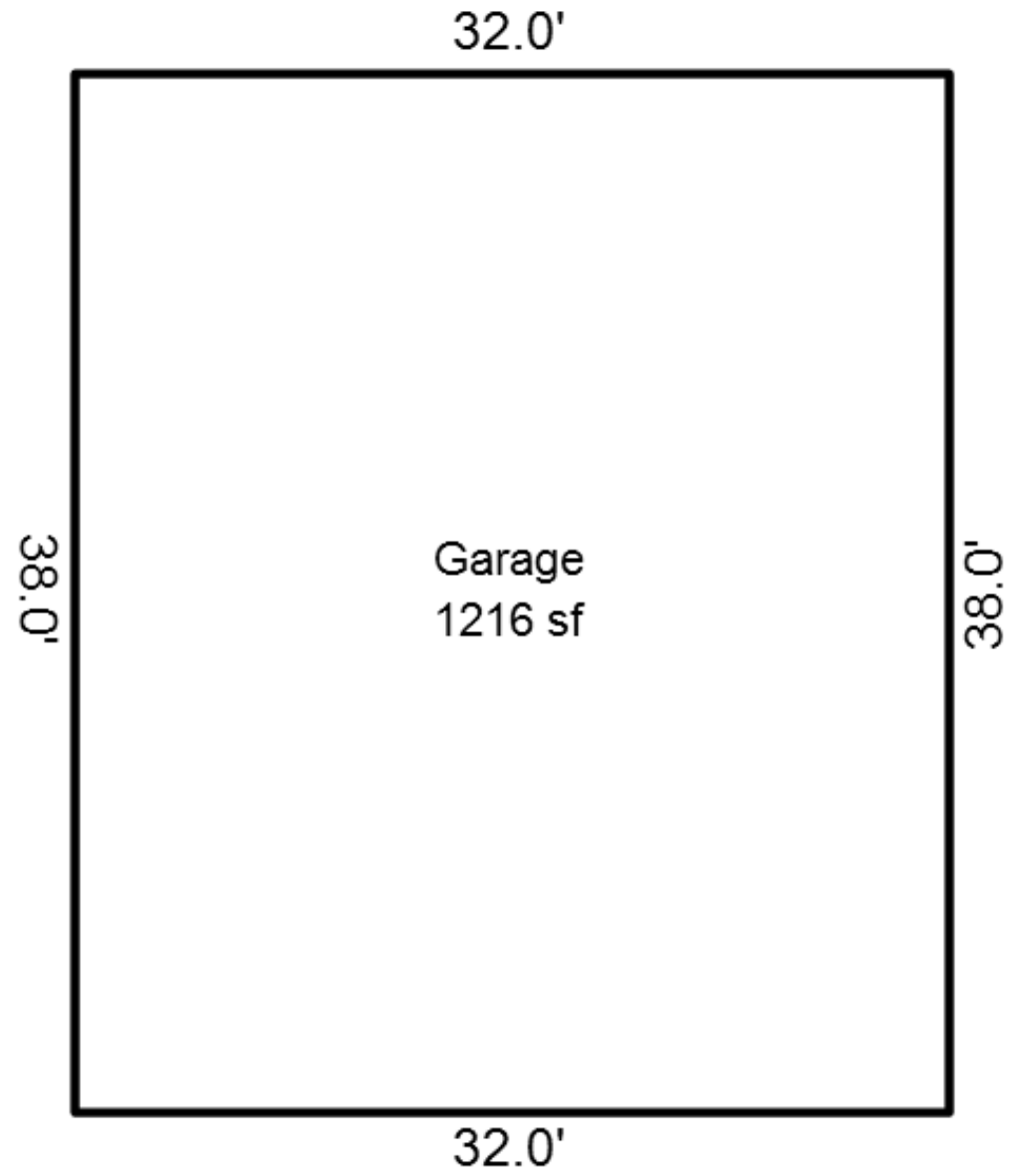


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: 2009 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: 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			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 37,884 Total Depr Cost: 32,201 Estimated T.C.V: 35,421			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace								
Yr Built 2009		Remodeled 0		Trim & Decoration			(12) Electric								
Condition: Average		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 2009		
Room List		Doors	Solid	H.C.	Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior		Kitchen: Other: Other:		Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		(13) Plumbing			Building Areas								
Insulation		Excavation		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Other Additions/Adjustments								
Many Avg. Few 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			Garages								
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			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost								
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals:								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Notes:								
X	Asphalt Shingle	(10) Floor Support					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:					35,421			
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



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

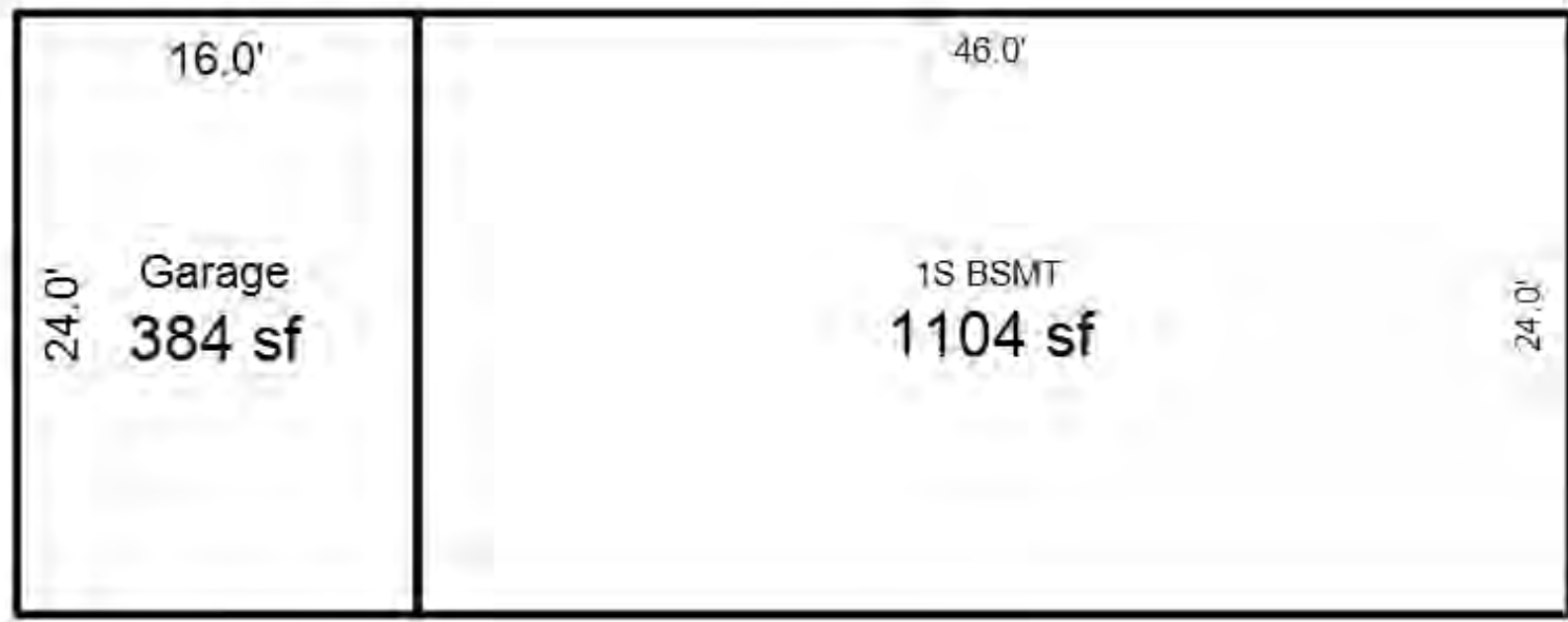
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6172 JAMES DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/25/1994									
Owner's Name/Address		MAP #:		2025 Est TCV 138,008 TCV/TFA: 125.01									
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100		7,568
. SEC 12 T22N R8W LOT 37 LAKE ESTATES.		X	Paved Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,568								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
ADD SEWER FOR 05		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 3.5 Concrete	6.07	80	94	457				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 457								
		X	Electric										
		X	Gas										
		X	Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	3,800	65,200	69,000			43,325C		
		TPC 04/30/2021	INSPECTED		2024	4,200	56,000	60,200			42,023C		
		TPC 12/27/2017	INSPECTED		2023	4,200	54,200	58,400			40,022C		
		TPC 11/01/2011	INSPECTED		2022	3,500	57,300	60,800			38,117C		

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 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: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 30 Floor Area: 1,104 Total Base New : 168,808 Total Depr Cost: 118,166 Estimated T.C.V: 129,983		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1992										
Yr Built 1992	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1104 SF Floor Area = 1104 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story			Siding		Basement		1,104		144,583		101,209		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,212		848	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		384		16,716		11,701			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many	X	Ave.	Few	1 Average Fixture(s)			Common Wall: 1 Wall		1		-2,476		-1,733					
(2) Windows		(7) Excavation		Basement: 1104 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			Water/Sewer			Public Sewer		1		1,307		915			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1		1,906		1,334			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Local Cost Items			SANITARY SEWER		1		0		0			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals:			168,808		118,166							
(3) Roof		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 129,983			Totals:			168,808		118,166							
X	Gable Hip Flat	X	Gambrel Mansard Shed																			
X	Asphalt Shingle																					

*** 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			
JAMES DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 02/09/1998									
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 15,768 TCV/TFA: 0.00									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
SHEIDLER DONALD B & JUNE A 6172 JAMES DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 38 LAKE ESTATES.		Gravel Road		A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
Comments/Influences		Paved Road		100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =	7,568	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	3,800	4,100	7,900		6,098C	
		TPC 04/30/2021 INSPECTED			2024	4,200	3,500	7,700		5,915C	
		TPC 12/27/2017 INSPECTED			2023	4,200	3,400	7,600		5,634C	
		RJG 12/15/2008 INSPECTED			2022	3,500	3,500	7,000		5,366C	

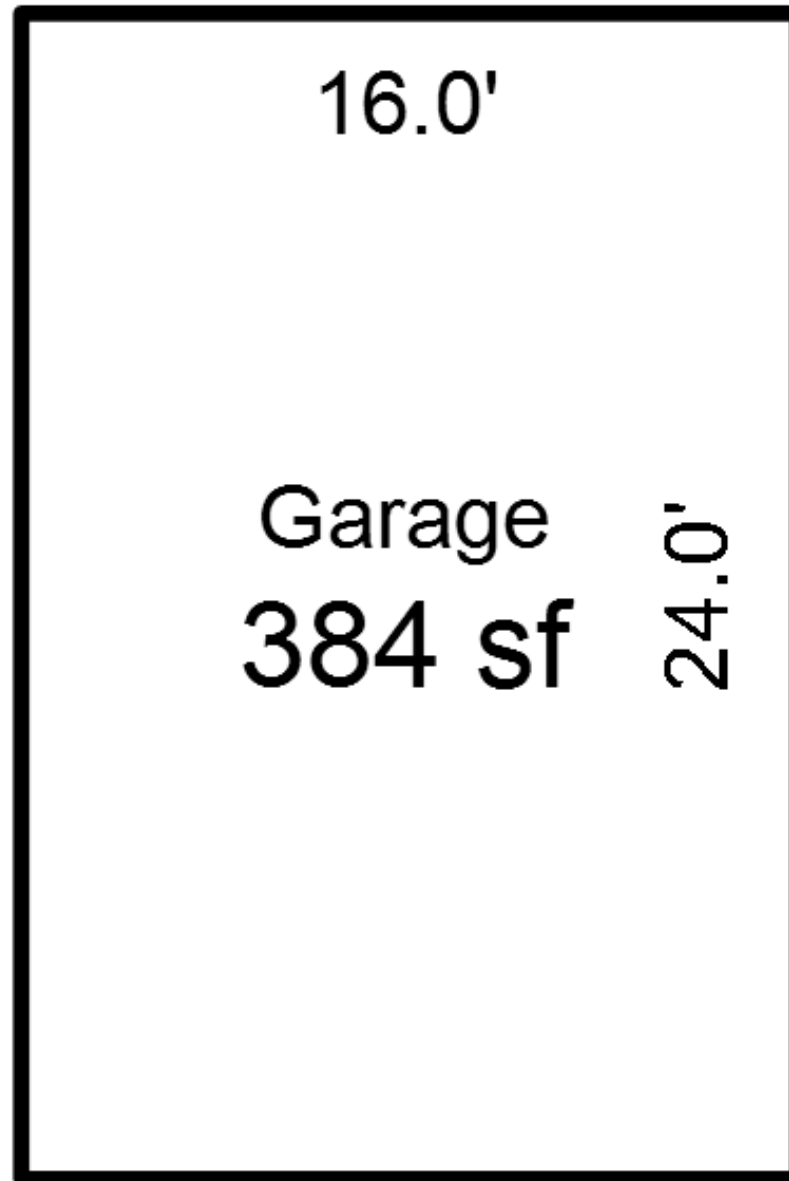


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1998 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: 384		
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 8,770 Total Depr Cost: 7,455 Estimated T.C.V: 8,200		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled		Plaster Wood T&G												
Yr Built 1998		Remodeled 0		Trim & Decoration		Central Air Wood Furnace		No./Qual. of Fixtures Ex. Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Base Cost 384 11,082 9,420 No Concrete Floor 384 -2,312 -1,965 Totals: 8,770 7,455		Cls CD Blt 1998				
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few												
Room List		Doors Solid H.C.		(5) Floors			(12) Electric		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 8,200							
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing									
(2) Windows		(9) Basement Finish		(14) Water/Sewer												
Many Avg. Few Large Avg. Small							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							Lump Sum Items:									
(3) Roof																
Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle																
Chimney:																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEATHERBY ROBERT L & JOAN	WEATHERBY JOAN L	0	10/14/2022	QC	09-FAMILY	2922093255	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1795 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
WEATHERBY JOAN L 1795 S BARBARA DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 136,391 TCV/TFA: 121.78					

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 12 T22N R8W LOT 39 LAKE ESTATES.	X	Dirt Road		A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,568							
ADD SEWER FOR 05		Paved Road		Land Improvement Cost Estimates							

Description	X	Rate	Size	% Good	Cash Value
Water		5.70	60	0	0
X Sewer	X	5.98	240	0	0
X Electric	X	19.27	200	50	1,927
X Gas	X	22.53	100	50	1,126
Total Estimated Land Improvements True Cash Value =					3,053

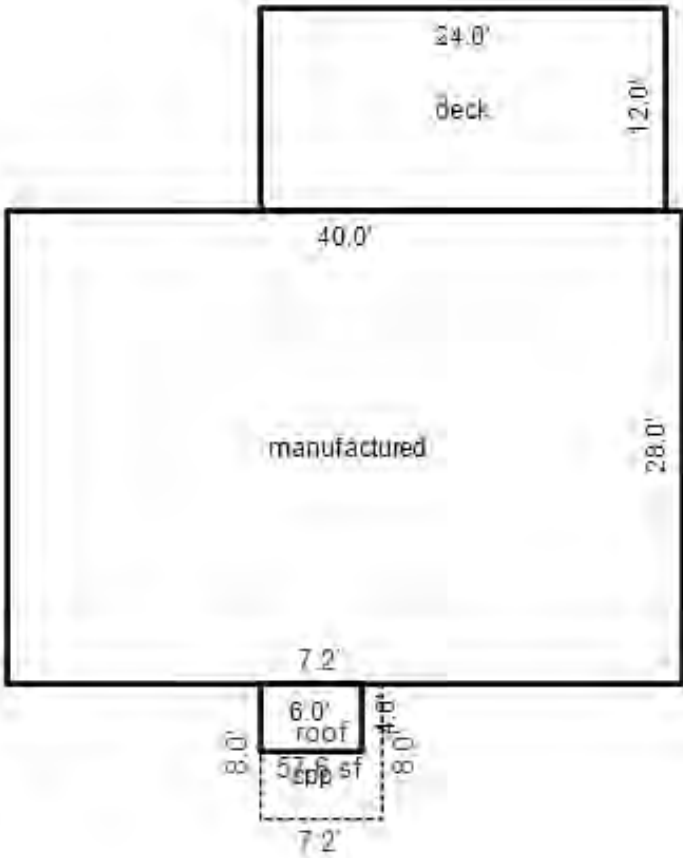
Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	3,800	64,400	68,200			28,888C
Rolling		2024	4,200	55,500	59,700			28,020C
Low		2023	4,200	51,200	55,400			26,686C
High		2022	3,500	44,100	47,600			25,416C
Landscaped								
Swamp								
X Wooded	X							
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 24 288 57	Type CPP Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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: D Effec. Age: 25 Floor Area: 1,120 Total Base New : 152,453 Total Depr Cost: 114,336 Estimated T.C.V: 125,770			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D		Blt 1989				
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Crawl Space	1,120					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Plumbing			Other Additions/Adjustments			Total:		117,826	88,367			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Deck			Plumbing			Average Fixture(s)		1	1,010	757		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s)			2 Fixture Bath		1	2,121	1,591		
(2) Windows		(7) Excavation		Ex. X Ord. Min			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many X Ave. Few			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		No. of Elec. Outlets			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
Chimney: Metal		(10) Floor Support		Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
		Joists: Unsupported Len: Cntr.Sup:		Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
		Lump Sum Items:		Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		No Plumbing				
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				Plumbing			Average Fixture(s)			2 Fixture Bath			Solar Water Heat		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.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
S BARBARA DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/25/1994									
WEATHERBY ROBERT L & JOAN L 1795 S BARBARA DR LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 37,287 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 12 T22N R8W LOT 40 LAKE ESTATES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
		Paved Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =		7,568	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		X	High								
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	3,800	14,800	18,600		13,655C	
		TPC 04/30/2021 INSPECTED			2024	4,200	12,700	16,900		13,245C	
		TPC 12/27/2017 INSPECTED			2023	4,200	12,400	16,600		12,615C	
		TPC 10/12/2012 INSPECTED			2022	3,500	10,500	14,000		12,015C	

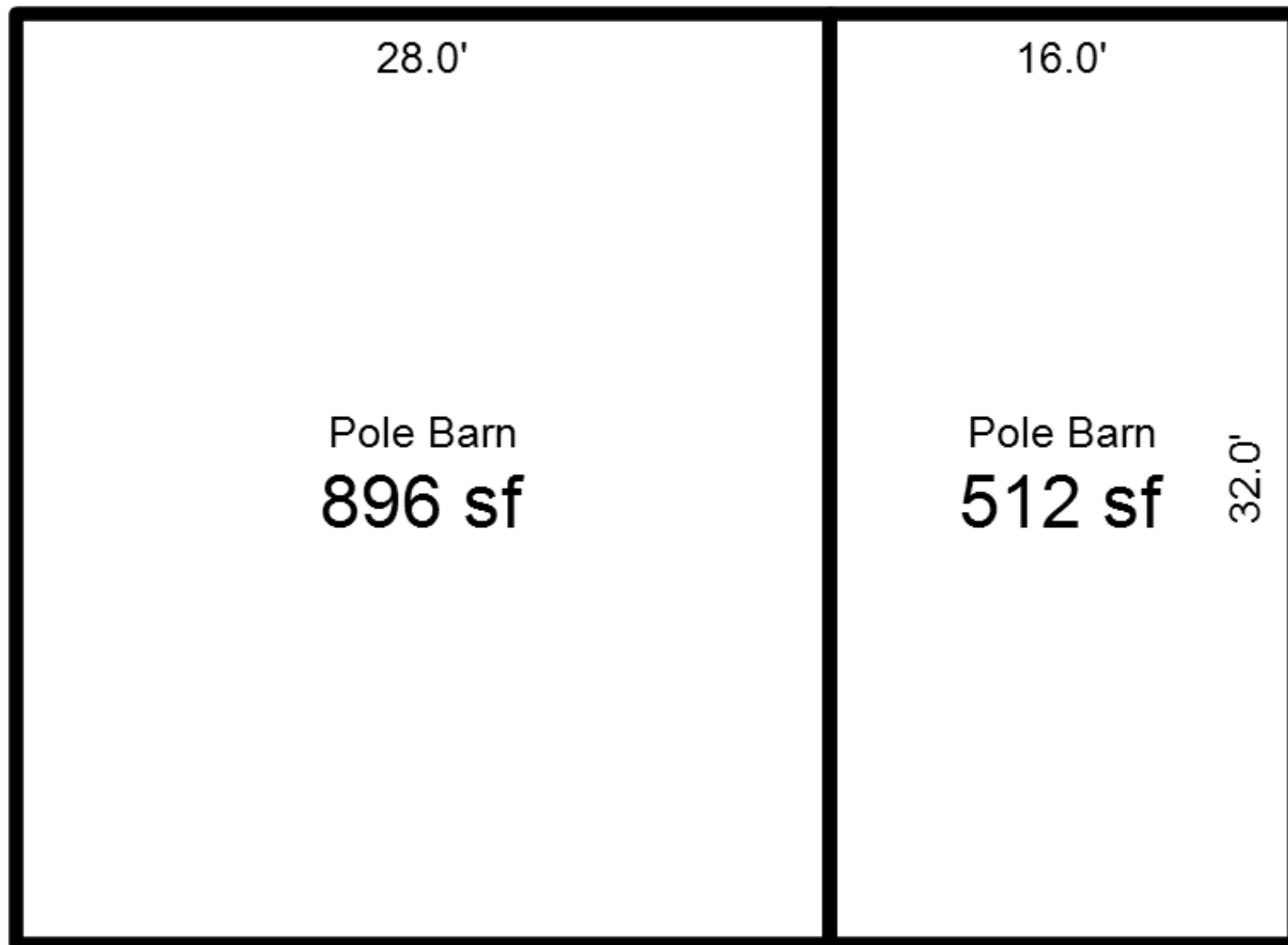


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*** Information herein deemed reliable but not guaranteed***

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: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 33,771 Total Depr Cost: 27,017 Estimated T.C.V: 29,719				
	Town Home	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Base Cost 896 20,285 16,228 Class: CD Exterior: Pole (Unfinished) Base Cost 512 13,486 10,789 Totals: 33,771 27,017				
	Duplex																Ex Ord Min	Size of Closets	Size of Closets	Ex Ord Min
	A-Frame	(5) Floors	KITCHEN: Other: Other:	(6) Ceilings	(7) Excavation	1	(8) Basement	(9) Basement Finish	(10) Floor Support	(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Chimney:	Joists: Unsupported Len: Cntr.Sup:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(16) Porches/Decks	(17) Garage			
	Wood Frame																	Ex Ord Min	Size of Closets	Size of Closets
	Building Style: GRG	(1) Exterior	Basement 1st Floor 2nd Floor Bedrooms	(2) Windows	(3) Roof	(4) Interior	(5) Floors	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
	Yr Built 1994																			
	Wood Shingle	(2) Windows	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	(4) Interior	(5) Floors	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage	
	Aluminum/Vinyl Brick																			Ex Ord Min
	Insulation	(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(4) Interior	(5) Floors	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage		
	Many Avg. Few																		Ex Ord Min	Size of Closets
	Chimney:	(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(4) Interior	(5) Floors	(6) Ceilings	(7) Excavation	(8) Basement	(9) Basement Finish	(10) Floor Support	(11) Heating/Cooling	(12) Electric	(13) Plumbing	(14) Water/Sewer	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage		
	Asphalt Shingle																		Ex Ord Min	Size of Closets

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOON COREY & JUSTICE C	KENYON TRAVIS L	63,000	11/04/2017	WD	03-ARM'S LENGTH	2017-0559	PROPERTY TRANSFER	100.0
BEECRAFT WILLIAM & NANCY	KOON COREY & JUSTICE C	39,538	11/03/2017	WD	16-LC PAYOFF	2017-03558	DEED	100.0
WM SPECIALTY MORTGAGE LLC	BEECRAFT WILLIAM & NANCY	37,000	09/24/2007	WD	21-NOT USED/OTHER	2007/3471	DEED	100.0
HARDEN DENNIS & BEVERLY (	WM SPECIALTY MORTGAGE LLC	63,349	02/25/2007	SD	21-NOT USED/OTHER	2006/3207	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6145 DONALD DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/06/2017					

Owner's Name/Address	MAP #:
KENYON TRAVIS L PO BOX 163 LAKE CITY MI 49651	2025 Est TCV 106,236 TCV/TFA: 86.23

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A 200' @ 90/	120.00	150.00	1.1362	0.7071	90 100	8,677
120 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value = 8,677

Tax Description
SEC 12 T22N R8W LOT 41 & W 20 FT OF LOT 42 LAKE ESTATES.

Comments/Influences

20807174 \$39,900
NEW HOUSE FOR 96
96 HS @ 12-96 BOR
04 Combo w/042-00 for 05

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	34.58	64 85	1,881
Total Estimated Land Improvements True Cash Value =			1,881

Topography of Site

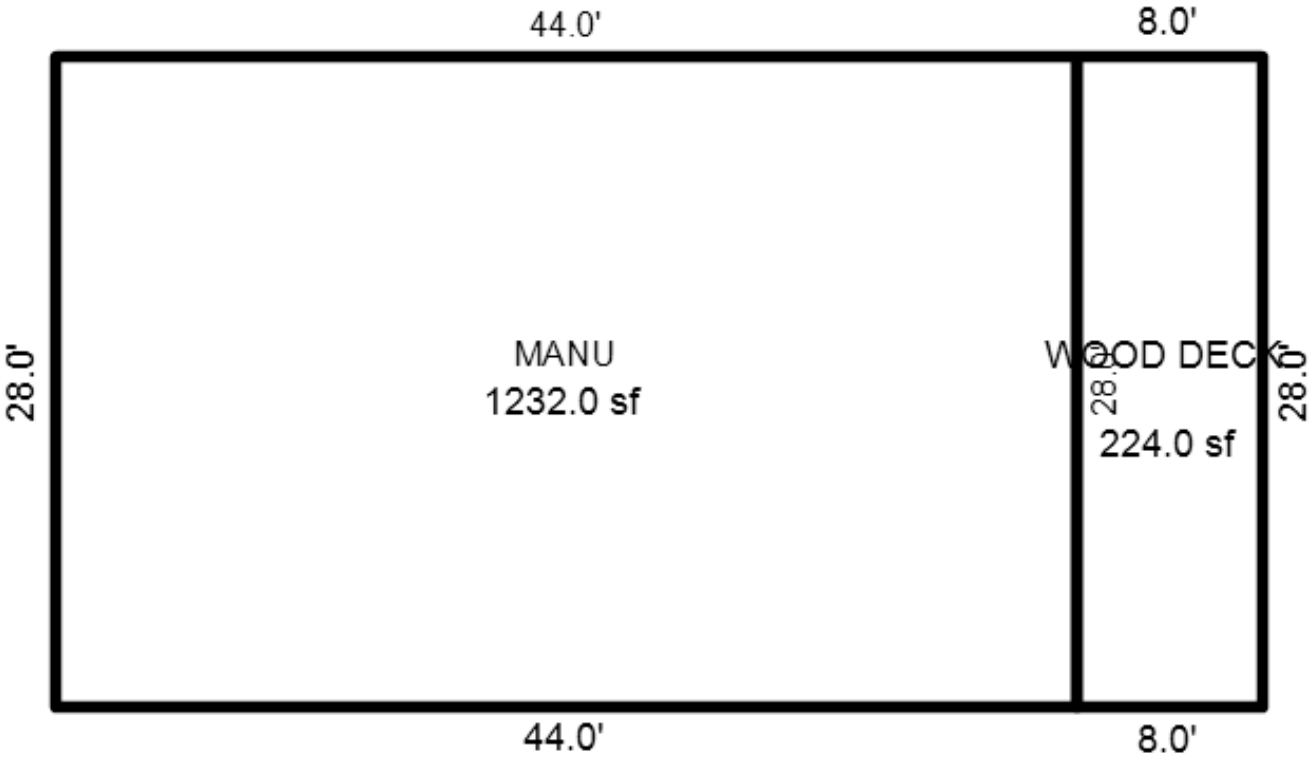
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,300	48,800	53,100			32,269C
2024	4,800	46,500	51,300			31,299C
2023	4,800	43,200	48,000			29,809C
2022	3,500	37,800	41,300			28,390C



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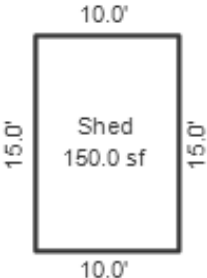
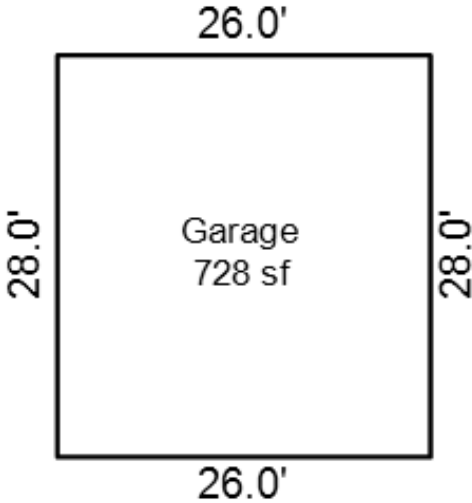
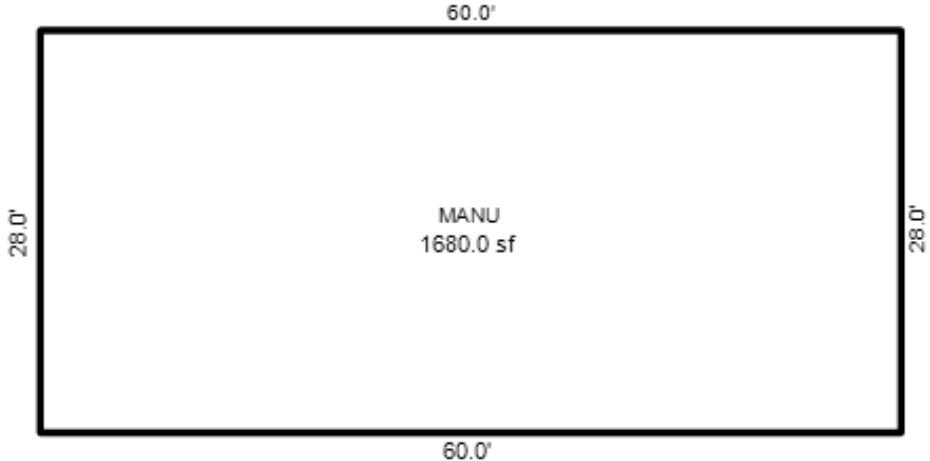
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0					
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0					
ROOT DEAN	ROOT DEAN & SHERYL	1	05/18/2018	QC	09-FAMILY	2018-01627	PROPERTY TRANSFER	0.0					
HUTCHINSON CARL & HUTCHIN	ROOT DEAN & SHERYL	1	05/14/2018	QC	32-SPLIT VACANT	2018-01586	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6111 W DONALD DR		School: LAKE CITY AREA SCHOOL DIST		Garage		07/28/2022		2022-0521	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 141,261 TCV/TFA: 84.08							
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		X	Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *		LOTS 42 & 43							
SEC 12 T22N R8W LOTS 42 & 43 & THE W 14 FT OF 44 & EXC W 20 FT OF LOT 42. LAKE ESTATES. 5/18/2018 COMBINE A SPLIT FROM 430-044-00 FORMERLY SEC 12 T22N R8W LOTS 42 & 43 EXC W 20 FT OF LOT 42. LAKE ESTATES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		X	Gravel Road	A 200' @ 90/	194.00	150.00	1.0076	0.7071	90	100		12,440	
		X	Paved Road	194 Actual Front Feet, 0.67 Total Acres								Total Est. Land Value =	12,440
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description	Rate		Size		% Good	Cash Value			
		X	Water	D/W/P: 4in Concrete	6.39		500		50	1,597			
		X	Sewer	Wood Frame	23.44		150		50	1,758			
		X	Electric	Total Estimated Land Improvements True Cash Value =								3,355	
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
Comments/Influences		Topography of Site											
COMBINE ON 5/18/2018 A SPLIT FROM 430-044-00		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	6,200	64,400	70,600			35,714C		
		TPC 04/30/2021	INSPECTED		2024	6,900	61,400	68,300			34,641C		
		TPC 12/27/2017	INSPECTED		2023	6,900	53,300	60,200			32,992C		
		TPC 10/23/2017	INSPECTED		2022	5,300	36,600	41,900			26,469C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUTCHINSON CARL & TERESA	ROOT RENTALS LLC	14,000	12/30/2022	WD	03-ARM'S LENGTH	2023-00258	DEED	100.0
BALDWIN RICHARD L	HUTCHINSON CARL & TERESA	3,000	10/28/2013	WD	09-FAMILY	2013-03694	DEED	100.0
VINCENT TABITHA FKA BALDW	BALDWIN RICHARD L	1	10/25/2013	QC	21-NOT USED/OTHER	2013-03585 QD	DEED	0.0
BALDWIN CHERYL	BALDWIN RICHARD L	1	01/06/2010	QC	21-NOT USED/OTHER	2011-01805	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6077 W DONALD DR	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	04/10/2023	2023-0155	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2025 Est TCV 193,319 TCV/TFA: 137.69

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	150.00	226.00	1.0746	0.7834	90	100		11,365
150 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 11,365

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W LOT 44 EXC THE W 14' LAKE ESTATES	X	Dirt Road				
5/2018 SPLIT PART TO 430-044-10 FORMERLY. SEC 12 T22N R8W LOT 44 LAKE ESTATES.	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	8.06	450	50	1,813
	X	Electric	Total Estimated Land Improvements True Cash Value =			1,813
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

11/2016 HOLE FILLED.
NEEDS FILL - DEEP HOLE
SPLIT ON 05/18/2018 COMPLETED 05/18/2018
TIM ;
PARENT PARCEL(S): 009-430-044-00;
CHILD PARCEL(S): 009-430-044-10;



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,700	91,000	96,700			95,779C
2024	6,300	86,600	92,900			92,900S
2023	6,300	0	6,300			6,300S
2022	4,500	0	4,500			1,397C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 48 192	Type WPP CPP	Year Built: 2023 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: 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 Effec. Age: 1 Floor Area: 1,404 Total Base New : 227,450 Total Depr Cost: 225,176 Estimated T.C.V: 180,141			E.C.F. X 0.800		Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Total Base New : 227,450 Total Depr Cost: 225,176 Estimated T.C.V: 180,141			E.C.F. X 0.800		Carpport Area:			
Yr Built 2023		Remodeled 0	Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1404 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2023		Roof:			
Condition: Average		Ex	Ord		Min	0 Amps Service			Building Areas			Size 1,404		Cost New 177,696	Depr. Cost 175,920	
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Stories Exterior Foundation			Total:					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			1 Story Siding Crawl Space			Average Fixture(s)						
(1) Exterior		Kitchen: Other: Other:		Many Ave. Few			Plumbing			Average Fixture(s)						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Average Fixture(s)						
(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			Plumbing			Average Fixture(s)						
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1404 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			Porches			Average Fixture(s)					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Average Fixture(s)						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Water/Sewer			Average Fixture(s)					
	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Average Fixture(s)						
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Appliance Allow.			Average Fixture(s)						
<p>Notes:</p> <p>ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv: 180,141</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.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL J	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
		17,000	12/01/1997	WD	33-TO BE DETERMINED	315:602	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6066 W DONALD DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 43,602 TCV/TFA: 46.98					

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 12 T22N R8W LOT 45 LAKE ESTATES.				A 200' @ 90/	120.00	150.00	1.1362	0.7071	90	100	8,677
Comments/Influences				120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 8,677							
				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete				7.48	768 0	0	
				Residential Local Cost Land Improvements							
				Description				Rate	Size % Good	Cash Value	
				Gas	LAND IMPROVE 1000			1,000.00	1 95	950	
				Total Estimated Land Improvements True Cash Value =						950	



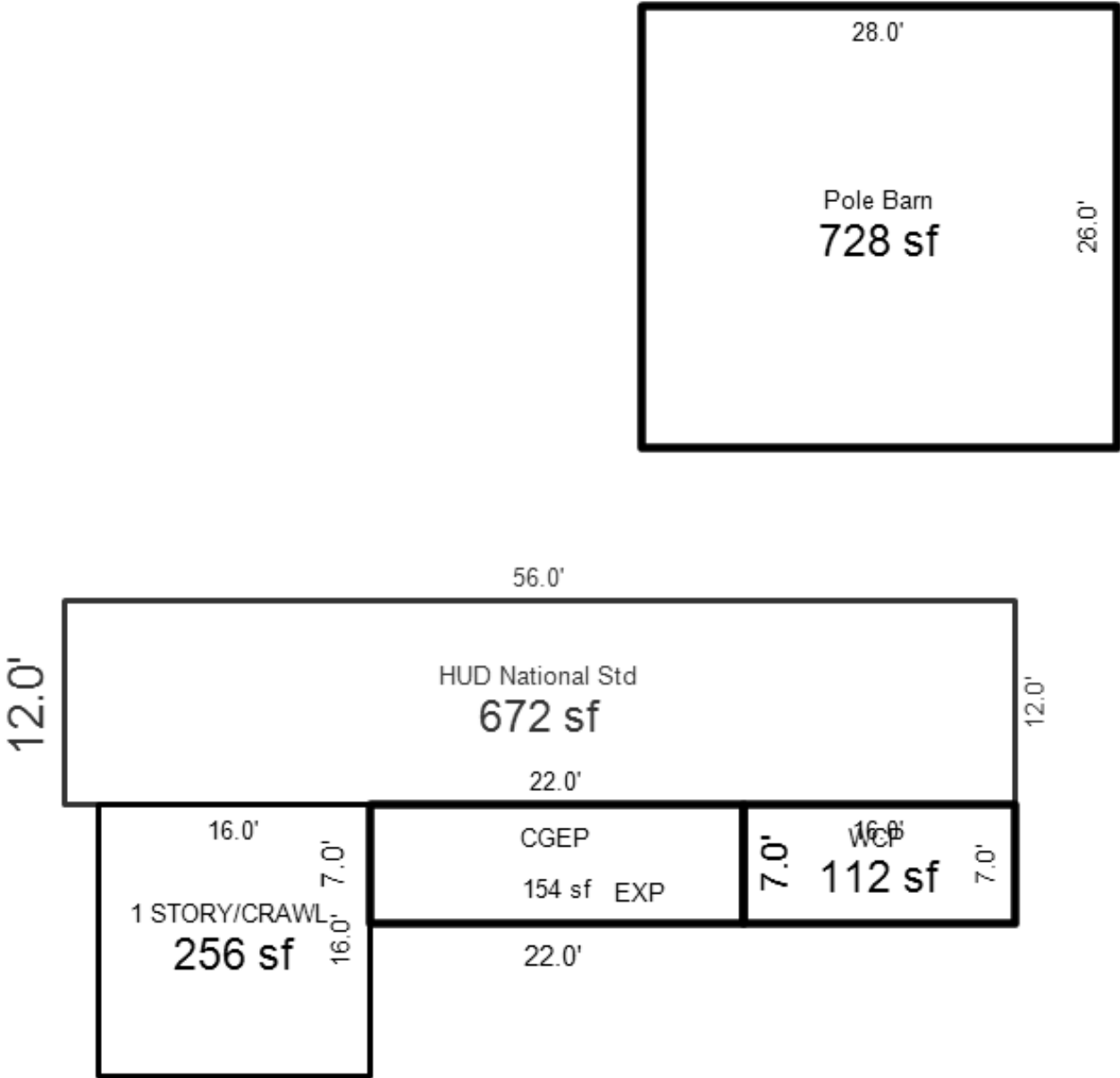
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,300	17,500	21,800			14,435C
Rolling	2024	4,800	17,700	22,500			14,001C
Low	2023	4,800	19,300	24,100			13,335C
High	2022	3,500	15,500	19,000			12,700C
Landscaped							
Swamp							
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	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	112	WSEP (1 Story)
	Mobile Home			0	Front Overhang	0									Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Good Effec. Age: 35 Floor Area: Total Base New : 121,341 Total Depr Cost: 42,469 Estimated T.C.V: 33,975	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Good		Blt 1970			
Duplex		Drywall Paneled		Ex. X Ord. Min			(11) Heating System: Forced Warm Air							
A-Frame		Plaster Wood T&G		Trim & Decoration			Ground Area = 928 SF Floor Area = 928 SF.							
X Wood Frame		Trim & Decoration		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Building Style: HUD		Ex X Ord Min		Many X Ave. Few			Building Areas							
Yr Built 1970		Size of Closets		(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
Remodeled 0		Lg X Ord Small		1 Average Fixture(s)			Main Home Siding Comp.Shingle 672							
Condition: Average		Doors Solid X H.C.		1 3 Fixture Bath			Addition Siding Crawl 256							
Room List		(5) Floors		2 Fixture Bath			Expando 154							
Basement		Kitchen:		Softener, Auto			Other Additions/Adjustments							
1st Floor		Other:		Softener, Manual			Skirting, Metal or Vinyl, Vertical		136		1,601		560	
2nd Floor		Other:		Solar Water Heat			Plumbing							
Bedrooms		(6) Ceilings		No Plumbing			Average Fixture(s)		1		1,219		427	
(1) Exterior		Ex. X Ord. Min		Extra Toilet			Porches		112		5,254		1,839	
Wood/Shingle		(7) Excavation		Extra Sink			WSEP (1 Story)							
Aluminum/Vinyl		Basement: 0 S.F.		Separate Shower			Garages		728		15,164		5,307	
Brick		Crawl: 256 S.F.		Ceramic Tile Floor			Class: D Exterior: Pole (Unfinished)							
Insulation		Slab: 0 S.F.		Ceramic Tile Wains			Base Cost		1		1,886		660	
(2) Windows		Height to Joists: 0.0		Ceramic Tub Alcove			Water/Sewer		1		2,879		1,008	
Many		(8) Basement		Vent Fan			Public Sewer		1		3,918		1,371	
Avg. X Avg.		Conc. Block		(14) Water/Sewer			Water Well, 50 Feet							
Few		Poured Conc.		Public Water			Built-Ins		1		3,918		1,371	
Large		Stone		1 Public Sewer			Appliance Allow.							
X Avg. X Avg.		Treated Wood		1 Water Well			Local Cost Items							
Small		Concrete Floor		1000 Gal Septic			SANITARY SEWER		1		0		0	
X Wood Sash		(9) Basement Finish		2000 Gal Septic			Notes:							
Metal Sash		Recreation SF		Lump Sum Items:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV:						33,975	
Vinyl Sash		Living SF												
Double Hung		Walkout Doors (B)												
Horiz. Slide		No Floor SF												
Casement		Walkout Doors (A)												
Double Glass		(10) Floor Support												
Patio Doors		Joists:												
Storms & Screens		Unsupported Len:												
(3) Roof		Cntr.Sup:												
X Gable														
Hip														
Flat														
X Asphalt Shingle														
Chimney: Metal														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HART KATHERINE M	HART KATHERINE M	0	08/17/2023	QC	15-LADY BIRD	2023-02193	DEED	0.0			
HART KATHERINE M	HART KATHERINE M	1	09/25/2019	QC	09-FAMILY	2019-02985	DEED	0.0			
PETERSON DAWN L	HART KATHERINE M	95,000	08/21/2019	WD	03-ARM'S LENGTH	2019-02617	PROPERTY TRANSFER	100.0			
PETERSON DAWN L	PETERSON DAWN L	1	01/09/2017	QC	09-FAMILY	23017-00076	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
6094 DONALD DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 08/22/2019									
HART KATHERINE M 6094 DONALD DR LAKE CITY MI 49651		MAP #:									
		2025 Est TCV 140,033 TCV/TFA: 104.82									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 12 T22N R8W LOT 46 LAKE ESTATES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	120.00	150.00	1.1362	0.7071	90	100	8,677
		Paved Road		120 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =	8,677	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description				Rate	Size	% Good	Cash Value
		Water		D/W/P: 3.5 Concrete				5.70	840	71	3,399
		X	Sewer	Total Estimated Land Improvements True Cash Value = 3,399							
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2025	4,300	65,700	70,000			56,194C
		TPC 04/30/2021	INSPECTED		2024	4,800	56,600	61,400			54,505C
		TPC 07/26/2019	INSPECTED		2023	4,800	54,800	59,600			51,910C
		TPC 12/27/2017	INSPECTED		2022	3,500	50,300	53,800			49,439C

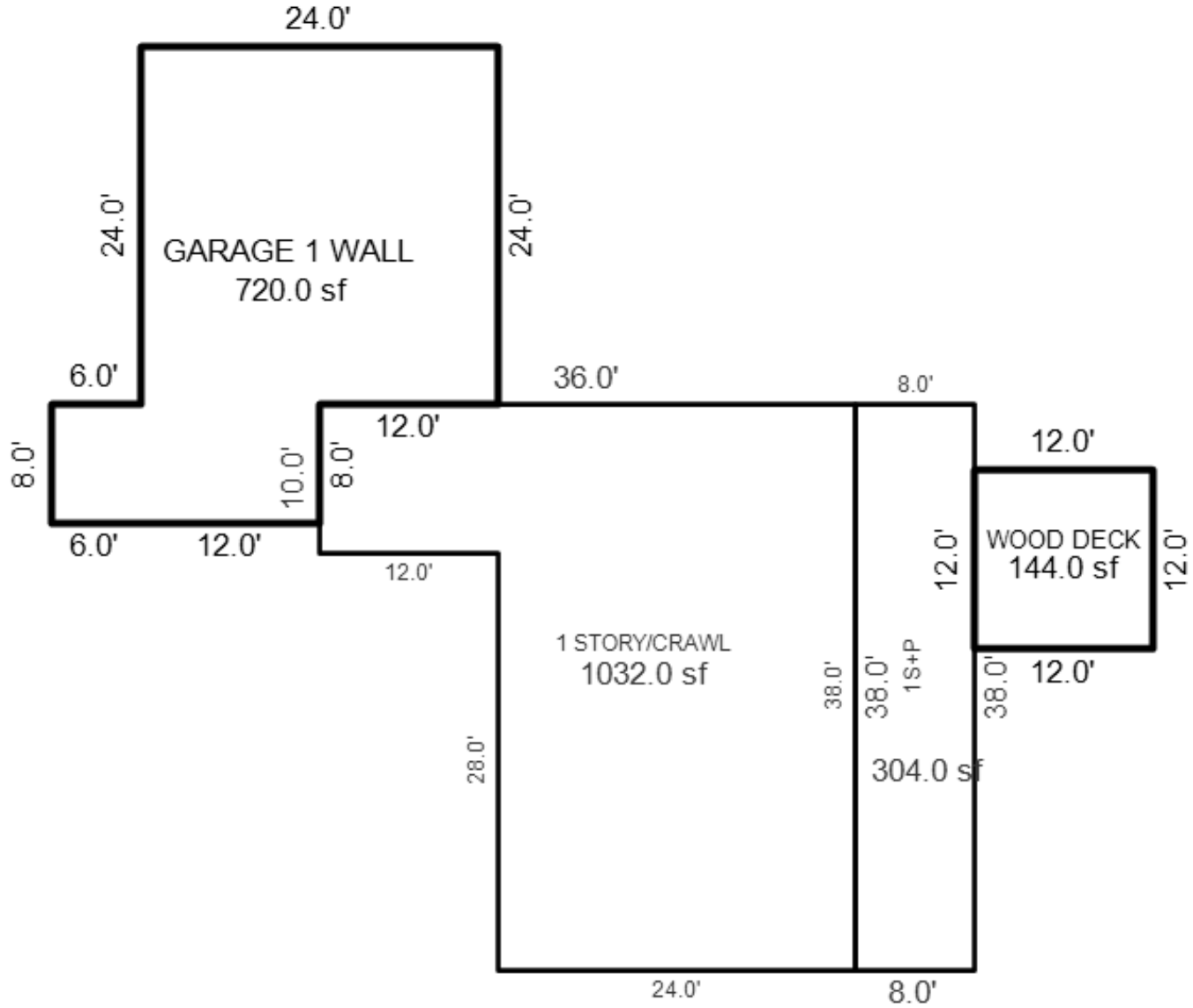


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided				Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type			304 WGEP (1 Story) 144 Treated Wood		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: D Effec. Age: 41 Floor Area: 1,336 Total Base New : 197,159 Total Depr Cost: 116,325 Estimated T.C.V: 127,957				E.C.F. X 1.100						
Yr Built 1972	Remodeled 2006	Ex	X	Ord		Min			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1972			
Condition: Average		Lg	X	Ord		Small			200 Amps Service			Ground Area = 1336 SF Floor Area = 1336 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59									
Room List		Doors		Solid	X	H.C.			No. of Elec. Outlets			Building Areas									
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			1 Story Siding Piers 1,032 304			Total: 137,793 81,299						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 1032 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
(2) Windows		Many Avg. Few	X	Large Avg. Small		(8) Basement			(14) Water/Sewer			Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,010 596			Porches						
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(9) Basement Finish			Water Well, 100 Feet			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:			Other Additions/Adjustments								
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:									Plumbing									
Chimney: Metal												Porches									
												WGEP (1 Story) 144 Treated Wood									
												Deck									
												Treated Wood									
												Garages									
												Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
												Base Cost									
												Water/Sewer									
												Public Sewer									
												Water Well, 100 Feet									
												Built-Ins									
												Appliance Allow.									
												Fireplaces									
												Exterior 1 Story									
												Local Cost Items									
												SANITARY SEWER									
												Totals:									
												Notes:									
												ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LERG DONALD R & KATHI	LERG DONALD R & KATHI	1	06/12/2018	QC	09-FAMILY	2018-01904	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6112 W DONALD DR	School: LAKE CITY AREA SCHOOL DIST	ALTERATION	08/07/2012	2012-0365	100%	
P.R.E. 100% 07/25/1994						

Owner's Name/Address	MAP #:
LERG DONALD R & KATHI 6112 W DONALD DR LAKE CITY MI 49651	2025 Est TCV 168,957 TCV/TFA: 138.04

X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100		7,568	
100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								7,568	

Taxpayer's Name/Address	X	Description	Rate	Size	% Good	Cash Value	
LERG DONALD R 6112 W DONALD DR LAKE CITY MI 49651	X	Dirt Road	6.49	286	50	928	
	X	Gravel Road	6.87	100	50	343	
	X	Paved Road	31.84	80	94	2,394	
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =				3,665
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 12 T22N R8W LOT 47 LAKE ESTATES.	2025	3,800	80,700	84,500			45,772C
	2024	4,200	69,500	73,700			44,396C
	2023	4,200	67,300	71,500			42,282C
	2022	3,500	61,700	65,200			40,269C

Comments/Influences
ADD FINISHED GRG FOR 98 (HEATED)

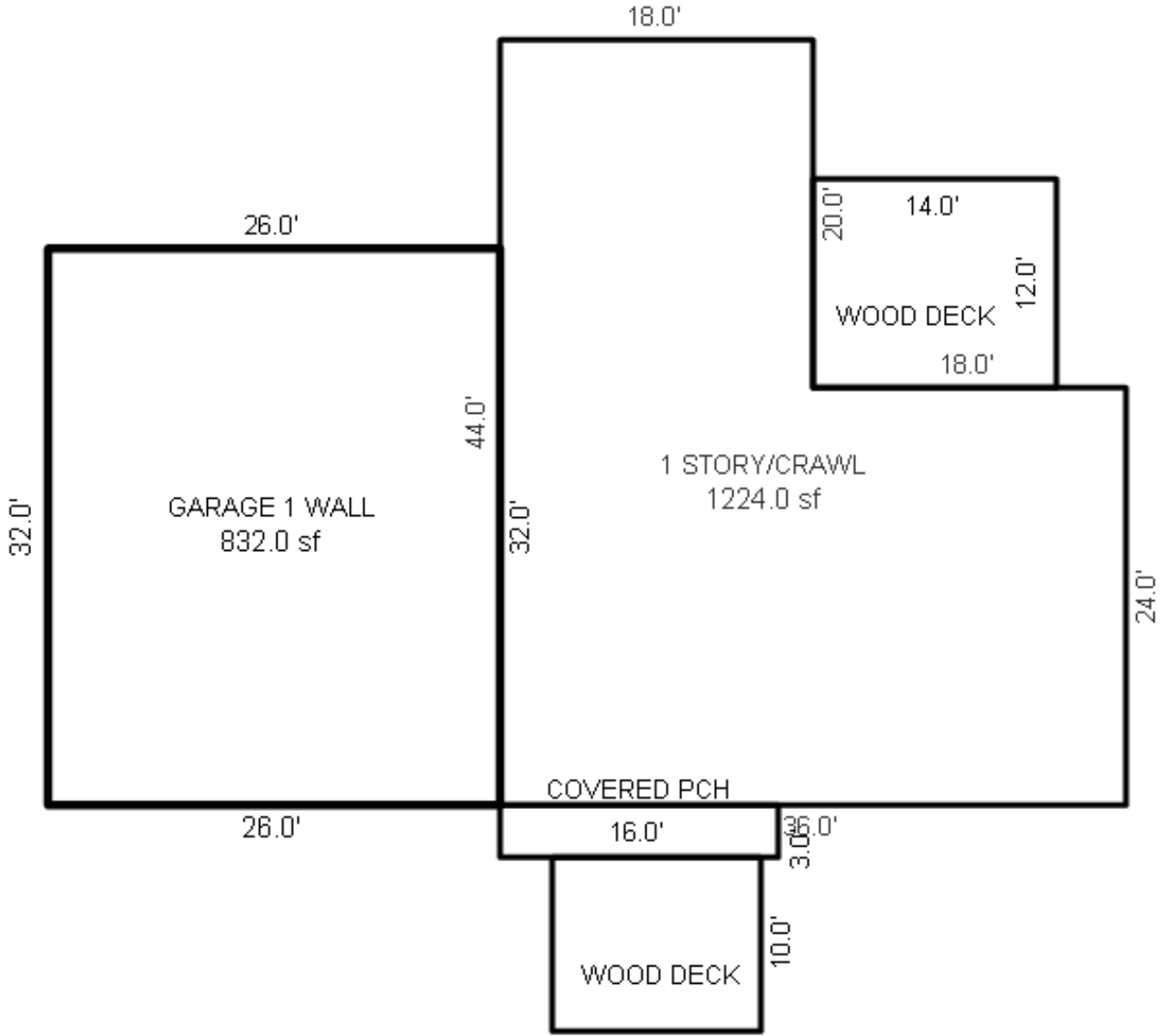


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			48	WCP (1 Story)	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Ex	X	Ord		Min	Central Air Wood Furnace			120	Treated Wood	Carport Area:			
Yr Built 1972	Remodeled 0	Size of Closets		Lg	X	Ord		Small	No Heating/Cooling			168	Treated Wood	Roof:			
Condition: Average		Doors		Solid	X	H.C.	(5) Floors			No./Qual. of Fixtures			E.C.F. X 1.100		Cls C Blt 1972		
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			200 Amps Service			Total Base New : 218,221		Total Depr Cost: 143,385		Estimated T.C.V: 157,724	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S			Ground Area = 1224 SF		Floor Area = 1224 SF.		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many X Ave. Few			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
(2) Windows		(7) Excavation		1 Average Fixture(s)			1 3 Fixture Bath			1 Story Siding Crawl Space			Total:		157,484 102,364		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1224 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Softener, Auto			Other Additions/Adjustments			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	(8) Basement		1 2 Fixture Bath			Softener, Manual			Plumbing			2 Fixture Bath		1 3,064 1,992		
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing			Solar Water Heat			Porches			WCP (1 Story)		48 2,971 1,931		
X	Gable Hip Flat	Gambrel Mansard Shed		Extra Toilet			Extra Sink			Deck			Treated Wood		120 2,905 2,556 *		
X	Asphalt Shingle	(9) Basement Finish		Separate Shower			Ceramic Tile Floor			Garages			Treated Wood		168 3,639 3,239 *		
Chimney: Brick		(10) Floor Support		Ceramic Tile Wains			Ceramic Tub Alcove			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost		832 38,347 24,926		
Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Vent Fan			Water/Sewer			Common Wall: 1 Wall			Door Opener		1 -2,647 -1,721		
Lump Sum Items:		Public Water		Water Well			Public Sewer			Water Well, 100 Feet			Appliance Allow.		1 2,727 1,773		
Public Sewer		1000 Gal Septic		2000 Gal Septic			Built-Ins			Local Cost Items			SANITARY SEWER		1 0 0 *		
Water Well		Lump Sum Items:		SANITARY SEWER			Totals:			218,221		143,385		<<<< 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.
		79,900	10/01/2002	WD	33-TO BE DETERMINED	02-0:4844	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6132 W DONALD DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
BELL MICHAEL G & BRENDA K 6132 W DONALD DRIVE LAKE CITY MI 49651	2025 Est TCV 152,110 TCV/TFA: 144.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
				Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 48 LAKE ESTATES & THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES TOWNSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN	X			* Factors * LOT 48 & 1/2 LOT 49			
				A 200' @ 90/	150.00	150.00	1.0746 0.7071	90 100	10,258
				150 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 10,258			

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
COMBINE 009-430-049-50 FROM 2014-03113 SECTION12 T22N R8W TOWNSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES 9/11/2014 SPLIT FROM 009-430-049-00	X	Electric	D/W/P: 3.5 Concrete	6.49	950 74	4,563
			Total Estimated Land Improvements True Cash Value = 4,563			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
COMBINE 009-430-049-50 FROM 2014-03113 SECTION12 T22N R8W TOWNSHIP OF LAKE COUNTY OF MISSAUKEE STATE OF MICHIGAN THE EAST 1/2 OF LOT 49 IN THE PLAT OF LAKE ESTATES 9/11/2014 SPLIT FROM 009-430-049-00	X	Low	2025	5,100	71,000	76,100			49,756C
		High	2024	5,700	61,200	66,900			48,260C
		Landscaped	2023	5,700	59,200	64,900			45,962C
		Swamp	2022	5,300	58,400	63,700			43,774C
		Wooded							

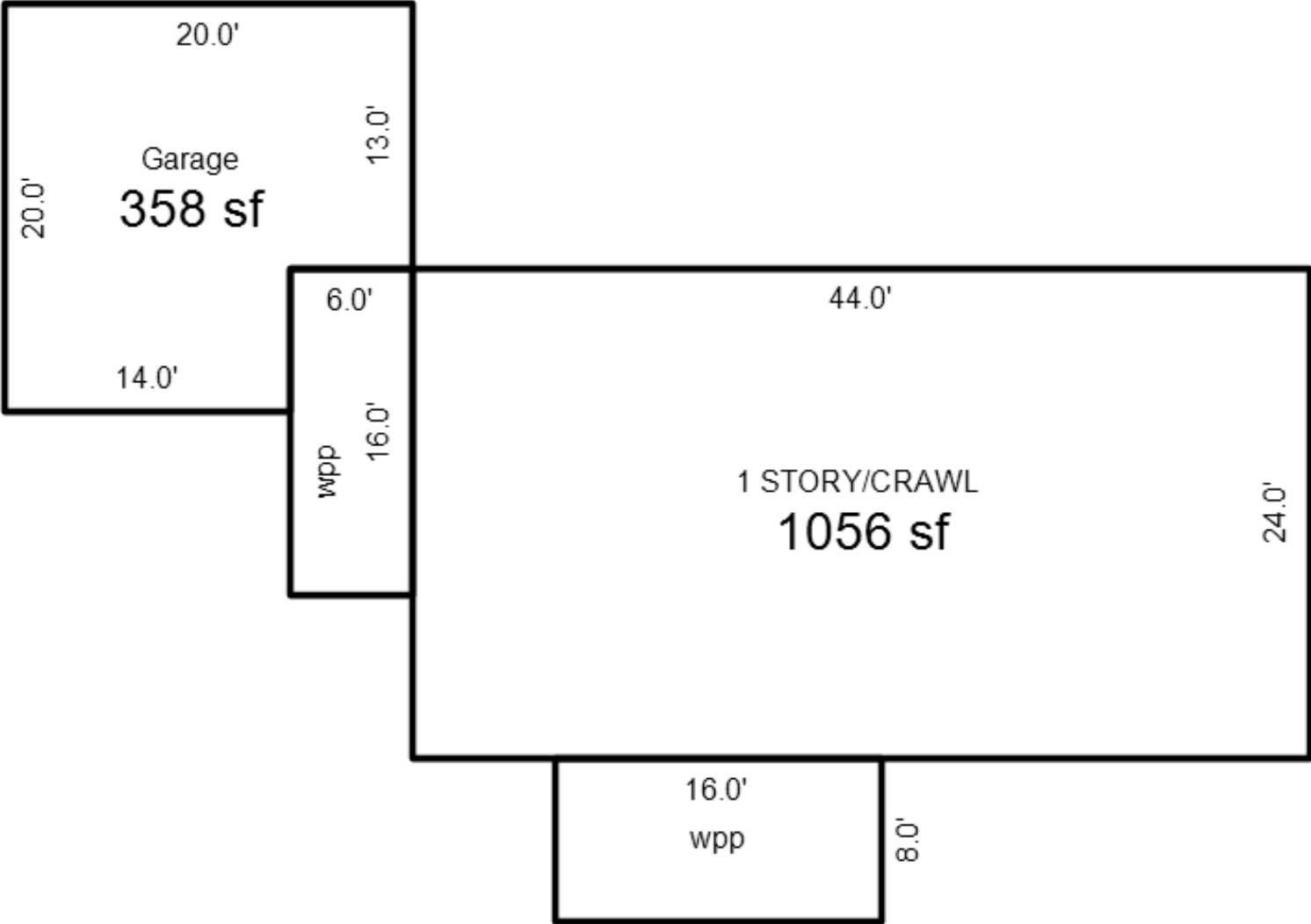


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 96	Type WPP WPP	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: 1 Area: 358 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 35 Floor Area: 1,056 Total Base New : 192,013 Total Depr Cost: 124,808 Estimated T.C.V: 137,289		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 192,013 Total Depr Cost: 124,808 Estimated T.C.V: 137,289		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:															
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1977																
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 1056 SF		Floor Area = 1056 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story		Siding		Basement		1,056		Total:		157,331		102,265							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		946									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1056 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			Porches		WPP		80		2,654		1,725											
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Garages		WPP		96		2,805		1,823											
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		358		17,843		11,598											
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Sewer			Water/Sewer		Public Sewer		1		1,473		957											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water Well			Built-Ins		Water Well, 100 Feet		1		5,725		3,721											
(3) Roof		Chimney:		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Appliance Allow.		1		2,727		1,773		Local Cost Items		SANITARY SEWER		1		0		0		*	
X	Gable Hip Flat	Gambrel Mansard Shed	Totals:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC		192,013		124,808		137,289														
X	Asphalt Shingle	Totals:			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC		192,013		124,808		137,289															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON BILLY D & DONNA M	BELL MICHAEL G & BRENDA K	3,000	09/11/2014	WD	32-SPLIT VACANT	2014-03113	PROPERTY TRANSFER	0.0
	WILSON BILLY D & DONNA	52,000	08/01/1996	WD	33-TO BE DETERMINED	306:556	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6170 W DONALD DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WILSON BILLY D & DONNA M 36162 CAPPER ST CLINTON TOWNSHIP MI 48035	2025 Est TCV 26,239 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	50.00	150.00	1.4142	0.7071	90	100		4,500
50 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =								4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.07	60	80	291
Total Estimated Land Improvements True Cash Value =				291

Comments/Influences

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

Topography of Site

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

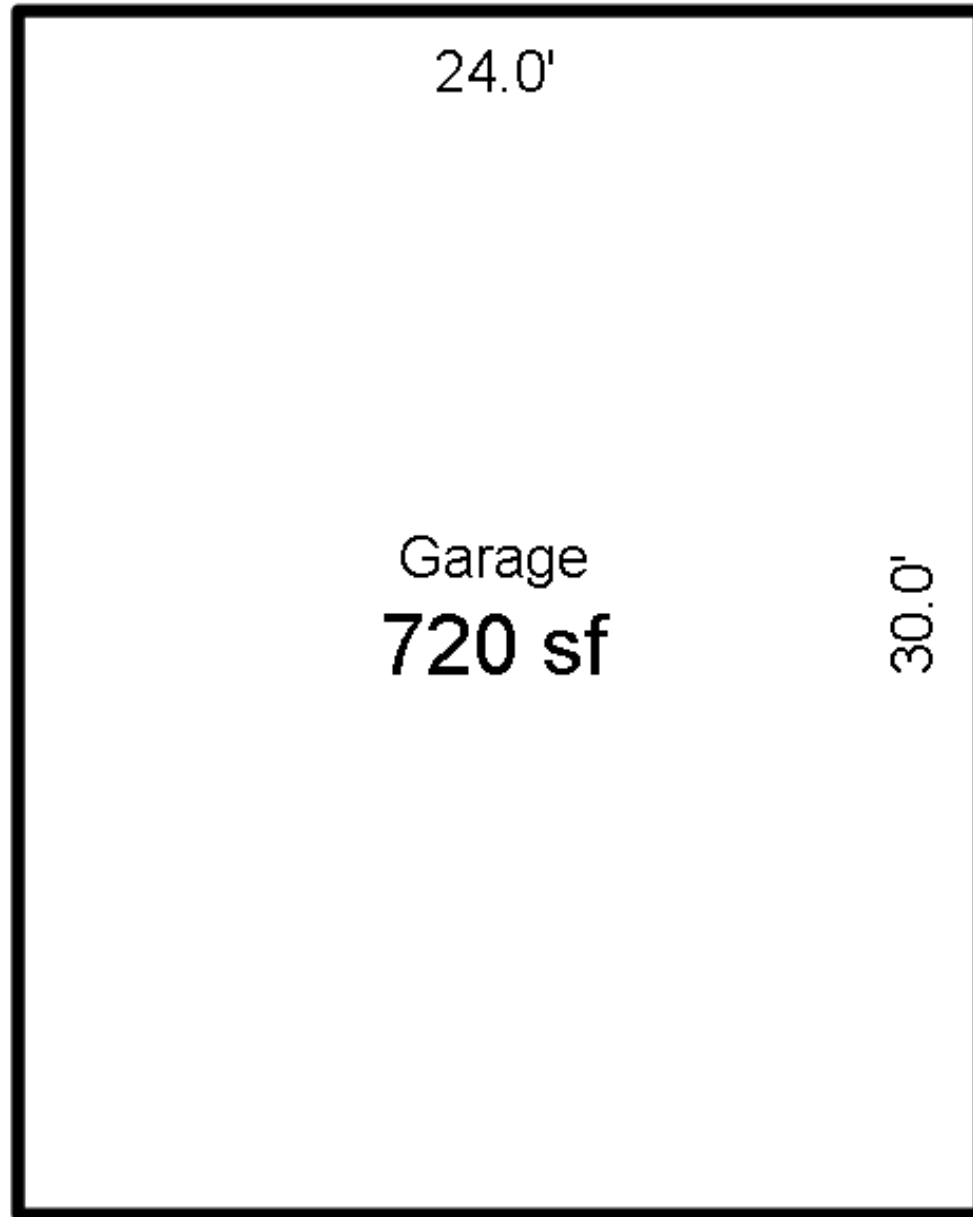
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	2,300	10,800	13,100			5,800C
2024	2,500	9,300	11,800			5,626C
2023	2,500	9,100	11,600			5,359C
2022	1,800	8,300	10,100			5,104C

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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: 1990 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	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 : 22,939 Total Depr Cost: 19,498 Estimated T.C.V: 21,448
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1990		
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 Remodeled 1990 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		Garages				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		Totals:				
Room List		Lg Ord Small		(7) Excavation			Lump Sum Items:		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		21,448		
Basement 1st Floor 2nd Floor Bedrooms		Lg Ord Small		(8) Basement											
(1) Exterior		Lg Ord Small		(9) Basement Finish											
Wood/Shingle Aluminum/Vinyl Brick		Lg Ord Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Insulation		Lg Ord Small		(10) Floor Support											
(2) Windows		Lg Ord Small		Joists: Unsupported Len: Cntr.Sup:											
Many Avg. Few Large Avg. Small		Lg Ord Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lg Ord Small													
(3) Roof		Lg Ord Small													
Gable Hip Flat Gambrel Mansard Shed		Lg Ord Small													
Asphalt Shingle		Lg Ord Small													
Chimney:		Lg Ord Small													

*** 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: 6170 W DONALD 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: WILSON BILLY D & DONNA M
 36162 CAPPER ST
 CLINTON TOWNSHIP MI 48035
 2025 Est TCV 88,184 TCV/TFA: 76.55

2025 Est TCV 88,184 TCV/TFA: 76.55

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 12 T22N R8W LOT 50 LAKE ESTATES.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		Paved Road	100.00	150.00	1.1892	0.7071	90	100	7,568
			Storm Sewer	100 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	7,568

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
97 TV UNCAPPED 12-97 BOR TO 15900 ADD SEWER FOR 05	X		D/W/P: 3.5 Concrete	6.07	372 50	1,129
			Wood Frame	25.88	96 50	1,242
			Total Estimated Land Improvements True Cash Value =			2,371

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
97 TV UNCAPPED 12-97 BOR TO 15900 ADD SEWER FOR 05	X		D/W/P: 3.5 Concrete	6.07	372 50	1,129
			Wood Frame	25.88	96 50	1,242
			Total Estimated Land Improvements True Cash Value =			2,371

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
97 TV UNCAPPED 12-97 BOR TO 15900 ADD SEWER FOR 05	X		D/W/P: 3.5 Concrete	6.07	372 50	1,129
			Wood Frame	25.88	96 50	1,242
			Total Estimated Land Improvements True Cash Value =			2,371

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
97 TV UNCAPPED 12-97 BOR TO 15900 ADD SEWER FOR 05	X		D/W/P: 3.5 Concrete	6.07	372 50	1,129
			Wood Frame	25.88	96 50	1,242
			Total Estimated Land Improvements True Cash Value =			2,371

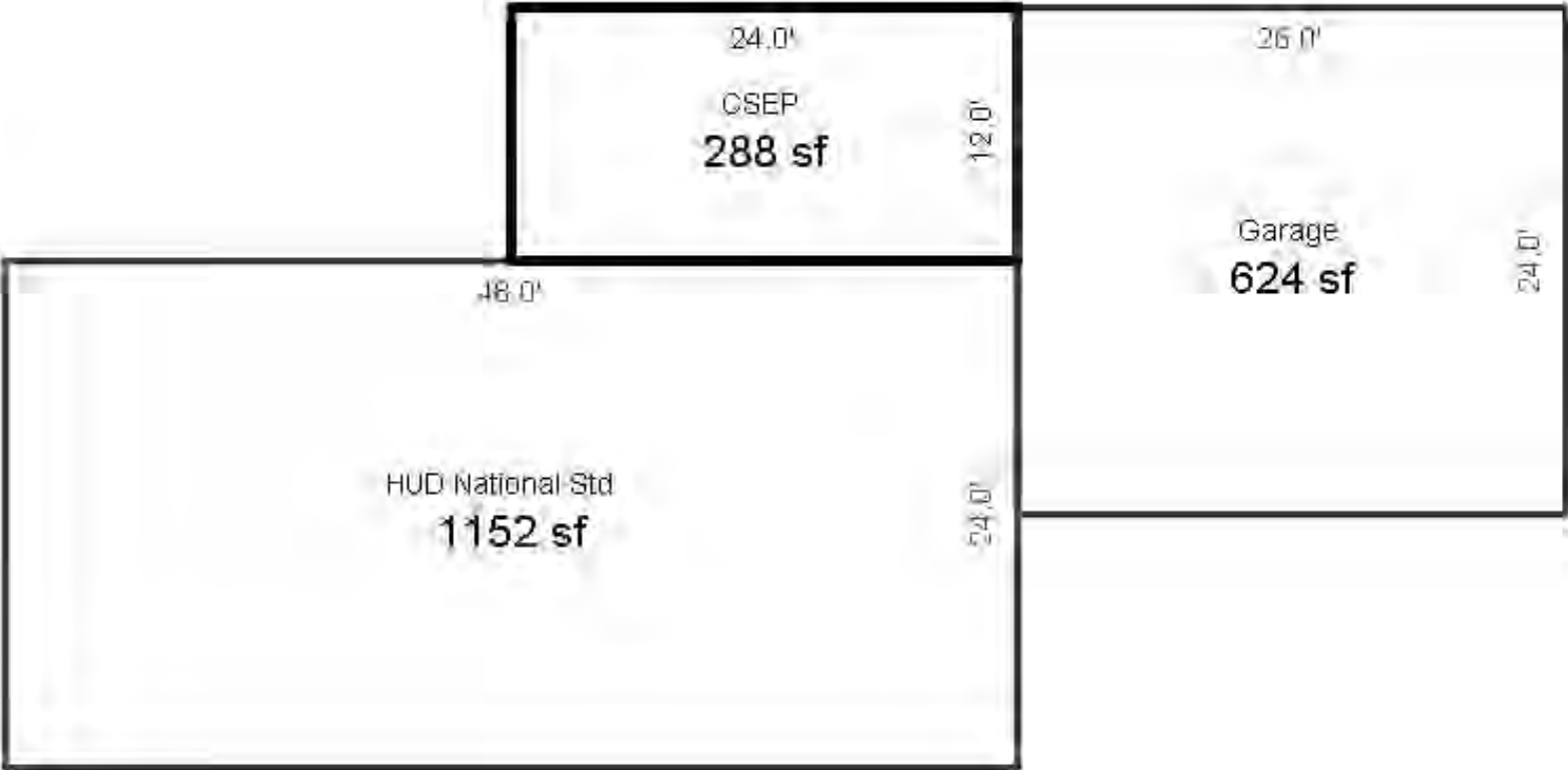
Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
97 TV UNCAPPED 12-97 BOR TO 15900 ADD SEWER FOR 05	X		D/W/P: 3.5 Concrete	6.07	372 50	1,129
			Wood Frame	25.88	96 50	1,242
			Total Estimated Land Improvements True Cash Value =			2,371



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	3,800	40,300	44,100			25,964C
TPC	04/30/2021	INSPECTED	2024	4,200	38,400	42,600			25,184C
TPC	12/27/2017	INSPECTED	2023	4,200	33,400	37,600			23,985C
TPC	11/01/2011	INSPECTED	2022	3,500	33,400	36,900			22,843C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOLTOW JACK D	SOLTOW JACK D TRUST	0	07/13/2015	WD	09-FAMILY	2015-02442	PROPERTY TRANSFER	0.0
SOLTOW DANIEL & MILDRED T	SOLTOW JACK D	45,000	06/02/2005	WD	21-NOT USED/OTHER	05-0/2180	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6188 DONALD DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SOLTOW JACK D TRUST PO BOX 27 MC BAIN MI 49657	MAP #:	2025 Est TCV 47,290 TCV/TFA: 32.84				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 51 LAKE ESTATES.	X			A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
Comments/Influences				100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =	7,568		
ADD SEWER FOR 05	X			Land Improvement Cost Estimates							
	X			Description			Rate	Size % Good	Cash Value		
	X			D/W/P: 4in Concrete			6.87	1240 0	0		
	X			Residential Local Cost Land Improvements							
	X			Description			Rate	Size % Good	Cash Value		
	X			Gas	LAND IMPROVE 1000		1,000.00	1 95	950		
				Total Estimated Land Improvements True Cash Value =				950			



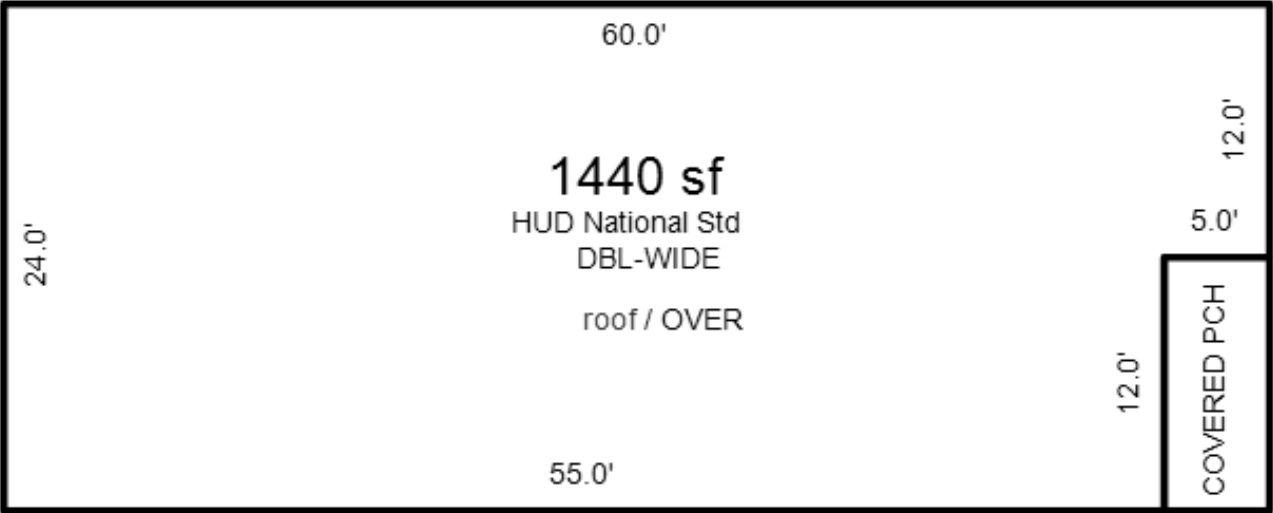
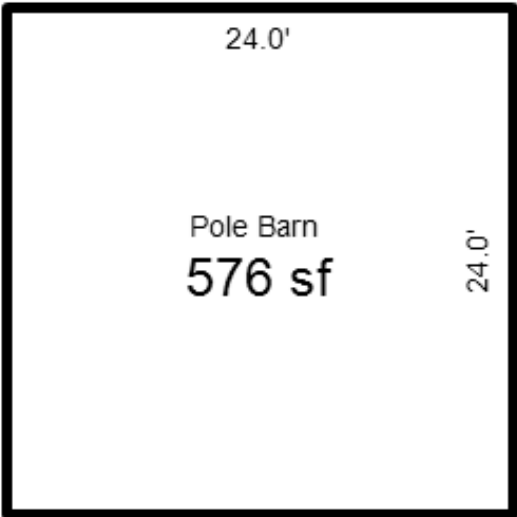
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,800	19,800	23,600			16,133C
X Rolling	2024	4,200	20,100	24,300			15,648C
Low	2023	4,200	21,900	26,100			14,903C
High	2022	3,500	18,200	21,700			14,194C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 09/18/2018 INSPECTED							
TPC 11/01/2011 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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 1440	Type WCP (1 Story) Roof Cover Onl	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1971		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.		Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas							
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1440 Total: 88,185 30,864							
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			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168 1,882 659 Porches WCP (1 Story) 60 3,182 1,114 Garages Class: C Exterior: Pole (Unfinished) Base Cost 576 16,479 5,768 Water/Sewer Public Sewer 1 1,473 516 Water Well, 100 Feet 1 5,725 2,004 Deck w/Roof (Roof portion) 1440 21,542 7,540 Local Cost Items SANITARY SEWER 1 0 0 *							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Totals: 138,468 48,465							
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 1971 GLEN ARVIN MHD 2014 REROOF ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCV: 38,772							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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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.
WILSON BILLY D & DONNA M	WHITAKER KEVIN & JENNI	10,000	09/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03594	PROPERTY TRANSFER	100.0
		3,750	07/01/1998	WD	03-ARM'S LENGTH	321:517	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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CHARLES 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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WHITAKER KEVIN & JENNI 306 S PINE ST TOMBALL TX 77375	2025 Est TCV 4,500					
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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/	50.00	150.00	1.4142	0.7071	90	100	1/2 OF LOT 53	4,500
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50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	4,500
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Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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E 1/2 OF LOT 53. LAKE ESTATES.									
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Comments/Influences									
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98 SPLIT 1/2 LOT TO 053-50 FOR 99									
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Topography of Site									
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X Level									
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Rolling									
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Low									
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High									
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Landscaped									
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Swamp									
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X Wooded									
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Pond									
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Waterfront									
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Ravine									
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Wetland									
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Flood Plain									
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Who	When	What	2025	2,300	0	2,300			2,045C
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TPC 04/30/2021 INSPECTED			2024	2,500	0	2,500			1,984C
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TPC 12/27/2017 INSPECTED			2023	2,500	0	2,500			1,890C
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			2022	1,800	0	1,800			1,800S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS REBA M TRUST	BIGHAM JANE M	60,000	10/02/2020	WD	09-FAMILY	2020-02911	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1695 S BARBARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/02/2020					
Owner's Name/Address	MAP #:					
BIGHAM JANE M 1695 BARBARA DR LAKE CITY MI 49651	2025 Est TCV 158,019 TCV/TFA: 108.53					

Tax Description											
LOT 52 & W 1/2 LOT 53. LAKE ESTATES.	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
		Public Improvements		* Factors *				LOT 52 * 1/2 OF 53			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	150.00	150.00	1.0746	0.7071	90	100	10,258
		Paved Road		150 Actual Front Feet, 0.52 Total Acres				Total Est. Land Value =			10,258

Comments/Influences									
98 SPLIT 1/2 LOT FOR 053-00 FOR 99	X	Water	Land Improvement Cost Estimates						
99 COMBO W/052-00 FOR 00		Sewer	Description	Rate	Size	% Good	Cash Value		
		Electric	D/W/P: 4in Ren. Conc.	8.06	1000	0	0		
		Gas	Wood Frame	29.11	96	95	2,655		
		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 =					3,605	



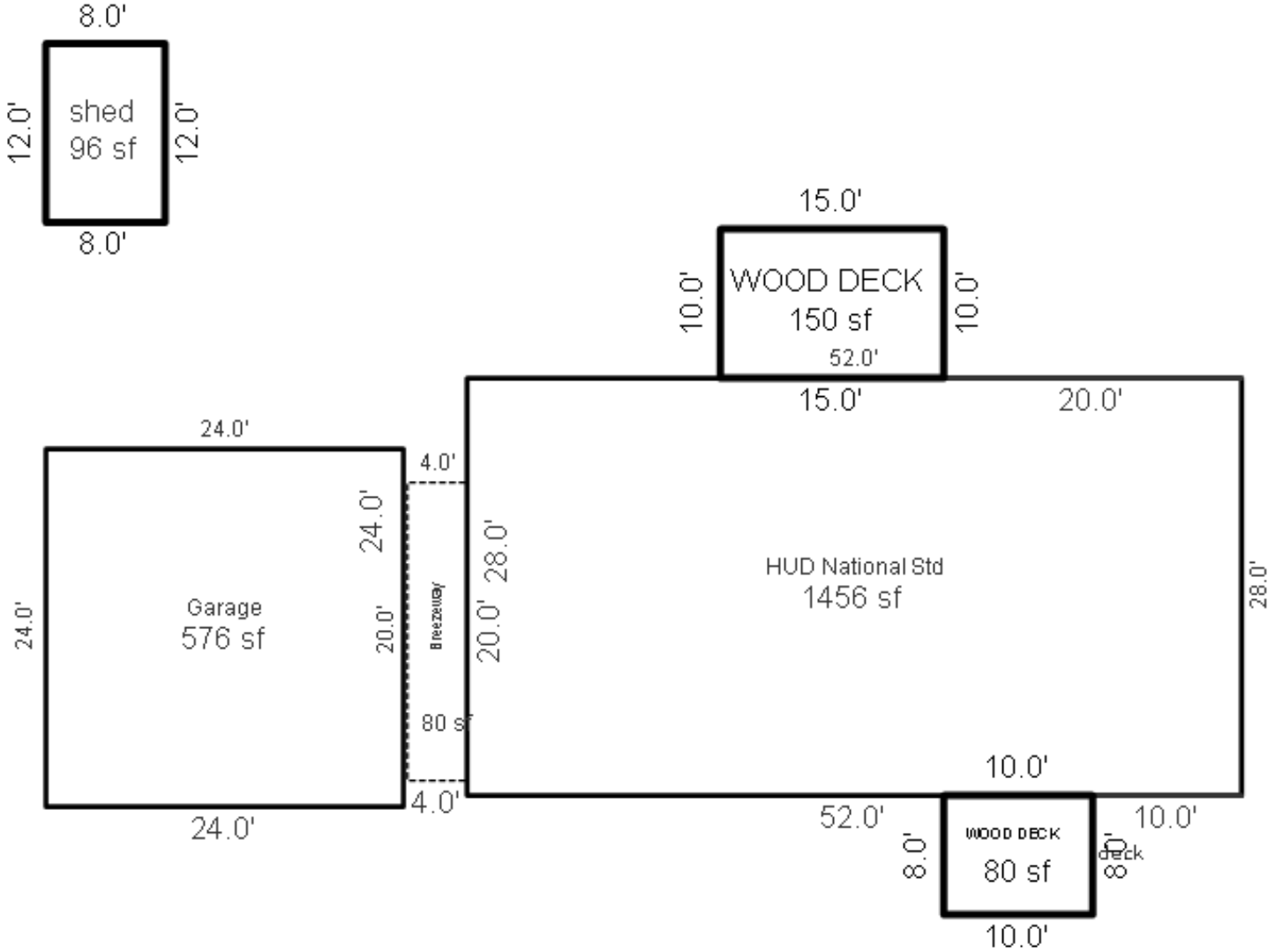
Topography of Site								
X Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2025	5,100	73,900	79,000			47,364C
		2024	5,700	70,400	76,100			45,940C
		2023	5,700	64,600	70,300			43,753C
		2022	4,500	56,700	61,200			41,670C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 150 80	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 1998 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 77 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: HUD		Trim & Decoration													
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets													
Room List		Doors	X	Solid		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: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish												
X	Asphalt Shingle	(10) Floor Support													
Chimney: 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) 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:											
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls C		Blt 1998			
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1456 SF Floor Area = 1456 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,456															
Total: 183,453 137,589															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,455 1,091															
3 Fixture Bath 1 4,580 3,435															
Deck															
Treated Wood 80 2,232 1,674															
Treated Wood 150 3,377 2,533															
Garages															
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 576 29,036 22,358 *															
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															
Breezeways															
Frame Wall 80 5,428 4,071															
Local Cost Items															
SANITARY SEWER 1 0 0 *															
Totals: 239,486 180,195															
Notes:															
ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCY:														144,156	

*** 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.
WILSON BILLY D & DONNA M	WHITAKER KEVIN & JENNI	10,000	09/27/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03594	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6201 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST	Garage	05/25/2023	2023-0280	100%	
Owner's Name/Address	P.R.E. 0%	MAP #:				
WHITAKER KEVIN & JENNI 306 S PINE ST TOMBALL TX 77375	2025 Est TCV 47,868 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 54 LAKE ESTATES.	X		Dirt Road	100.00	150.00	1.1892	0.7071	90	100	7,568
Comments/Influences			Gravel Road	100 Actual Front Feet,	0.34 Total Acres					7,568

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
	X	Water	D/W/P: 4in Ren. Conc.	8.06	826 50	3,329
	X	Sewer				
	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	3,800	20,100	23,900			22,173C
Rolling	2024	4,200	16,000	20,200			19,858C
Low	2023	4,200	0	4,200			3,675C
High	2022	3,500	0	3,500			3,500S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



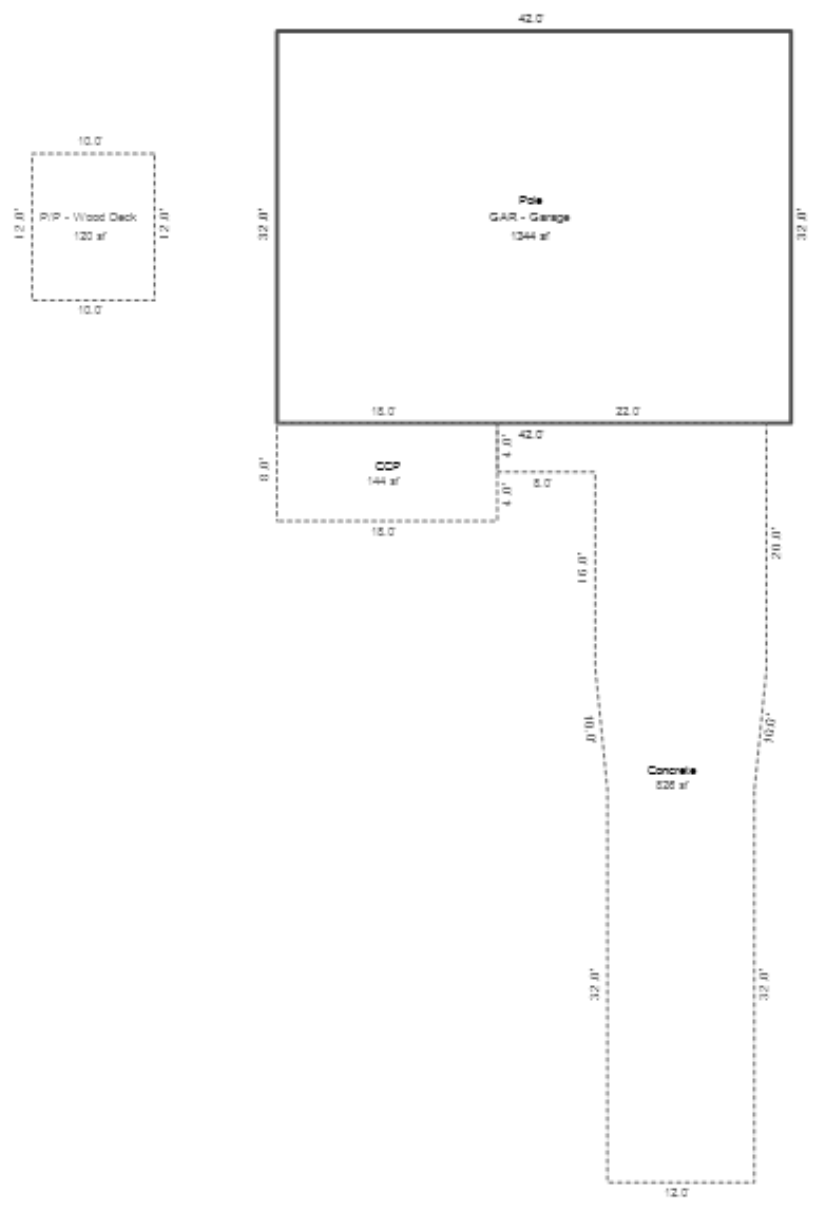
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/18/2023	INSPECTED	2024	4,200	16,000	20,200			19,858C
TPC	04/30/2021	INSPECTED	2023	4,200	0	4,200			3,675C
TPC	12/27/2017	INSPECTED	2022	3,500	0	3,500			3,500S

*** Information herein deemed reliable 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 114 120	Type CCP (1 Story) Treated Wood	Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0	114	CCP (1 Story)	Treated Wood	Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	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: 1 Floor Area: 0 Total Base New : 33,949 Total Depr Cost: 33,610 Estimated T.C.V: 36,971	E.C.F. X 1.100	Bsmnt Garage:
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2024		
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=99/100/100/100/99		
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		(14) Water/Sewer		Plumbing		3 Fixture Bath		1 -4,580 -4,534		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		Porches		3 Fixture Bath		2 -4,580 -4,534		
Yr Built 2024		Remodeled 0		Kitchen: Other: Other:			2 Fixture Bath		Public Sewer		Deck		CCP (1 Story)		114 3,125 3,094		
Condition: Average		Lg Ord Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto		Water Well		Treated Wood		120 2,905 2,876		2,876		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Softener, Manual		Solar Water Heat		No Plumbing		Garages		Class: C Exterior: Pole (Unfinished)		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			No Plumbing		Extra Toilet		Door Opener		1 539 534		1344 31,960 31,640		
Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Sink		Separate Shower		Base Cost		1344 31,960 31,640		Totals: 33,949 33,610	
(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			Ceramic Tile Floor		Ceramic Tile Wains		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 36,971		36,971	
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)			Ceramic Tub Alcove Vent Fan		Lump Sum Items:							
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			(10) Floor Support			Public Water									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:						Public Sewer									
Chimney:								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.
DORLAND JOHN H & MARILYN	GUNNERSON MATTHEW A	140,000	04/18/2023	WD	03-ARM'S LENGTH	2023-01086	PROPERTY TRANSFER	100.0
		81,300	12/01/2001	WD	33-TO BE DETERMINED	01-0:5121	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6133 CHARLES DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 172,837 TCV/TFA: 158.28					

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 12 T22N R8W LOT 55 LAKE ESTATES.			A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
Comments/Influences			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,568							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 12 T22N R8W LOT 55 LAKE ESTATES.			Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
	X		Water	D/W/P: 4in Ren. Conc.	7.24	1800	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
			Curb	Total Estimated Land Improvements True Cash Value = 2,500				

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	4,200	71,100	75,300			75,300S
													2023	4,200	77,800	82,000			45,028C
													2022	3,500	71,600	75,100			42,884C

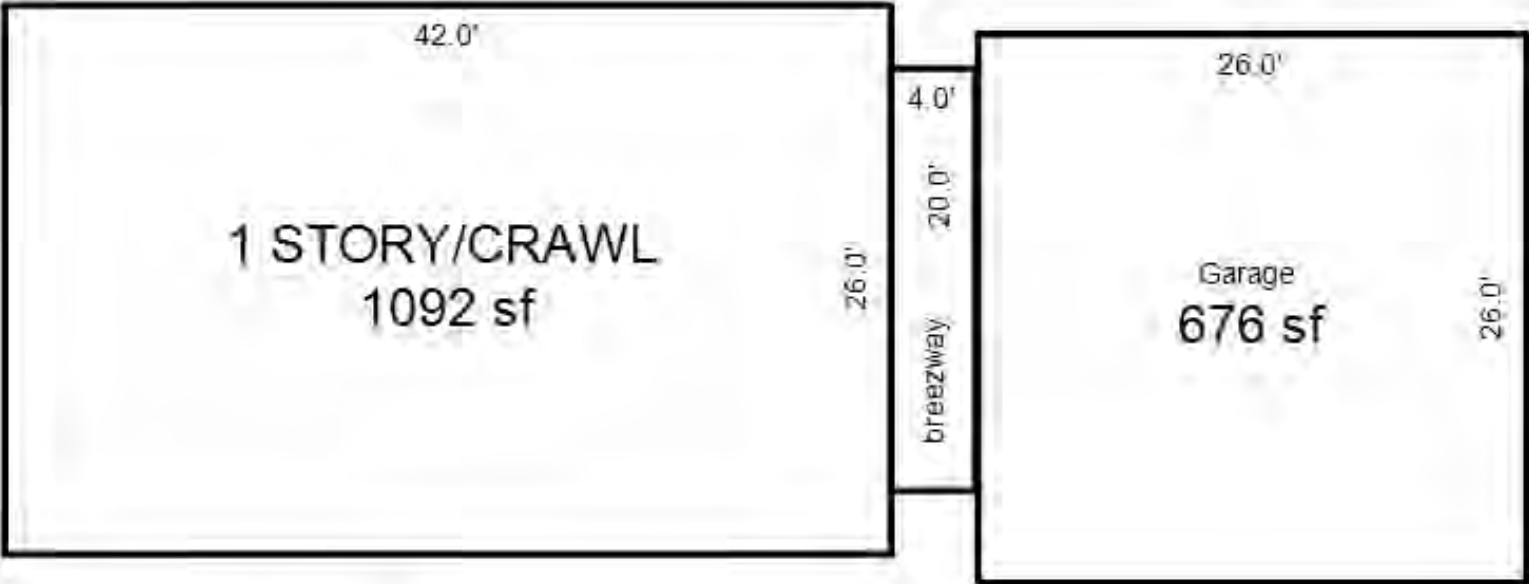


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 25 Floor Area: 1,092 Total Base New : 164,004 Total Depr Cost: 147,972 Estimated T.C.V: 162,769			30	CPP	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 2000			
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1092 SF Floor Area = 1092 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			1 Story Siding Crawl Space			1,092						
(1) Exterior		Kitchen: Other:		150 Amps Service			Average Fixture(s)			Total:			125,476 112,927			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			3 Fixture Bath			Other Additions/Adjustments						
	Insulation	X	Drywall	No. of Elec. Outlets			2 Fixture Bath			Plumbing						
(2) Windows		(7) Excavation		Many X Ave. Few			Softener, Auto			Average Fixture(s)			1 1,212 1,091			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Softener, Manual			Porches						
	Large Avg. Small	(8) Basement		1			Solar Water Heat			CPP			30 776 698			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			No Plumbing			Garages						
		(9) Basement Finish		1			Extra Toilet			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
(3) Roof		(10) Floor Support		1			Extra Sink			Base Cost			676 24,559 22,103			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Separate Shower			Common Wall: 1 Wall			1 -2,476 -1,857			
	Gambrel Mansard Shed			1			Ceramic Tile Floor			Door Opener			2 956 860			
X	Asphalt Shingle			1			Ceramic Tile Wains			Water/Sewer						
	Chimney: Metal			1			Ceramic Tub Alcove			Public Sewer			1 1,307 1,176			
				1			Vent Fan			Water Well, 100 Feet			1 5,560 5,004			
				1			Vent Fan			Built-Ins						
				1			Vent Fan			Appliance Allow.			1 1,906 1,715			
				1			Vent Fan			Breezeways						
				1			Vent Fan			Frame Wall			80 4,728 4,255			
				1			Vent Fan			Local Cost Items						
				1			Vent Fan			SANITARY SEWER			1 0 0			
				1			Vent Fan			Totals:			164,004 147,972			
				1			Vent Fan			Notes:						
				1			Vent Fan			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			162,769			

*** 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.
ENGLER WILLIAM J	RISTOW ISSIAH & HISLIP SA	141,000	08/22/2022	WD	03-ARM'S LENGTH	2022-02714	PROPERTY TRANSFER	100.0
SAMUELSON JOANNA M	ENGLER WILLIAM J	68,500	09/17/2015	WD	09-FAMILY	2015-03147	PROPERTY TRANSFER	100.0
LARSON KRISTEEN K REP OF	SAMUELSON JOANNA M	82,000	03/18/2011	WD	03-ARM'S LENGTH	2011-00853	DEED	0.0
HALL S EUGENE	SAMUELSON JOAANA M	82,000	03/01/2001	LC	16-LC PAYOFF	01-0:0951	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6111 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	03/03/2017	2017-0068	100%
	P.R.E. 100% 09/01/2022					

Owner's Name/Address	MAP #:
RISTOW ISSIAH & HISLIP SAVANA R 6111 CHARLES DR LAKE CITY MI 49651	2025 Est TCV 159,100 TCV/TFA: 150.66

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

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/	100.00	150.00	1.1892	0.7071	90	100	7,568
100 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	7,568

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 56 LAKE ESTATES.	X			

Residential Local Cost Land Improvements		Rate		Size % Good		Cash Value
Description	Rate	Size	% Good			Cash Value
X Sewer						
X Electric	1,000.00	1	50			500
X Gas						
Total Estimated Land Improvements True Cash Value =						500

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	3,800	75,800	79,600			71,345C
2024	4,200	65,000	69,200			69,200S
2023	4,200	64,800	69,000			69,000S
2022	3,500	59,600	63,100			51,882C



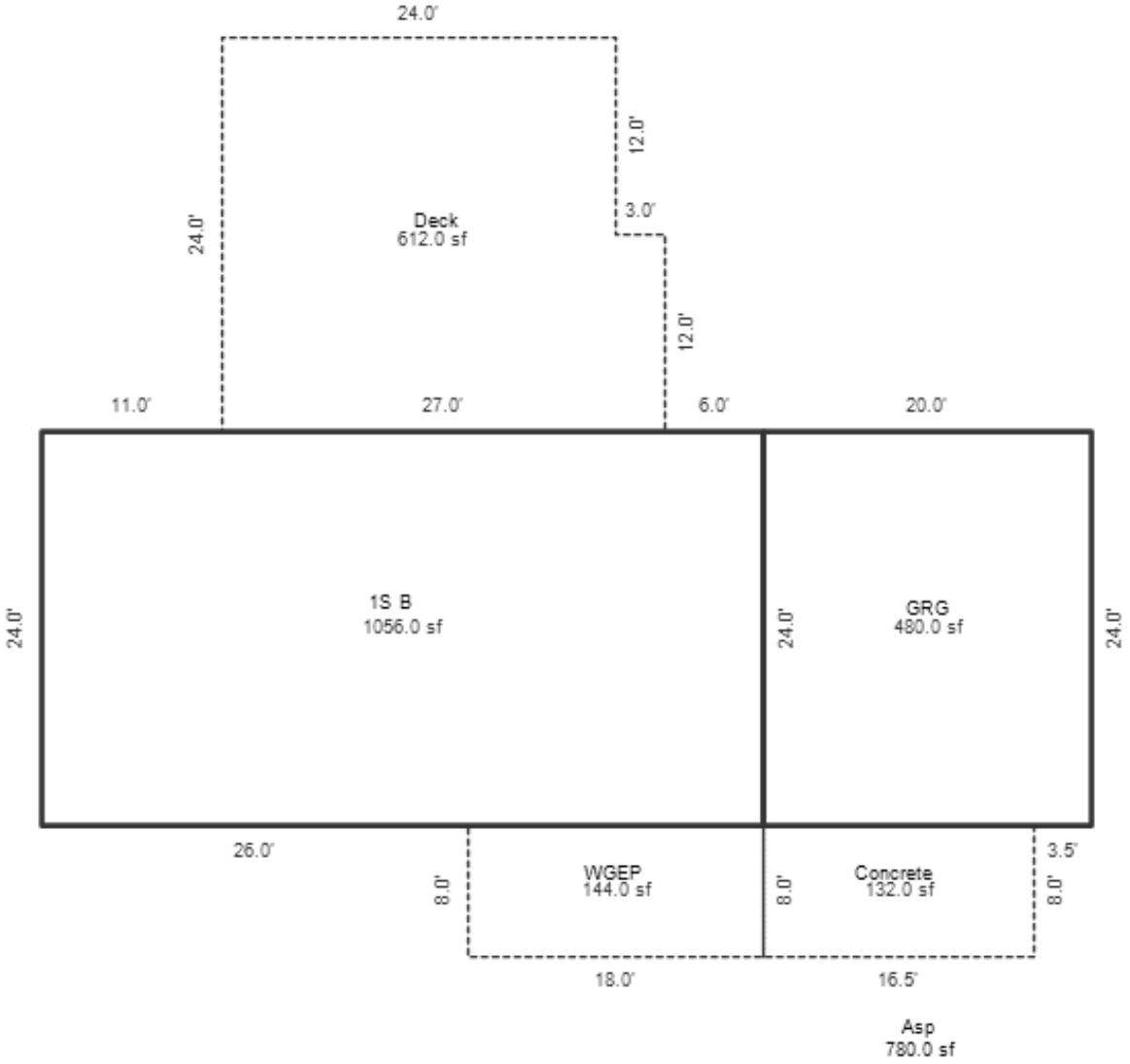
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Who	When	What	2025	2024	2023	2022
TPC	07/27/2022	INSPECTED				
TPC	04/30/2021	INSPECTED				
JWV	09/22/2017	INSPECTED				

*** 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 144 612	Type WSEP (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: 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: 30 Floor Area: 1,056 Total Base New : 196,140 Total Depr Cost: 137,302 Estimated T.C.V: 151,032			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G			Central Air Wood Furnace					Roof:		
Trim & Decoration			Ex		Ord	X	Min	No./Qual. of Fixtures							
Yr Built 1990	Remodeled 0		Size of Closets							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=70/100/100/100/70			Cls C -5 Blt 1990		
Condition: Average			Lg		Ord	X	Small	200 Amps Service							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			1 Story Siding Basement 1,056			Total: 149,463 104,629			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows			Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Plumbing						
X	Many Avg. X Few X Small		(8) Basement			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1 1,455 1,018			
X	Wood Sash Metal Sash Vinyl Sash		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Porches			144 7,819 5,473			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(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			Deck			612 8,501 5,951			
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Garages			480 21,624 15,137 1 -2,647 -1,853			
X	Gable Hip Flat		Gambrel Mansard Shed			Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Asphalt Shingle Metal		(10) Floor Support			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1 1,473 1,031 1 5,725 4,007			
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Plumbing			Built-Ins			1 2,727 1,909			
			Lump Sum Items:			Plumbing			Local Cost Items			1 0 0 *			
						Plumbing			SANITARY SEWER			Totals: 196,140 137,302			
						Plumbing			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 151,032			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR CLIFFORD W & DAWN	TAYLOR CLIFFORD W & DAWN	0	07/18/2018	WD	09-FAMILY	2018-02315	PROPERTY TRANSFER	0.0
		65,000	08/01/1999	WD	33-TO BE DETERMINED	330:643	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6089 W CHARLES DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/1997					
Owner's Name/Address	MAP #:					
TAYLOR CLIFFORD W & DAWN A 6089 W CHARLES DR LAKE CITY MI 49651	2025 Est TCV 194,606 TCV/TFA: 107.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
			* Factors *							
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 57 LAKE ESTATES.	X		Dirt Road	120.00	150.00	1.1362	0.7071	90	100	8,677
NEW HOME FOR 97 NEW GRG FOR 00 CHG TO MHD CHG AV PER TRIB AS LOSS FOR 01	X		Gravel Road	120 Actual	Front Feet,	0.41	Total Acres	Total Est. Land Value =		8,677



Who	When	What	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								

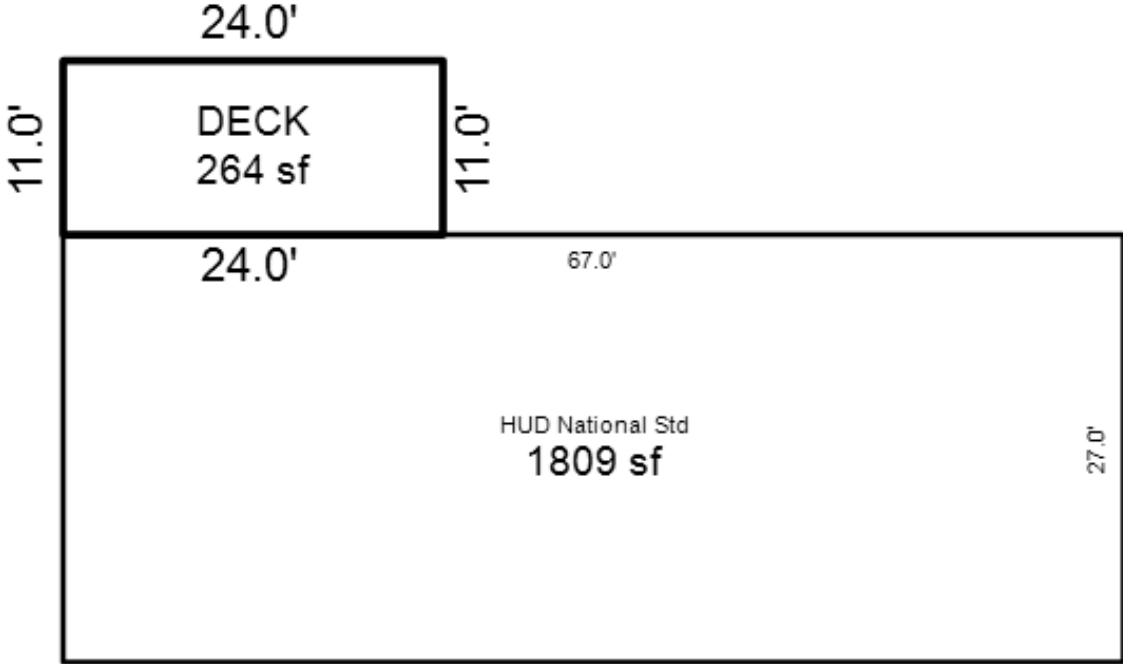
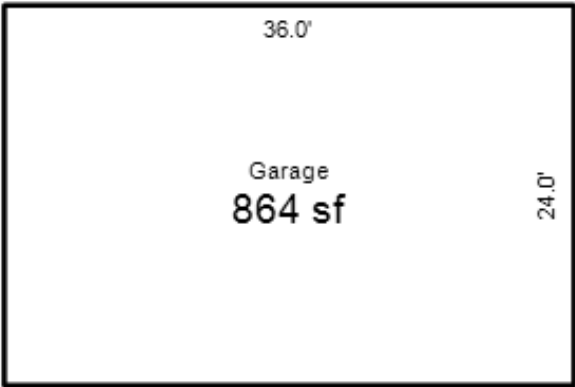
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TPC 04/30/2021 INSPECTED	2025	4,300	93,000	97,300			43,255C
TPC 12/27/2017 INSPECTED	2024	4,800	79,700	84,500			41,955C
TPC 10/08/2012 INSPECTED	2023	4,800	76,800	81,600			39,958C
	2022	3,500	67,200	70,700			38,056C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264	Type Treated Wood	Year Built: 1999 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: 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		Class: CD Effec. Age: 30 Floor Area: 1,809 Total Base New : 241,468 Total Depr Cost: 169,026 Estimated T.C.V: 185,929		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		(12) Electric		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1996	
Yr Built 1996	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Ex. X Ord. Min		Ground Area = 1809 SF Floor Area = 1809 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
Condition: Average		Lg		X	Ord	Small	(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,809 Total: 193,622 135,535				
Room List		Doors		Solid	X	H.C.	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 848 3 Fixture Bath 1 3,805 2,663 Deck Treated Wood 264 4,792 3,354 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 29,264 20,485 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 Local Cost Items SANITARY SEWER 1 0 0		Totals: 241,468 169,026		
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Many X Ave. Few		(9) Basement Finish		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 185,929				
(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 0 S.F. Crawl: 1809 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows		Many Avg. X Few	Large Avg. X Small	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X		Gable Hip Flat	Gambrel Mansard Shed		
X	Wood Sash Metal Sash Vinyl Sash	X		Double Hung Horiz. Slide Casement	X		Asphalt Shingle	(10) Floor Support		Chimney: Metal					
X	Double Glass Patio Doors Storms & Screens	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.				
BROWN KRISTY L	BRUCE & PATRICIA CHAMPLIN	64,000	05/05/2017	WD	03-ARM'S LENGTH	2017-01545	PROPERTY TRANSFER	100.0				
KOBISKA BASIL & ETHEL H&W	BROWN KRISTY L	0	08/15/2012	WD	16-LC PAYOFF	2012-02834 WD	DEED	0.0				
KOBISKA BASIL & ETHEL	BROWN KRISTY L	35,000	04/13/2012	LC	09-FAMILY		DEED	100.0				
CHEMICAL BANK	KOBISKA BASIL & ETHEL (H/	35,000	04/29/2009	WD	21-NOT USED/OTHER	2009/1817	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1696 S KATHLEEN DR		School: LAKE CITY AREA SCHOOL DIST		Addition		07/30/2019		2019-0381	100%			
Owner's Name/Address		P.R.E. 100% 05/08/2017		MAP #:		2025 Est TCV 188,393 TCV/TFA: 186.90						
CHAMPLIN BRUCE & PATRICIA 1696 S KATHLEEN DR Lake City MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 58 LAKE ESTATES.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/ 120.00 150.00 1.1362 0.7071 90 100 8,677								
ADD SEWER FOR 05		Paved Road		120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 8,677								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Concrete	6.87	228	50	783				
		X	Sewer	Wood Frame	31.84	80	50	1,273				
		X	Electric	Wood Frame	38.68	36	50	696				
		X	Gas	Total Estimated Land Improvements True Cash Value = 2,752								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	4,300	89,900	94,200		62,423C		
		JWV	05/05/2022	INSPECTED	2024	4,800	77,300	82,100		60,547C		
		TPC	10/25/2021	INSPECTED	2023	4,800	74,800	79,600		57,664C		
		JWV	09/30/2020	INSPECTED	2022	3,500	64,300	67,800		54,919C		

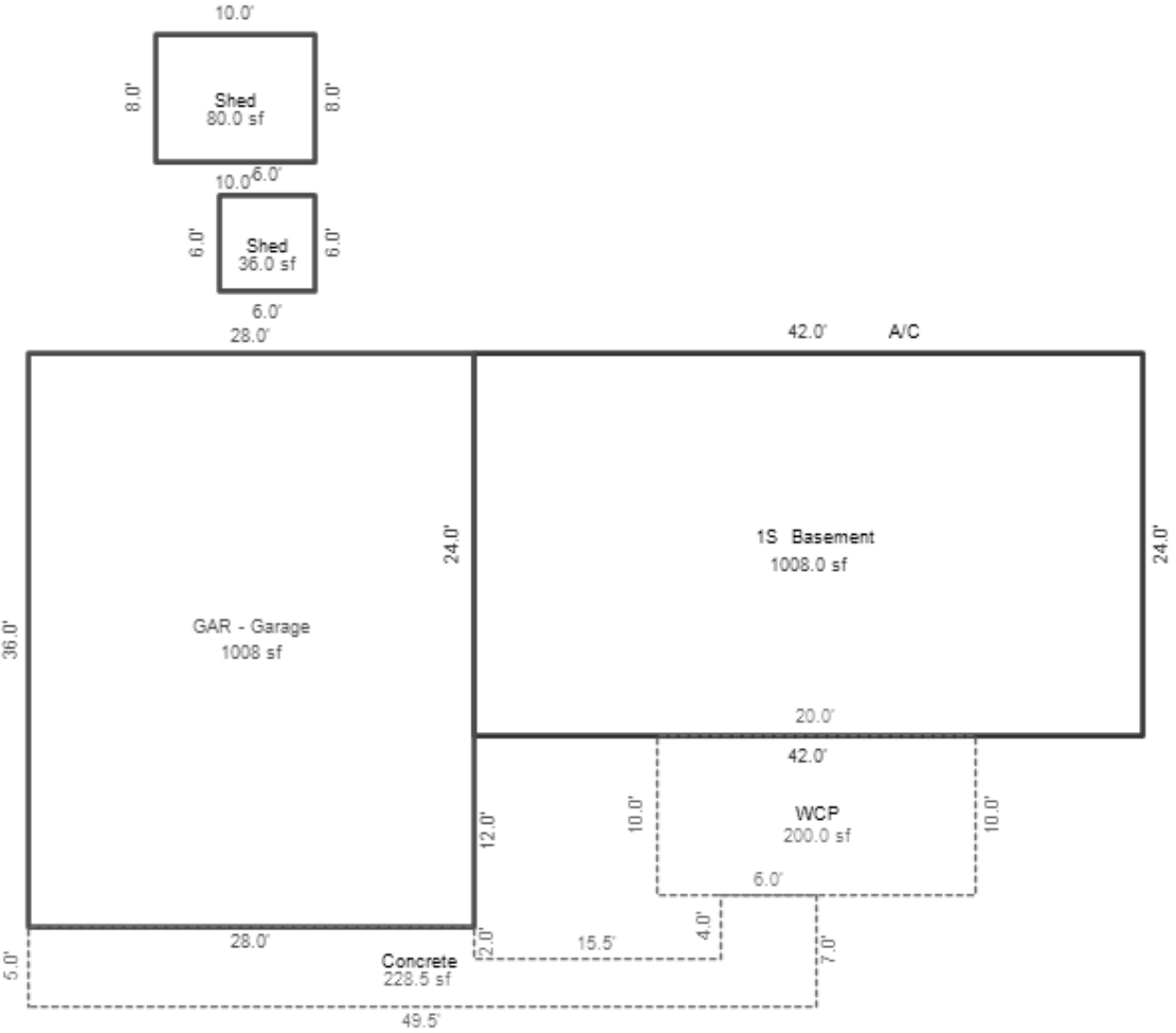


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							200	WCP	(1 Story)				
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 1,008 Total Base New : 214,504 Total Depr Cost: 160,876 Estimated T.C.V: 176,964			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1960		
1960	198 2021	Ex	Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 1008 SF			Floor Area = 1008 SF.				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas				
Room List		Doors	Solid	H.C.	(13) Plumbing			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 2 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			1 Story Siding Basement 1,008			Total: 154,926 116,193					
(1) Exterior		(6) Ceilings		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 2 Fixture Bath Average Fixture(s) 2 Fixture Bath			1 1,455 1,091 1 3,064 2,298					
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Porches			WCP (1 Story)			Garages		
Many Avg. Few	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		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			WCP (1 Story)			200 7,914 5,935			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			Base Cost 1008 36,681 27,511 Door Opener 1 539 404					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support								Water/Sewer			Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294					
(3) Roof										Built-Ins			Appliance Allow. 1 2,727 2,045					
X	Gable Hip Flat	Gambrel Mansard Shed								Local Cost Items			SANITARY SEWER 1 0 0					
X	Asphalt Shingle									Notes:			Totals: 214,504 160,876					
Chimney: Block										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			176,964					

*** 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				
7229 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		08/22/2013	2013-0399	100%				
Owner's Name/Address		P.R.E. 100% 07/25/1994										
BUCKLEY LAURA 7229 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 531,622 TCV/TFA: 349.75								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 1 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		B 67' @ 4000/FF	60.00	170.00	1.0000	0.9447	4000	100		226,729
		X Paved Road		60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 226,729								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		Wood Frame	28.43	100	45	1,279				
		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				
		X Curb		Total Estimated Land Improvements True Cash Value = 2,219								
		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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 12/27/2017	INSPECTED		2025	113,400	152,400	265,800			114,834C	
		TPC 12/19/2014	INSPECTED		2024	99,500	141,200	240,700			111,382C	
		TPC 06/19/2011	INSPECTED		2023	50,800	134,800	185,600			106,079C	
					2022	45,000	121,500	166,500			101,028C	

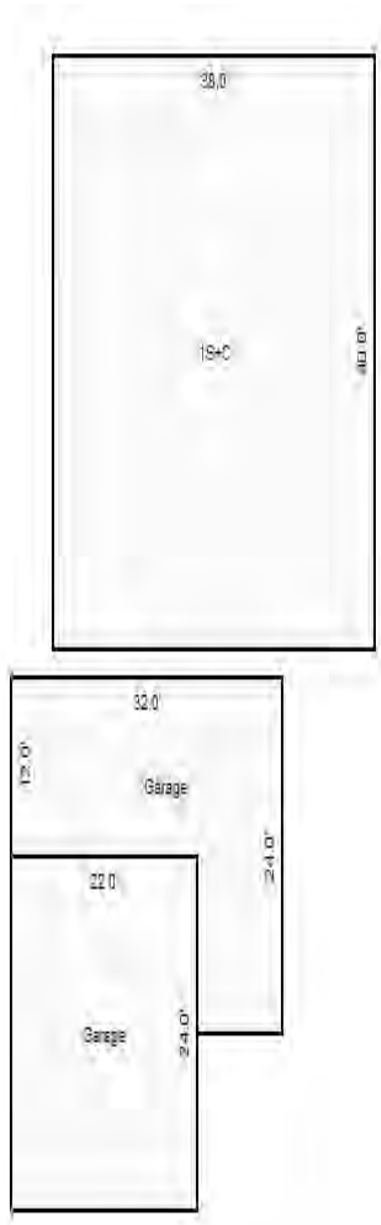


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 488	Type WGEP (1 Story) CCP (1 Story) 25	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1195 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 30 Floor Area: 1,520 Total Base New : 270,246 Total Depr Cost: 189,171 Estimated T.C.V: 302,674							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,520 Total Base New : 270,246 Total Depr Cost: 189,171 Estimated T.C.V: 302,674			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1975	Remodeled 1995	Size of Closets		200 Amps Service			No./Qual. of Fixtures			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Lg		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Room List		Doors		200 Amps Service			Clas C Blt 1975			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 1520 SF Floor Area = 1520 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Building Areas			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
(2) Windows		(7) Excavation		No. of Elec. Outlets			1 Story Siding Crawl Space 1,520 Total: 190,490 133,342			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
X	Many Avg. X Few X Small	Basement: 0 S.F. Crawl: 1520 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Plumbing			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(9) Basement Finish		No. of Elec. Outlets			Porches			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Water/Sewer			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets			Garages			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Local Cost Items			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
				Lump Sum Items:			SANITARY SEWER			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
							Notes:			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
							ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				

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Sketch by Apex Media™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENEDICT ROSEMARY P TRUST	BENEDICT DAVID & BENEDICT	0	01/11/2018	QC	09-FAMILY	2018-00506	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7219 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BENEDICT DAVID & BENEDICT JAMES & 5656 STONEHAVEN BLVD ROCHESTER MI 48306	MAP #:					
	2025 Est TCV 493,184 TCV/TFA: 316.96					

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 2 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		Dirt Road	60.00	182.00	1.0000	0.9675	4000	100	232,207
Comments/Influences			Gravel Road	60 Actual Front Feet,	0.25 Total Acres			Total Est. Land Value =		232,207

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.49	320 0	0
	X	Gravel Road	Residential Local Cost Land Improvements			
	X	Paved Road	Description	Rate	Size % Good	Cash Value
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1 94	940
	X	Sidewalk	Total Estimated Land Improvements True Cash Value =			940

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2025	116,100	130,500	246,600			120,879C
	X	High	2024	101,200	120,900	222,100			117,245C
	X	Landscaped	2023	51,800	115,400	167,200			111,662C
	X	Swamp	2022	45,000	103,900	148,900			106,345C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 122 280	Type CCP (1 Story) Treated Wood	Year Built: 1975 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: 463 % 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: 1,556 Total Base New : 250,038 Total Depr Cost: 162,523 Estimated T.C.V: 260,037				Bsmnt Garage: Carport Area: Roof:				
Building Style: 1+S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace					E.C.F. X 1.600								
Yr Built 1975	Remodeled 1997	Trim & Decoration		(12) Electric					Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 1556 SF Floor Area = 1556 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls C Blt 1975				
Condition: Average		Ex	X Ord	Min	200 Amps Service					Building Areas							
Room List		Lg	X Ord	Small	No./Qual. of Fixtures					Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets					1+ Story Siding Crawl Space 1,556								
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few					Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing					Plumbing								
(2) Windows		(7) Excavation		Average Fixture(s)					Average Fixture(s)								
	Many Avg. X Large Avg. Few Small	Basement: 0 S.F. Crawl: 1556 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Porches								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water					Deck								
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Public Sewer					Treated Wood							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well					Garages								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1000 Gal Septic 2000 Gal Septic					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Built-Ins								
Chimney: Brick									Appliance Allow.								
									Fireplaces								
									Exterior 1 Story								
									Local Cost Items								
									SANITARY SEWER								
									Totals:		250,038		162,523				
														<<<< 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.
CLINE ROBERT W & NANCY	CLINE ROBERT W & NANCY A	0	03/08/2007	QC	21-NOT USED/OTHER	2007/1735	DEED	0.0
MAATMAN RICHARD & DOUGLAS	CLINE ROBERT W & NANCY (H	310,000	10/27/2005	WD	08-ESTATE	05-0/4368	DEED	100.0
MAATMAN RICHARD E & MARJO	MAATMAN MARJORIE L (LE ET	0	09/10/2004	QC	21-NOT USED/OTHER	04-0/3925	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7207 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/04/2005					

Owner's Name/Address	MAP #:
CLINE ROBERT W & NANCY LIVING TRUST 7207 W WHITEBIRCH AVE LAKE CITY MI 49651	2025 Est TCV 620,398 TCV/TFA: 306.52

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 3 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		B 67' @ 4000/FF	62.00	221.00	0.9886	1.0356	4000	100		253,889	
	Gravel Road		62 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	253,889
	Paved Road		Land Improvement Cost Estimates									
	Storm Sewer		Description	Rate	Size	% Good	Cash Value					
	Sidewalk		D/W/P: 3.5 Concrete	6.49	120	0	0					
	Water		D/W/P: 4in Concrete	6.87	1200	0	0					
	X Sewer		Wood Frame	27.60	120	45	1,490					
	X Electric		Residential Local Cost Land Improvements									
	X Gas		Description	Rate	Size	% Good	Cash Value					
	Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750					
	Street Lights		Total Estimated Land Improvements True Cash Value =									6,240
	Standard Utilities											
	Underground Utils.											



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

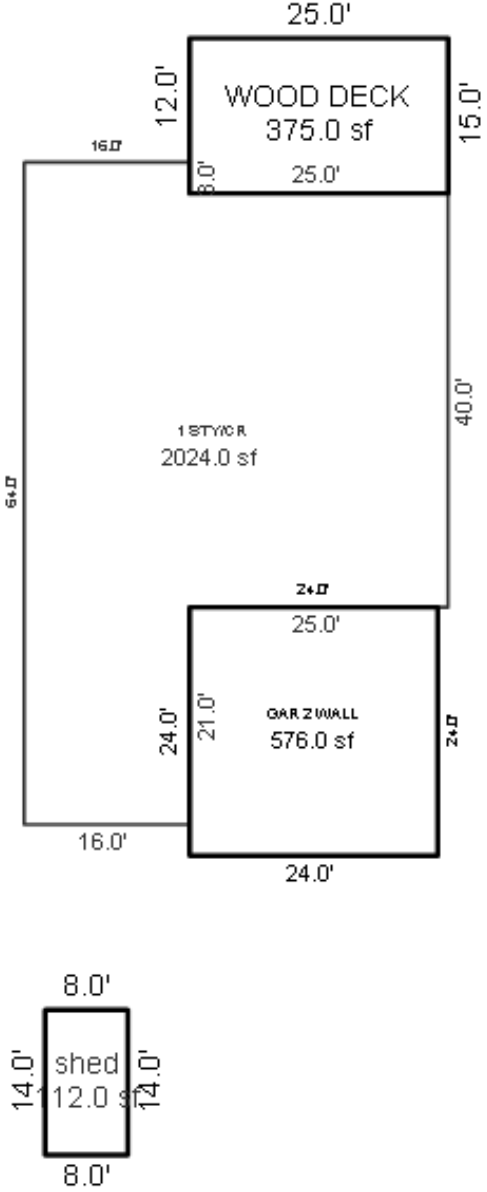
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	126,900	183,300	310,200			174,779C
2024	108,900	169,900	278,800			169,524C
2023	56,200	172,800	229,000			161,452C
2022	46,000	156,000	202,000			153,764C

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Building Type		(3) Roof (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 375	Type Treated Wood	Year Built: 1994 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: 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		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1994	Remodeled 0	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								
(1) Exterior						200 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2024 SF Floor Area = 2024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C		Blt 1994		
				Ex.	X	Ord.	Min	Many	X	Ave.	Few			
(2) Windows		(7) Excavation		(13) Plumbing				Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 2024 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding		Foundation Crawl Space	Size 2,024	Cost New 251,977	Depr. Cost 188,980	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement						Other Additions/Adjustments						
X	Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Plumbing						
(3) Roof		(9) Basement Finish						Deck						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Treated Wood						
X	Asphalt Shingle	(10) Floor Support						Garages						
Chimney: Metal								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
		Joists: Unsupported Len: Cntr.Sup:						Base Cost						
								Common Wall: 2 Wall						
								Door Opener						
								Water/Sewer						
								Public Sewer						
								Water Well, 100 Feet						
								Built-Ins						
								Appliance Allow.						
								Fireplaces						
								Exterior 1 Story						
								Local Cost Items						
								SANITARY SEWER						
								Totals:						
								Notes:						
								ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TC						
								V						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLEMENTS RALPH A & GAIL A	KLOOSTERMAN LON E & NANCY	300,000	02/08/2019	WD	03-ARM'S LENGTH	2019-00312	PROPERTY TRANSFER	100.0
		190,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:3964	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7199 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
KLOOSTERMAN LON E & NANCY J 12345 POLK ST HOLLAND MI 49424	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 604,610 TCV/TFA: 375.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
				* Factors *								
. SEC 2 T22N R8W LOT 4 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				B 67' @ 4000/FF	70.00	269.00	0.9475	1.1093	4000	100	294,293	
				70 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	294,293

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
MOVED GRG NEXT TO HOUSE & ADD BWY FOR 04	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.	8.06	1800 50	7,254	
	X	Sewer	Wood Frame	24.64	192 50	2,365	
	X	Electric	Total Estimated Land Improvements True Cash Value =				9,619
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					



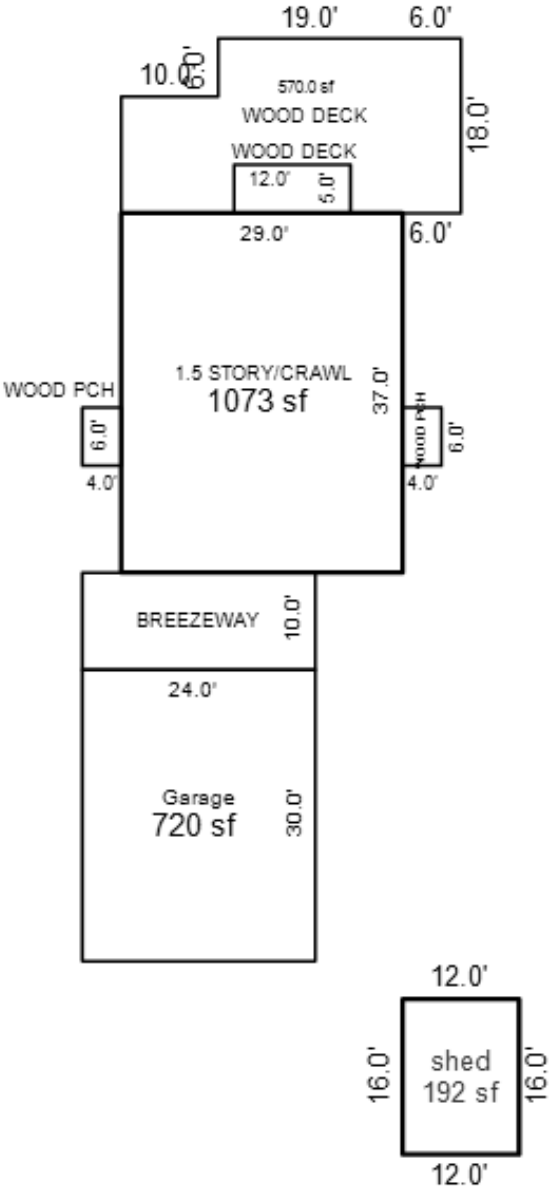
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	147,100	155,200	302,300			179,424C
	Rolling		2024	125,300	144,100	269,400			174,030C
	Low		2023	64,900	137,400	202,300			165,743C
	High		2022	50,100	123,200	173,300			157,851C
	Landscaped		TPC 12/27/2017 INSPECTED						
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	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	1	Interior 1 Story	Area 24 WPP 24 WPP 60 Treated Wood 570 Treated Wood 240 Brzwy, FW	Type WPP WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1986	
	Mobile Home			Car Capacity:										
	Town Home			Class: C										
	Duplex	Exterior: Siding												
	A-Frame	Brick Ven.: 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: 29 Floor Area: 1,610 Total Base New : 262,703 Total Depr Cost: 187,936 Estimated T.C.V: 300,698	E.C.F. X 1.600	Common Wall: 1 Wall				
Building Style: 1.5S		X	Drywall	Plaster	Radiant (in-floor)		Foundation: 18 Inch							
Yr Built 1976		Remodeled 0	X	Paneled	Wood T&G	Electric Wall Heat				Finished ?:				
Condition: Average		Trim & Decoration		Ex	X	Ord	Min			Auto. Doors: 0				
Room List		Size of Closets		Lg	X	Ord	Small			Mech. Doors: 0				
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Central Air Wood Furnace			(12) Electric		Storage Area: 0		No Conc. Floor: 0			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures		Bsmnt Garage:		Carport Area: Roof:			
X		Wood/Shingle	(6) Ceilings	Ex. X Ord. Min			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 1073 SF Floor Area = 1610 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas					
Insulation		(7) Excavation		Many X Ave. Few			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Basement: 0 S.F. Crawl: 1073 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			1.5 Story Siding Crawl Space		Total: 189,121 134,276					
X	Many Avg. Few	X	Large Avg. Small	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			Other Additions/Adjustments		Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 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		Treated Wood 60 1,930 1,370		Treated Wood 570 8,117 5,763			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost 720 25,790 19,858 *				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Fireplaces		Exterior 2 Story 1 7,910 5,616					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Breezeways			Porches		WPP 24 1,253 890		WPP 24 1,253 890			
							Frame Wall 240 16,284 11,562		Public Sewer 1 1,473 1,046		Water Well, 100 Feet 1 5,725 4,065			
							Local Cost Items		Water Sewer 1 1,473 1,046					
							<<<<< 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.
WHEELER DAVID L & KATRINA	VANLAAN TAMMY S TRUST	315,000	05/18/2016	WD	03-ARM'S LENGTH	2016-01787	PROPERTY TRANSFER	100.0
		85,000	04/01/1995	WD	33-TO BE DETERMINED	301:418	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7189 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 646,224 TCV/TFA: 360.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
		Public Improvements			* Factors *								
Comments/Influences					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 5 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			B 67' @ 4000/FF	73.00	262.00	0.9337	1.0991	4000	100		299,652
					73 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 299,652								
ADD GRG FOR 96 CHG FROM 1S TO 2 STY FOR 01 TOTAL REMODEL FOR 02 4X6 CFP FOR 03	X	Water			Land Improvement Cost Estimates								
	X	Sewer			Description					Rate	Size	% Good	Cash Value
	X	Electric			D/W/P: 4in Ren. Conc.					8.06	600	0	0
	X	Gas			Residential Local Cost Land Improvements								
	X	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 = 1,900								
		Underground Utils.											

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	149,800	173,300	323,100			182,019C
2024	128,400	160,600	289,000			176,547C
2023	66,300	153,200	219,500			168,140C
2022	51,600	138,100	189,700			160,134C



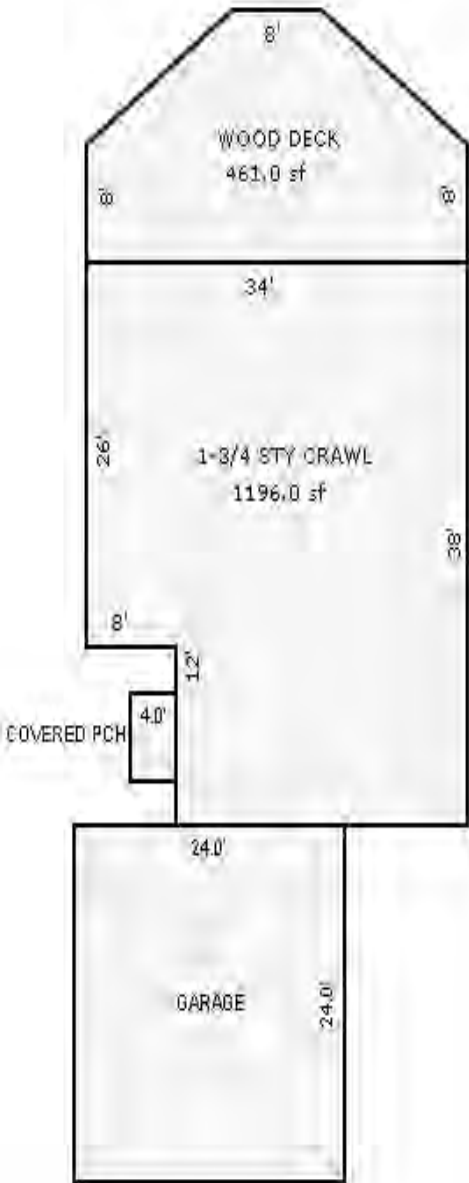
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Who	When	What	2025	2024	2023	2022
TPC	12/27/2017	INSPECTED				
TPC	05/31/2016	INSPECTED				

*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 461	Type CCP (1 Story) Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																															
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 1,794 Total Base New : 286,969 Total Depr Cost: 215,420 Estimated T.C.V: 344,672		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																						
Yr Built 1983	Remodeled 2000	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 286,969 Total Depr Cost: 215,420 Estimated T.C.V: 344,672		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 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1196 SF Floor Area = 1794 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C 10 Blt 1983																						
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost														
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures		1.5 Story		Siding		Crawl Space		1,196		229,011		171,750														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X		Ave.				Few		(13) Plumbing			Average Fixture(s)		1		1,455		1,091									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2			3			2			1			2			1			2			1			1		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			2			3			2			1			2			1			1			1			1		
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			2			3			2			1			2			1			1			1			1		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1			2			3			2			1			2			1			1			1					
X	Gable Hip Flat	Gambrel Mansard Shed	1			2			3			2			1			2			1			1			1			1						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			2			3			2			1			2			1			1			1					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			2			3			2			1			2			1			1			1					
		Public Water Public Sewer Water Well, 50 Feet		Built-Ins			1			2			3			2			1			2			1			1			1					
		Appliance Allow. Fireplaces		Water/Sewer			1			2			3			2			1			2			1			1			1					
		Exterior 1 Story Porches		Public Sewer Water Well, 50 Feet			1			2			3			2			1			2			1			1			1					
		CCP (1 Story)		Built-Ins			1			2			3			2			1			2			1			1			1					
		24		Appliance Allow. Fireplaces			1			2			3			2			1			2			1			1			1					
		1,191		Water/Sewer			1			2			3			2			1			2			1			1			1					
		1,096		Public Sewer Water Well, 50 Feet			1			2			3			2			1			2			1			1			1					
		* <<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Built-Ins			1			2			3			2			1			2			1			1			1					

*** 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.
URBANSKI RONALD C ETAL	URBANSKI TODD D & JANE E	33,000	10/22/2010	WD	09-FAMILY	2010-4860WD	PROPERTY TRANSFER	100.0
		212,000	09/01/2002	WD	33-TO BE DETERMINED	02-0:4229	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7179 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	10/21/2021	2021-0734	100%
Owner's Name/Address	P.R.E. 0%		Addition	10/16/2014	2014-0454	100%
URBANSKI TODD D & JANE E 201 ROLLINGBROOK DRIVE NE Ada MI 49301	MAP #:		Reroof	10/12/2006	20060348	Complete
	2025 Est TCV 545,781 TCV/TFA: 388.73					

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 6 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		Dirt Road	67'	4000'	FF	64.00	227.00	0.9777	1.0453	4000	100	261,625
Comments/Influences			Gravel Road	64 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value =	261,625		

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Wd, Solid, 6 ft.	30.45	70 0	0
	X	Gravel Road	Fencing: Wd, Picket, 30-40	13.57	32 0	0
	X	Paved Road	D/W/P: 4in Concrete	6.87	2159 50	7,416
	X	Storm Sewer	D/W/P: Brick on Sand	17.76	83 50	737
	X	Sidewalk	Wood Frame	27.60	120 50	1,656
		Water	Total Estimated Land Improvements True Cash Value =			9,809

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling			2025	130,800	142,100	272,900			141,675C
Low			2024	112,300	131,900	244,200			137,416C
High			2023	57,900	125,900	183,800			130,873C
Landscaped			2022	47,100	113,300	160,400			124,641C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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													
	Building Style: 1.25S	X	Drywall	X	Paneled		Plaster Wood T&G									
	Yr Built 1971	Remodeled 2015	Trim & Decoration		Ex	X	Ord									
	Condition: Average		Size of Closets				Min									
	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													
	(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1140 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	Asphalt Shingle		(9) Basement Finish													
	Chimney: Metal		(10) Floor Support													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			(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													
			(12) Electric													
			200 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			No. of Elec. Outlets													
			Many X Ave. Few													
			(11) Heating/Cooling													
			Central Air Wood Furnace													
			(15) Fireplaces													
			Class: C +5 Effec. Age: 25 Floor Area: 1,404 Total Base New : 228,631 Total Depr Cost: 171,467 Estimated T.C.V: 274,347													
			(16) Porches/Decks													
			501 Treated Wood 60 Treated Wood 40 Wood Balcony													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1140 SF Floor Area = 1404 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 1,056 84													
			1 Story Siding Crawl Space Total: 183,664 137,743													
			Other Additions/Adjustments													
			Plumbing													
			Average Fixture(s)													
			Deck													
			Treated Wood 501 7,455 5,591													
			Treated Wood 60 1,930 1,447													
			Balcony													
			Wood Balcony 40 1,607 1,205													
			Garages													
			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
			Base Cost 484 19,471 14,603													
			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													
			Prefab 2 Story 1 3,124 2,343													
			Local Cost Items													
			SANITARY SEWER 1 0 0 *													
			Totals: 228,631 171,467													
			<<<< 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.
WIERSMA CHAD & CYNTHIA R	WIERSMA CHAD M & CYNTHIA	0	03/24/2022	QC	09-FAMILY	2022-01026	PROPERTY TRANSFER	0.0
KLOOSTERMAN LON ERIC & NA	WIERSMA CHAD & CYNTHIA R	212,000	02/01/2019	WD	03-ARM'S LENGTH	2019-00239	PROPERTY TRANSFER	100.0
DENMAN MARCIA J	KLOOSTERMAN LON ERIC & NA	165,000	03/04/2005	WD	03-ARM'S LENGTH	05-0/819	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7169 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	08/23/2005	20050279	Complete

Owner's Name/Address	MAP #:
WIERSMA CHAD M & CYNTHIA R TRUST 1570 SHENANDOAH DR ZEELAND MI 49464	2025 Est TCV 412,846 TCV/TFA: 368.28

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
B 67' @ 4000/FF	60.00	205.00	1.0000	1.0087	4000	100	242,083
60 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	242,083

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	8.06	624	0	0	
Wood Frame	34.58	64	50	1,106	

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 = 2,056					

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



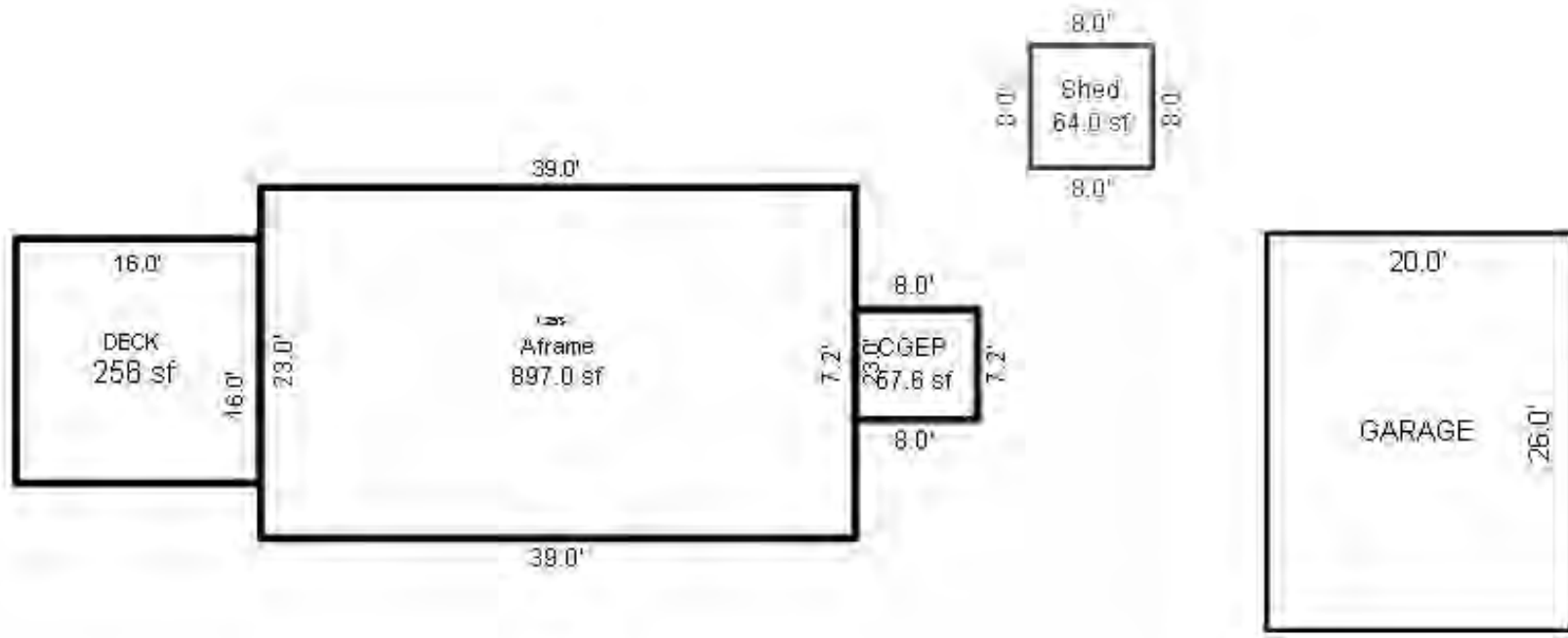
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	121,000	85,400	206,400			117,632C
	TPC 04/30/2021	INSPECTED	2024	104,300	79,100	183,400			114,096C
	TPC 12/27/2017	INSPECTED	2023	53,700	75,500	129,200			108,663C
	TPC 11/02/2015	INSPECTED	2022	45,000	67,600	112,600			103,489C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																									
X	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 57 256	Type CGEP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % 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: Fair Effec. Age: 35 Floor Area: 1,121 Total Base New : 162,225 Total Depr Cost: 105,442 Estimated T.C.V: 168,707			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																										
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 A-Frame 1.25S (11) Heating System: Electric Wall Heat Ground Area = 897 SF Floor Area = 1121 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls Good		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	100 Amps Service			1.25 Story			Siding		Crawl Space		897		Total:		124,196		80,723																
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,455		946																			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing															
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing			1		Average Fixture(s)		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 897 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			3 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		
(2) Windows		Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 897 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1			3 Fixture Bath			2 Fixture Bath		Softener, Auto		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			1			3 Fixture Bath			2 Fixture Bath		Softener, Auto		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			1			3 Fixture Bath			2 Fixture Bath		Softener, Auto		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:			14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:			168,707				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:			168,707						
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Notes:			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:			168,707						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAHAM IGAL ETAL	TOBE THOMAS J & JANET S	224,900	09/10/2004	WD	03-ARM'S LENGTH	04-0/3816	DEED	100.0
		155,000	01/01/2000	WD	33-TO BE DETERMINED	334:1467	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7159 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	10/19/2018	2018-0574	100%
Owner's Name/Address	P.R.E. 0%		Addition	10/10/2007	20070764	100%
TOBE THOMAS J & JANET S 28851 GLENCASTLE DR FARMINGTON MI 48336	MAP #:					
	2025 Est TCV 559,979 TCV/TFA: 300.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 2 T22N R8W LOT 8 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X			B 67' @ 4000/FF	60.00	179.00	1.0000	0.9619	4000	100	230,860
Comments/Influences				60 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		230,860	

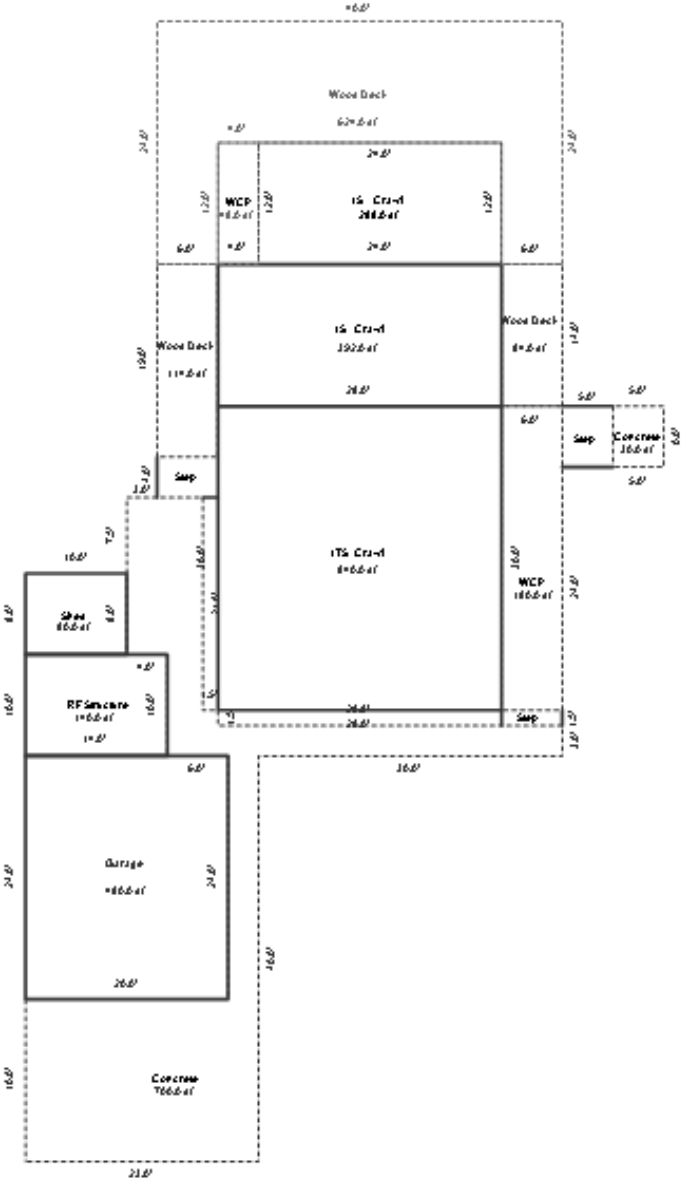
Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Concrete	6.87	700 0	0	
	X	Sewer	Wood Frame	31.84	80 50	1,273	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVE 2500	2,500.00	1 100	2,500	
		Street Lights	Total Estimated Land Improvements True Cash Value =				3,773
		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	115,400	164,600	280,000			156,276C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/08/2019	INSPECTED	2024	100,800	152,500	253,300			151,578C
JWV	10/31/2018	INSPECTED	2023	51,600	145,500	197,100			144,360C
TPC	12/27/2017	INSPECTED	2022	45,000	131,300	176,300			137,486C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS GERALDINE M & EDWA	MORRIS GERALDINE M	0	11/04/2022	QC	09-FAMILY	2022-03566	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7149 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
MORRIS GERALDINE M 7149 W WHITEBIRCH AVE LAKE CITY MI 49651	2025 Est TCV 445,486 TCV/TFA: 331.46					

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 9 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		* Factors *					
			B 67' @ 4000/FF	60.00	140.00	1.0000	0.8826	4000 100	211,834
Comments/Influences			60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 211,834					

Comments/Influences	X	Improved	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Residential Local Cost Land Improvements			
			D/W/P: 4in Concrete	6.87	716 0	0
			D/W/P: Brick on Sand	17.76	262 0	0
			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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	105,900	116,800	222,700			95,489C
Rolling	2024	94,800	108,300	203,100			92,618C
Low	2023	47,900	103,500	151,400			88,208C
X High	2022	45,000	93,500	138,500			84,008C
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
JWV	05/05/2018	INSPECTED	2025	105,900	116,800	222,700			95,489C
TPC	12/27/2017	INSPECTED	2024	94,800	108,300	203,100			92,618C
TPC	06/30/2014	INSPECTED	2023	47,900	103,500	151,400			88,208C
			2022	45,000	93,500	138,500			84,008C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORTON CRAIG S & DEANNA G	AYOTTE TODD & LISA	390,000	10/19/2018	WD	03-ARM'S LENGTH	2018-03381	PROPERTY TRANSFER	100.0
		162,500	09/01/1998	WD	33-TO BE DETERMINED	322:757	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7139 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
AYOTTE TODD & LISA	P.R.E. 0%					
7139 W WHITE BIRCH AVE	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 568,644 TCV/TFA: 244.47					

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 10 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		Dirt Road	67'	4000'	50.00	118.00	1.0659	0.8314	4000	100	177,232
			Gravel Road	50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 177,232								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
	X	Sewer	D/W/P: 4in Concrete	6.87	551 0	0		
			Electric	D/W/P: Brick on Sand	17.76	86 0	0	
				Residential Local Cost Land Improvements				
				Gas	Description	Rate	Size % Good	Cash Value
					LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value = 2,375								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	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	88,600	195,700	284,300			197,393C
			2024	79,200	181,300	260,500			191,458C												
			2023	40,000	173,100	213,100			182,341C												
			2022	39,600	156,000	195,600			173,659C												



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 220 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					1		54 993 18 48	CCP (1 Story) Treated Wood Treated Wood Wood Balcony			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1974		Remodeled 2017		Ex	X	Ord	Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List		Lg	X	Ord	Small											
	Basement 1st Floor 2nd Floor 4 Bedrooms	Doors		Solid	X	H.C.										
(1) Exterior		(5) Floors		(12) Electric												
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		200 Amps Service												
Insulation		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1388 SF Floor Area = 2326 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
(2) Windows		Ex.	X	Ord.	Min	Building Areas			Cls C 10 Blt 1974							
X Many Avg. X Few		Large Avg. Small		Many			X	Ave.	Few	Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
X Wood Sash Metal Sash Vinyl Sash Double Hung		(6) Ceilings		(13) Plumbing			Average Fixture(s)		1.5 Story Siding Crawl Space 900 2 Story Siding Crawl Space 488							
X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		1			2		Total: 287,841 201,505							
X Asphalt Shingle		Basement: 0 S.F. Crawl: 1388 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			2		Other Additions/Adjustments							
Chimney: Metal		(8) Basement		1			2		Plumbing							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			2		Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 1 4,580 3,206 2 Fixture Bath 1 3,064 2,145							
		(9) Basement Finish		1			2		Porches							
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			2		CCP (1 Story) 54 1,589 1,112							
		(10) Floor Support		1			2		Balcony							
		Joists: Unsupported Len: Cntr.Sup:		1			2		Wood Balcony 48 1,928 1,350							
				1			2		Garages							
				1			2		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
				1			2		Base Cost 440 20,403 14,282							
				1			2		Storage Over Garage 220 2,979 2,085							
				1			2		Water/Sewer							
				1			2		Public Sewer 1 1,473 1,031							
				1			2		Water Well, 50 Feet 1 2,648 1,854							
				1			2		Built-Ins							
				1			2		Appliance Allow. 1 2,727 1,909							
				1			2		Fireplaces							
				1			2		Prefab 2 Story 1 3,124 2,187							
				1			2		Deck							
				1			2		<<<< 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.				
LEHMAN GERALD R & DONNA J	LEE CARL	260,000	06/01/2016	WD	03-ARM'S LENGTH	2016-01968	PROPERTY TRANSFER	100.0				
LEHMAN GERALD (DECEASED)	LEHMAN DONNA J (WIDOW)	0	01/04/2007	OTH	21-NOT USED/OTHER	2007/773	DEED	0.0				
LEHMAN GERALD R & DONNA J		0	04/07/2006	OTH	21-NOT USED/OTHER	2007/774	DEED	0.0				
LEHMAN GERALD R & DONNA J	LEHMAN GERALD R & DONNA J	0	04/07/2006	QC	21-NOT USED/OTHER	06-0/2122	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7129 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 04/30/2018										
LEE CARL 6731 S ELMAN ST SAN DIEGO CA 92111		MAP #:		2025 Est TCV 511,976 TCV/TFA: 251.96								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 11 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 4000/FF	50.00	124.00	1.0659	0.8459	4000	100		180,335
		Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 180,335								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.06	325	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								
		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										
		Who	When	What	2025	90,200	165,800	256,000				158,933C
		TPC 04/30/2021 INSPECTED		2024	80,200	153,600	233,800			233,800A		154,155C
		TPC 12/27/2017 INSPECTED		2023	40,600	146,700	187,300		0M			0
		TPC 06/30/2014 INSPECTED		2022	39,600	132,200	171,800		0M			0

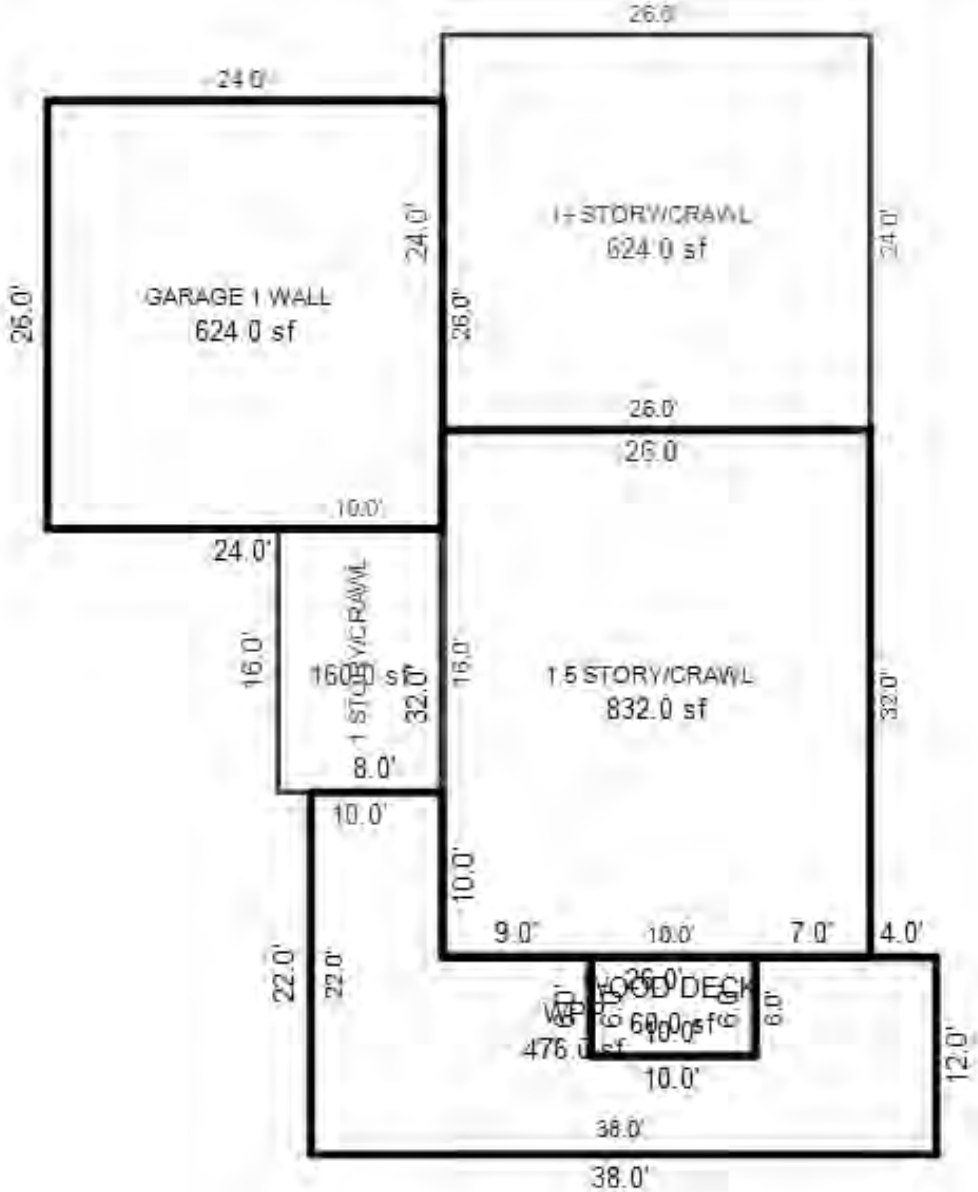


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 536 60	Type Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(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: 30 Floor Area: 2,032 Total Base New : 294,012 Total Depr Cost: 205,791 Estimated T.C.V: 329,266						
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1616 SF Floor Area = 2032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1973	Remodeled 1996	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Total Area New : 294,012 Total Depr Cost: 205,791 Estimated T.C.V: 329,266					
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Total: 248,050		173,619			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Plumbing					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1,455 1,018 2 3,064 2,145					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Deck					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 536 7,793 5,455 Treated Wood 60 1,930 1,351					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			SANITARY SEWER			Base Cost 624 25,846 18,092 Common Wall: 1/2 Wall 1 -1,324 -927					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Public Sewer 1 1,473 1,031 Water Well, 100 Feet 1 5,725 4,007					
X	Gable Hip Flat	Gambrel Mansard Shed	(11) Floor Support			Lump Sum Items:			Local Cost Items						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			Totals: 294,012 205,791					
Chimney: Metal							ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV: 329,266								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MAATMAN & SCOGGINS & EASO	KOCH KIMBERLY & DAN	184,000	04/15/2015	WD	03-ARM'S LENGTH	2015-01432	PROPERTY TRANSFER	100.0				
MAATMAN DONNA C ETAL		0	01/18/2011	OTH	09-FAMILY	2011-511	PROPERTY TRANSFER	0.0				
EASON ELWOOD C & SHIRLEY	MAATMAN DONNA C ETAL *	0	12/23/2008	OTH	21-NOT USED/OTHER	2009/0062	DEED	100.0				
EASON ELWOOD C & SHIRLEY	EASON ELWOOD C & SHIRLEY	0	01/23/2008	OTH	21-NOT USED/OTHER	2008/355	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7119 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/04/2015										
Owner's Name/Address		MAP #:										
KOCH KIMBERLY & DAN 7119 W WHITE BIRCH AVE LAKE CITY MI 49651		2025 Est TCV 442,235 TCV/TFA: 279.19										
		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
				B 67' @ 4000/FF	50.00	125.00	1.0659	0.8483	4000	100		180,843
				50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	180,843
Tax Description				Land Improvement Cost Estimates								
. SEC 2 T22N R8W LOT 12 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS				Description								
Comments/Influences				D/W/P: 3.5 Concrete				Rate	Size	% Good	Cash Value	
								6.49	102	0	0	
				Residential Local Cost Land Improvements								
				Description				Rate	Size	% Good	Cash Value	
				LAND IMPROVE 1000				1,000.00	1	95	950	
				Total Estimated Land Improvements True Cash Value =							950	
				Topography of Site								
				X Level								
				Rolling								
				Low								
				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	90,400	130,700	221,100			120,687C		
				2024	80,400	121,000	201,400			117,059C		
				2023	40,700	115,600	156,300			111,485C		
				2022	39,600	104,100	143,700			106,177C		
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	09/08/2014	INSPECTED								

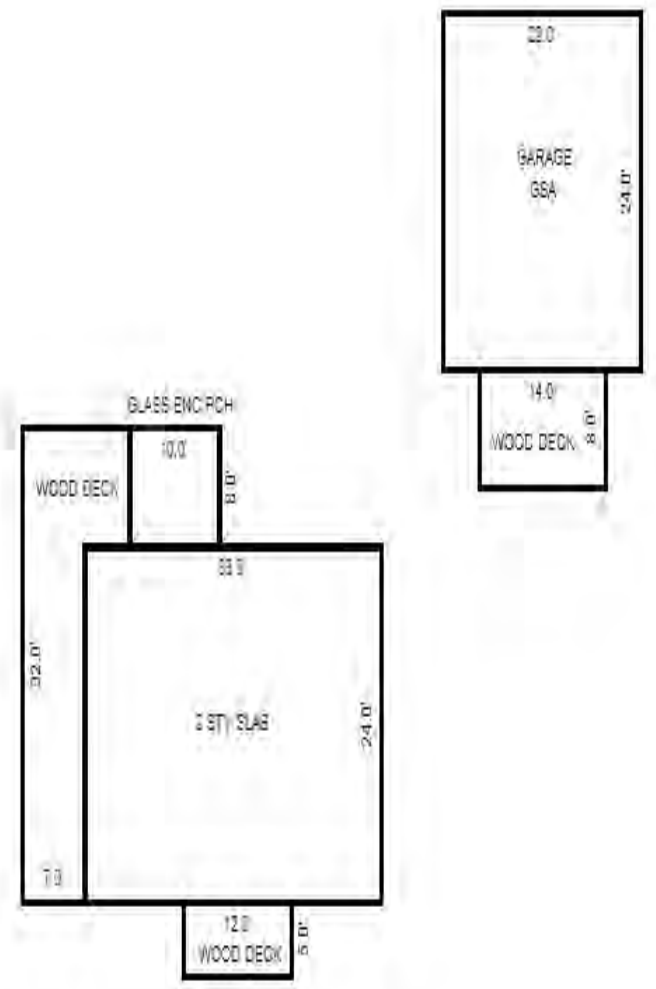


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*** Information herein deemed reliable but not guaranteed***

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: 1972 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: 528 % Good: 0 Storage Area: 528 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				1			80 96 264 112 24	CGEP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony		
Building Style: 2S		Trim & Decoration													
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
X	X	Drywall													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 792 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	Asphalt Shingle		(10) Floor Support												
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:													
		(12) Electric													
		200 Amps Service													
		No./Qual. of Fixtures													
		Ex.	X	Ord.		Min									
		No. of Elec. Outlets													
		Many	X	Ave.		Few									
		(13) Plumbing													
		1	Average Fixture(s)												
		2	3 Fixture Bath												
			2 Fixture Bath												
			Softener, Auto												
			Softener, Manual												
			Solar Water Heat												
			No Plumbing												
			Extra Toilet												
			Extra Sink												
			Separate Shower												
			Ceramic Tile Floor												
			Ceramic Tile Wains												
			Ceramic Tub Alcove												
			Vent Fan												
		(14) Water/Sewer													
		1	Public Water												
		1	Public Sewer												
			Water Well												
			1000 Gal Septic												
			2000 Gal Septic												
		Lump Sum Items:													
		Class: C													
		Effec. Age: 35													
		Floor Area: 1,584													
		Total Base New : 250,423													
		Total Depr Cost: 162,776													
		Estimated T.C.V: 260,442													
		E.C.F.													
		X 1.600													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cls C													
		Blt 1972													
		Building Areas													
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
		2 Story	Siding	Slab	792										
		Total:				179,096	116,413								
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		3 Fixture Bath													
		Porches													
		CGEP (1 Story)													
		Deck													
		Treated Wood													
		Treated Wood													
		Treated Wood													
		Balcony													
		Wood Balcony													
		Garages													
		Class: C Exterior: Siding													
		Foundation: 18 Inch (Finished)													
		Base Cost													
		528													
		Storage Over Garage													
		528													
		Door Opener													
		1													
		Water/Sewer													
		Public Sewer													
		1													
		Water Well, 50 Feet													
		1													
		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***



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.							
STEPHENS WILLIAM J & REGI	STEPHENS WILLIAM J & REGI	0	12/13/2023	QC	15-LADY BIRD	2023-03350	PROPERTY TRANSFER	0.0							
TUCKER THOMAS N & SHIRLEY	STEPHENS WILLIAM J & REGI	328,000	08/28/2018	WD	03-ARM'S LENGTH	2018-02820	PROPERTY TRANSFER	100.0							
RHODE ROY C SR & MARY ANN	TUCKER THOMAS N & SHIRLEY	0	07/22/2009	WD	16-LC PAYOFF	2009/2731	DEED	0.0							
RHODE ROY C SR & MARY ANN	TUCKER THOMAS N & SHIRLEY	339,900	08/19/2005	LC	03-ARM'S LENGTH	05-0/3289	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
7109 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/01/2023		2023-0473	100%						
Owner's Name/Address		P.R.E. 0%		Addition		08/16/2022		2022-0555	100%						
STEPHENS WILLIAM J & REGINA M 24849 HANOVER ST DEARBORN HEIGHTS MI 48125		MAP #:		2025 Est TCV 560,868 TCV/TFA: 270.69											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
. SEC 2 T22N R8W LOT 13 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		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		50.00	125.00	1.0659	0.8483	4000	100		180,843
		X Sidewalk		Water		50 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =						180,843	
		X Sewer		Dock: Light posts		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Electric		D/W/P: 4in Ren. Conc.		D/W/P: 4in Ren. Conc.		42.32		60	0		0		
		X Gas		D/W/P: Patio Blocks		D/W/P: Patio Blocks		8.06		1013	50		4,082		
		Curb		Total Estimated Land Improvements True Cash Value =				15.39		562	50		4,324		
		Street Lights												8,406	
		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		90,400		190,000		280,400	
		TPC 09/09/2024		INSPECTED				2024		80,400		176,000		256,400	
		JWV 09/26/2023		INSPECTED				2023		40,700		168,000		208,700	
		JWV 12/03/2022		INSPECTED				2022		39,600		149,900		189,500	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 28 672 107	Type WPP Composite Treated Wood	Year Built: 1992 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: 1 Area: 626 % 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					1																																																																																															
Building Style: 1.75S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																				
Yr Built 1992		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 Bedrooms	(5) Floors			200 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: 0 S.F. Crawl: 1152 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			2	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	Recreation SF Living SF 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:																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 5 Blt 1992 (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 2072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>816</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>308</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>244,613</td> <td>183,455</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior</td> <td></td> <td></td> </tr> <tr> <td>Brick Veneer</td> <td>160</td> <td>2,710</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,580</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,064</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>28</td> <td>1,463</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>107</td> <td>2,658</td> </tr> <tr> <td>Composite</td> <td>672</td> <td>10,053</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>626</td> <td>31,231</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>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,473</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,648</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Crawl Space	816			1 Story	Siding	Crawl Space	336			1 Story	Siding	Overhang	308			Total:				244,613	183,455	Item	Cost	Depr. Cost	Exterior			Brick Veneer	160	2,710	Plumbing			Average Fixture(s)	1	1,455	3 Fixture Bath	1	4,580	2 Fixture Bath	1	3,064	Porches			WPP	28	1,463	Deck			Treated Wood	107	2,658	Composite	672	10,053	Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost	626	31,231	Common Wall: 1 Wall	1	-2,647	Door Opener	1	539	Water/Sewer			Public Sewer	1	1,473	Water Well, 50 Feet	1	2,648
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON DENNIS & JUDY T	JOHNSTON MICHAEL & CHRIST	230,000	02/16/2018	WD	09-FAMILY	2018-00521	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7099 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
JOHNSTON MICHAEL & CHRISTINA 220 FOXDOWN RD HOLLAND MI 49424	2025 Est TCV 356,761 TCV/TFA: 283.14					

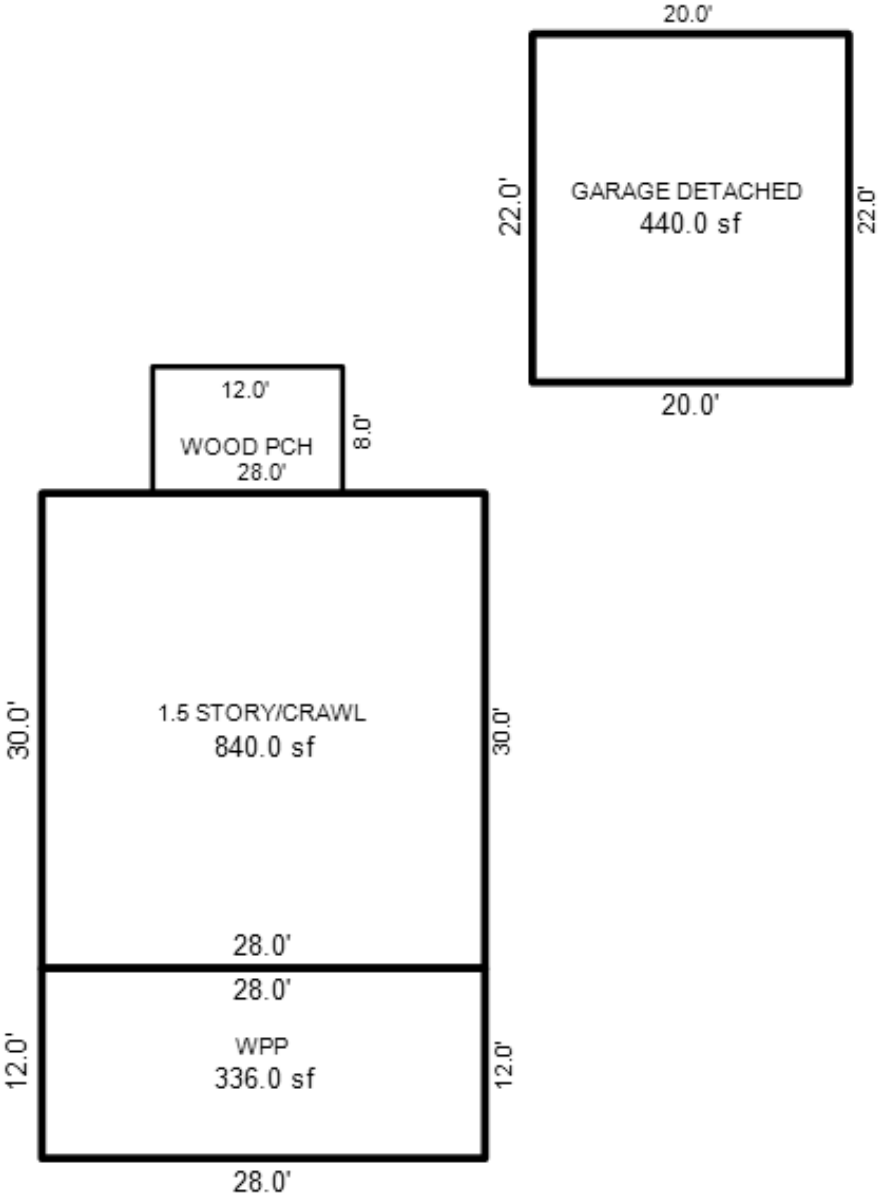
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. SEC 2 T22N R8W LOT 14 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		* Factors *			
			B 67' @ 4000/FF	50.00	122.00	179,312
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 179,312			
	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: Crushed Rock	2.15	336 0	0
			D/W/P: 3.5 Concrete	6.07	132 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value = 950			



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	89,700	88,700	178,400			92,950C
	Rolling								
	Low								
X	High		2024	79,900	82,100	162,000			90,156C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2023	40,500	78,400	118,900			85,863C
	Ravine								
	Wetland								
	Flood Plain		2022	39,600	70,700	110,300			81,775C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCINTOSH DAVID	MCINTOSH DAVID	0	05/12/2023	OTH	07-DEATH CERTIFICATE	2024-00485	OTHER	0.0				
MCGLONE WILLIAM A & KATHL	MCINTOSH DAVID	290,000	09/17/2019	WD	03-ARM'S LENGTH	2019-02900	PROPERTY TRANSFER	100.0				
MCGLONE WILLIAM A & KATHL	MCGLONE WILLIAM A & KATHL	1	04/27/2019	WD	09-FAMILY	2019-01510	PROPERTY TRANSFER	0.0				
WHITBECK RODNEY G & AMEIL	MCGLONE WILLIAM A & KATHL	195,000	12/29/2009	WD	03-ARM'S LENGTH	2009/4397	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7087 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		03/29/2022		2022-0149	100%			
Owner's Name/Address		P.R.E. 0%		Garage		05/19/2011		2010-206	100%			
MCINTOSH DAVID 7087 W WHITE BIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 469,024 TCV/TFA: 418.77								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. LOT 15 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 67' @ 4000/FF 50.00 109.00 1.0659 0.8086 4000 100 172,378								
		Paved Road		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 172,378								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Dock: Light posts	42.32	128	0	0				
		X	Sewer	D/W/P: 4in Ren. Conc.	8.06	356	50	1,434				
		X	Electric	D/W/P: Brick on Sand	17.76	242	50	2,149				
		X	Gas	Wood Frame	38.68	20	50	387				
		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 = 6,345								
		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	86,200	148,300	234,500		160,375C		
		JWV	09/13/2022	INSPECTED	2024	77,700	135,700	213,400		155,553C		
		TPC	04/30/2021	INSPECTED	2023	39,100	130,200	169,300		148,146C		
		TPC	07/29/2019	INSPECTED	2022	39,600	109,000	148,600		138,997C		

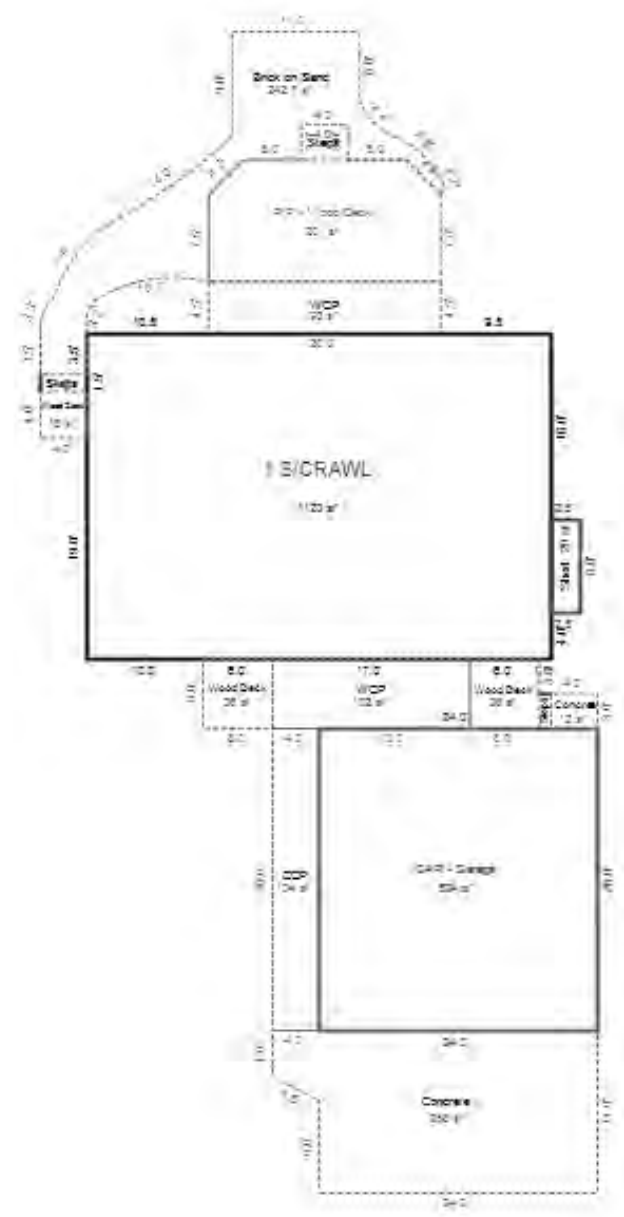


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 364 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled	X	Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 20 Floor Area: 1,120 Total Base New : 226,790 Total Depr Cost: 181,438 Estimated T.C.V: 290,301			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1999	Remodeled 2011	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 10 Blt 1999			
Condition: Average		Size of Closets Lg X Ord Small		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,120 Total: 160,140 128,119									
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									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric 150 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			Porches WCP (1 Story) 90 4,460 3,568 WCP (1 Story) 102 4,759 3,807 CCP (1 Story) 104 2,869 2,295									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	(7) Excavation Basement: 0 S.F. Crawl: 1120 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			Deck Treated Wood 217 4,312 3,450 Treated Wood 36 1,488 1,190 Treated Wood 36 1,488 1,190									
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,846 20,677 Storage Over Garage 364 4,929 3,943 Door Opener 1 539 431									
X	Many Avg. X Avg. Few Small	(9) Basement Finish		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									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		265,000	07/01/2000	WD	33-TO BE DETERMINED	338:596	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7079 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/20/2021	2021-0564	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
FRAZIER MICHAEL S & DIANE L 4290 CAHOHIA RIDGE LINDEN MI 48451		2025 Est TCV 538,038 TCV/TFA: 295.30

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 16 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	B 67' @ 4000/FF	65.00	104.00	0.9724	0.7954	4000	100		201,098

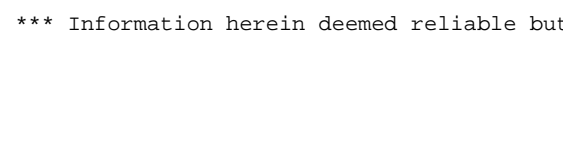
Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
	X	X	X				

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48		24.59	40	0	0
D/W/P: 4in Ren. Conc.		8.06	740	50	2,982
D/W/P: Brick on Sand		17.76	128	50	1,136
Total Estimated Land Improvements True Cash Value =					4,118

Topography of Site	X Level	Rolling	Low	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	100,500	168,500	269,000			168,685C
2024	93,500	156,100	249,600			163,613C
2023	46,300	170,000	216,300			155,822C
2022	47,600	153,100	200,700			148,402C

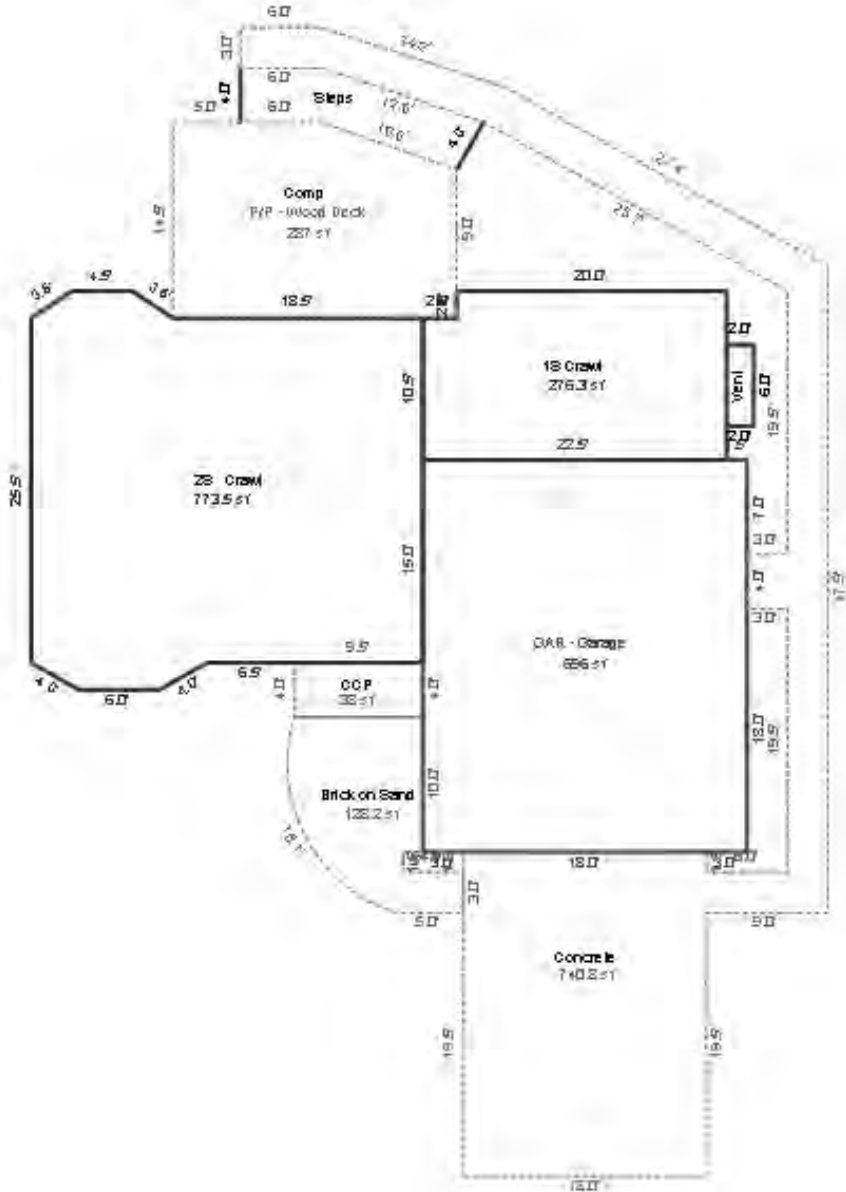
Who	When	What
JWV	09/28/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	10/10/2011	INSPECTED



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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 38 287	Type CCP (1 Story) Composite	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 696 % 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																																																																																										
Yr Built 1991		Remodeled 0			Ex	X	Ord																																																																																								
Condition: Average		Size of Closets																																																																																													
Room List		Doors			Solid	X	H.C.																																																																																								
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(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																																																										
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	Insulation	(7) Excavation			No. of Elec. Outlets																																																																																										
(2) Windows					Many	X	Ave.		Few																																																																																						
X	Many Avg. Few	X	Large Avg. Small		(13) Plumbing																																																																																										
					1	Average Fixture(s)																																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1049 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	Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																																										
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																										
(3) Roof		(9) Basement Finish			Lump Sum Items:																																																																																										
X	Gable Hip Flat		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																																																																																										
X	Asphalt Shingle	(10) Floor Support			1000 Gal Septic 2000 Gal Septic																																																																																										
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic																																																																																										
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 1991</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 1049 SF Floor Area = 1822 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>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>773</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>276</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>236,342</td> <td>165,444</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 3 Fixture Bath</td> <td>1</td> <td>4,580</td> <td>3,206</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>38</td> <td>1,192</td> <td>834</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>696</td> <td>33,777</td> <td>23,644</td> </tr> <tr> <td>Common Wall: 1.5 Wall</td> <td>1</td> <td>-3,971</td> <td>-2,780</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>539</td> <td>377</td> </tr> <tr> <td>Water/Sewer 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 Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,909</td> </tr> <tr> <td>Fireplaces Exterior 2 Story</td> <td>1</td> <td>7,910</td> <td>5,537</td> </tr> <tr> <td>Deck Composite</td> <td>287</td> <td>5,410</td> <td>3,787</td> </tr> </tbody> </table> <p>Local Cost Items</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	773				1 Story	Siding	Crawl Space	276				Total:					236,342	165,444	Item	Quantity	Unit Cost	Total Cost	Plumbing Average Fixture(s)	1	1,455	1,018	Plumbing 3 Fixture Bath	1	4,580	3,206	Porches CCP (1 Story)	38	1,192	834	Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	696	33,777	23,644	Common Wall: 1.5 Wall	1	-3,971	-2,780	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	Fireplaces Exterior 2 Story	1	7,910	5,537	Deck Composite	287	5,410	3,787
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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.
HANNON EDNA M	VERTALKA STEVEN J & NANCY	142,400	12/15/2017	WD	09-FAMILY	2018-00340	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7069 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	11/13/2018	2018-0632	100%

Owner's Name/Address	MAP #:
VERTALKA STEVEN J & NANCY J 6915 SPRINGTREE LANE LANSING MI 48917	2025 Est TCV 412,365 TCV/TFA: 353.05

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 17 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	B 67' @ 4000/FF	60.00	130.68	1.0000	0.8616	4000	100		206,787
X Gravel Road	60 Actual Front Feet, 0.18 Total Acres								206,787

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

X Sewer	D/W/P: 4in Concrete	6.87	504	50	1,731
X Electric	D/W/P: Brick on Sand	17.76	60	50	533
X Gas	Wood Frame	34.58	64	50	1,106
X Curb	Total Estimated Land Improvements True Cash Value =				3,370

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	103,400	102,800	206,200			112,904C
2024	93,200	95,300	188,500			109,510C
2023	46,900	90,900	137,800			104,296C
2022	45,000	81,900	126,900			99,330C



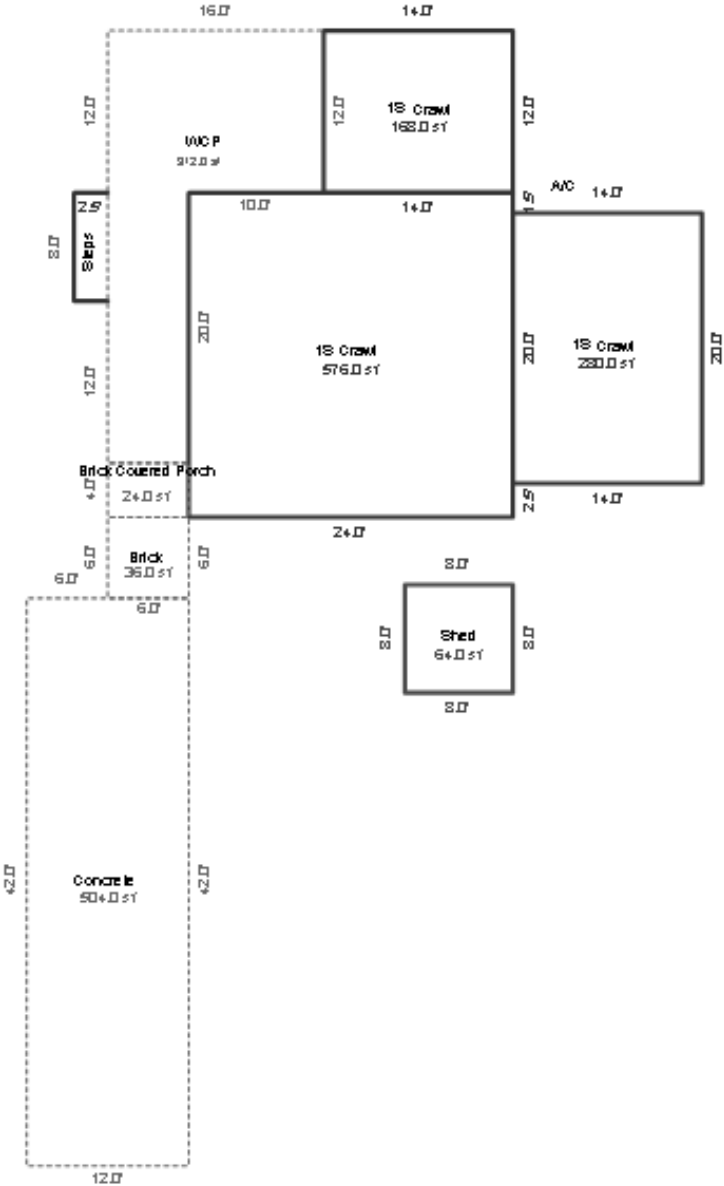
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Who	When	What
TPC 09/14/2019	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 11/02/2015	INSPECTED	

*** 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 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 Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							312	WCP (1 Story) 24 Roof Cover Onl																																
	Building Style: 1.25S																																												
	Yr Built 1967	Remodeled 2019			Ex	X	Ord	Min																																					
	Condition: Average				Size of Closets Lg			Ord	X	Small																																			
	Room List		Doors		Solid	X	H.C.																																						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 100 Amps Service																																								
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few																																								
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 1024 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																																								
X	Many Avg. X Few	Large Avg. Small			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Lump Sum Items:																																								
	(3) Roof		(9) Basement Finish		(14) Water/Sewer Lump Sum Items:																																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer Lump Sum Items:																																								
X	Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Lump Sum Items:																																								
	Chimney: Block				(14) Water/Sewer Lump Sum Items:																																								
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1024 SF Floor Area = 1168 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>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>576</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> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>168</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>166,032</td> <td>107,913</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	576			1 Story	Siding	Crawl Space	280			1 Story	Siding	Crawl Space	168			Total:				166,032	107,913	E.C.F. X 1.600		Cls C 10 Blt 1967	
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Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches WCP (1 Story) 312 10,078 6,551 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 Deck w/Roof (Roof portion) 24 532 346 Local Cost Items SANITARY SEWER 1 0 0												Totals: 194,442 126,380		* 202,208																															
Notes:												ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:		202,208																															

*** 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.
SMITH COLLEEN A TRUST	SMITH COLLEEN A	0	12/19/2022	QC	09-FAMILY	2022-04034	PROPERTY TRANSFER	0.0
SMITH COLLEEN A	SMITH COLLEEN A	0	12/19/2022	QC	09-FAMILY	2022-04036	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7059 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Replacement	08/08/2024	PM24-0121	100%

Owner's Name/Address	MAP #:
SMITH COLLEEN A 7059 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 386,780 TCV/TFA: 503.62

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 18 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value B 67' @ 4000/FF 60.00 187.31 1.0000 0.9773 4000 100 234,555 60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 234,555

Comments/Influences	Land Improvement Cost Estimates
<input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input type="checkbox"/> Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.07 64 94 365 Wood Frame 24.32 126 95 2,911 Total Estimated Land Improvements True Cash Value = 3,276

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level <input type="checkbox"/> Rolling <input type="checkbox"/> Low <input checked="" type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input type="checkbox"/> Wooded <input type="checkbox"/> Pond <input checked="" type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	2025	117,300	76,100	193,400			94,835C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	102,000	70,600	172,600			91,984C
TPC	12/27/2017	INSPECTED	2023	52,300	67,300	119,600			87,604C
TPC	10/10/2011	INSPECTED	2022	45,000	60,700	105,700			83,433C

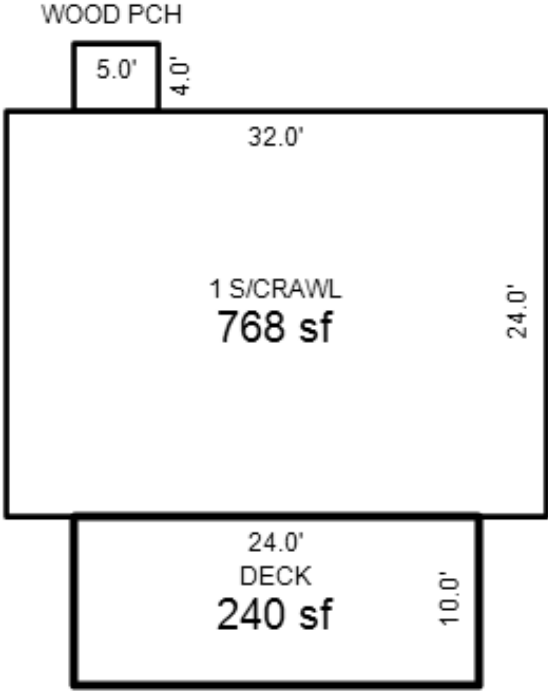
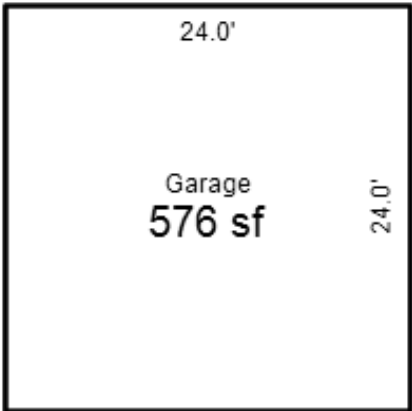


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 20 240	Type WPP Treated Wood	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 768 Total Base New : 132,994 Total Depr Cost: 93,093 Estimated T.C.V: 148,949		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1973	
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas				
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors	Solid X	H.C.	(12) Electric			1 Story Siding Crawl Space			Total: 92,389		64,671		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,212 848	
(1) Exterior		Kitchen: Other:		200 Amps Service			Deck			Treated Wood		240 4,500 3,150			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
(2) Windows		(7) Excavation		Many X Ave. Few			Water/Sewer			Base Cost		576 19,509 13,656			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water			Public Sewer		1 1,307 915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			Water Well			Water Well, 100 Feet		1 5,560 3,892			
(3) Roof		(9) Basement Finish		3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow.		1 1,906 1,334			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Fireplaces			Exterior 1 Story		1 5,626 3,938			
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WPP		20 985 689			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items			SANITARY SEWER		1 0 0		* Totals: 132,994 93,093	
							Notes:			ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:		148,949			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORNE'S TRUST	OSBORNE JOYCE E	0	09/18/2017	QC	09-FAMILY	2017-02707	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7049 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST	Reroof	05/23/2013	2013-0172	100%	
	P.R.E. 100% 04/11/1997					

Owner's Name/Address	MAP #:
OSBORNE JOYCE E 7049 W WHITE BIRCH AVENUE LAKE CITY MI 49651	2025 Est TCV 469,187 TCV/TFA: 399.65

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 19 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X		* Factors *			
			B 67' @ 4000/FF	72.00	206.91	273,427
Comments/Influences			72 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 273,427			

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Wd, Solid, 6 ft.	28.40	24 0	0
		Gravel Road	D/W/P: 4in Concrete	6.39	1051 0	0
		Paved Road	D/W/P: 4in Concrete	6.39	132 0	0
		Storm Sewer	D/W/P: Patio Blocks	14.07	54 0	0
		Sidewalk	D/W/P: Asphalt Paving	2.85	600 0	0
		Water	Wood Frame	33.18	48 50	796
		Sewer	Wood Frame	25.88	96 50	1,242
		Electric	Residential Local Cost Land Improvements			
		Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVE 2500	2,500.00	1 95	2,375

Comments/Influences	X	Topography of Site	Total Estimated Land Improvements True Cash Value =			
			Description	Rate	Size % Good	Cash Value
	X	Level	4,413			
			Total Estimated Land Improvements True Cash Value = 4,413			



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/05/2018	INSPECTED	2025	136,700	97,900	234,600			109,366C
TPC	12/27/2017	INSPECTED	2024	119,800	90,800	210,600			106,078C
TPC	12/19/2014	INSPECTED	2023	61,200	86,700	147,900			101,027C
			2022	51,100	78,200	129,300			96,217C

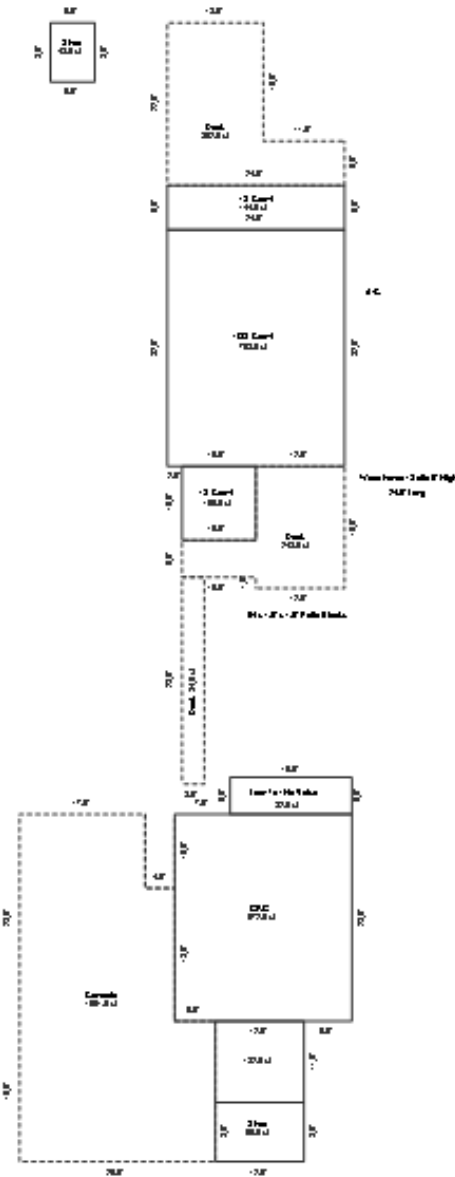
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		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: 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: 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: 1,174 Total Base New : 183,985 Total Depr Cost: 119,592 Estimated T.C.V: 191,347		352 Treated Wood 248 Treated Wood 132 Roof Cover Onl 84 Treated Wood		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		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	X Central Air Wood Furnace				(12) Electric										
Room List		Doors	Solid	X H.C.	200 Amps Service				No./Qual. of Fixtures										
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1972							
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets				(11) Heating System: Electric Baseboard, Air Conditioning		Ground Area = 982 SF		Floor Area = 1174 SF.							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas									
Insulation				X Ave.				Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
(2) Windows		(7) Excavation		1				1.25 Story		Siding		Crawl Space		768					
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 982 S.F. Slab: 0 S.F. Height to Joists: 0.0		1				1 Story		Siding		Crawl Space		114					
X	Few	X	Small	2				1 Story		Siding		Crawl Space		100					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s)				Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		788	
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3				Deck		Treated Wood		352		5,780		3,757			
(3) Roof		(9) Basement Finish		2				Treated Wood		Treated Wood		248		4,593		2,985			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1				Treated Wood w/Roof (Roof portion)		Treated Wood		84		2,245		1,459			
X	Asphalt Shingle	(10) Floor Support		1				Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		672		21,813		14,178	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1				Water/Sewer		Door Opener		1		478		311			
				1				Public Water		Water/Sewer		Public Sewer		1		1,307		850	
				1				Public Sewer		Water Well, 100 Feet		1		5,560		3,614			
				1				Water Well		Built-Ins		Appliance Allow.		1		1,906		1,239	
				1				1000 Gal Septic		Local Cost Items		SANITARY SEWER		1		0		0	
				1				2000 Gal Septic		Lump Sum Items:									
										Totals:		183,985		119,592					

<<<<< 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.
STEWART LAYNE & KATHLEEN	BEIG SALEEM & IRENE L	180,000	07/02/2004	WD	03-ARM'S LENGTH	04-0/2971	DEED	100.0
		139,000	05/01/2000	WD	33-TO BE DETERMINED	337:582	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7039 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	09/03/2008	20080520	Complete
	P.R.E. 100% 12/25/2004		Deck/Porch	06/20/2007	20070372	Complete
Owner's Name/Address	MAP #:		New House	07/12/2004	20040245	Complete
BEIG SALEEM & IRENE L 7039 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 742,202 TCV/TFA: 332.53					

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	
B 67' @ 4000/FF	66.00	214.50	0.9672	1.0248	4000	100		261,671	
66 Actual Front Feet, 0.33 Total Acres								Total Est. Land Value = 261,671	

X Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		6.49	1104	78	5,589
Total Estimated Land Improvements True Cash Value =					5,589

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

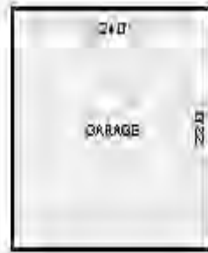


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	130,800	240,300	371,100			193,065C
TPC 12/27/2017 INSPECTED			2024	113,300	222,700	336,000			187,260C
RJG 12/01/2008 INSPECTED			2023	58,200	220,500	278,700			178,343C
			2022	48,100	198,600	246,700			169,851C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 340 300	Type CCP (1 Story) WGEP (1 Story) Composite	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: 576 % Good: 94 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 2,232 Total Base New : 360,940 Total Depr Cost: 296,839 Estimated T.C.V: 474,942		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 2232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C 10 Blt 2004				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas					
Condition: Average		Size of Closets		0			Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			2 Story Siding Crawl Space 936					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1 Story Siding Overhang 360		Total: 261,912		209,526	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	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			Exterior Siding Foundation Size Cost New Depr. Cost					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 936 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					
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			Porches					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Garages					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Built-Ins					
Chimney: Metal		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Deck					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Sketch by Apex Medina™

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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				
7029 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
LINDWALL LANCE R & MARY K LE 7029 W WHITEBIRCH AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 602,063 TCV/TFA: 298.64								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 21 LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STORAGE BLDG PRICED AS GRG @ 50%		Gravel Road		B 67' @ 4000/FF	66.00	209.88	0.9672	1.0170	4000	100		259,684
		Paved Road		66 Actual Front Feet, 0.32 Total Acres					Total Est. Land Value =		259,684	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Concrete	6.87	1190	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 5000	5,000.00	1	95	4,750				
		Curb		Total Estimated Land Improvements True Cash Value =					4,750			
		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	129,800	171,200	301,000				132,935C
		JWV	06/11/2018	INSPECTED	2024	112,700	158,600	271,300				128,938C
		TPC	12/27/2017	INSPECTED	2023	57,800	151,500	209,300				122,799C
		TPC	03/11/2012	INSPECTED	2022	48,100	136,700	184,800				116,952C

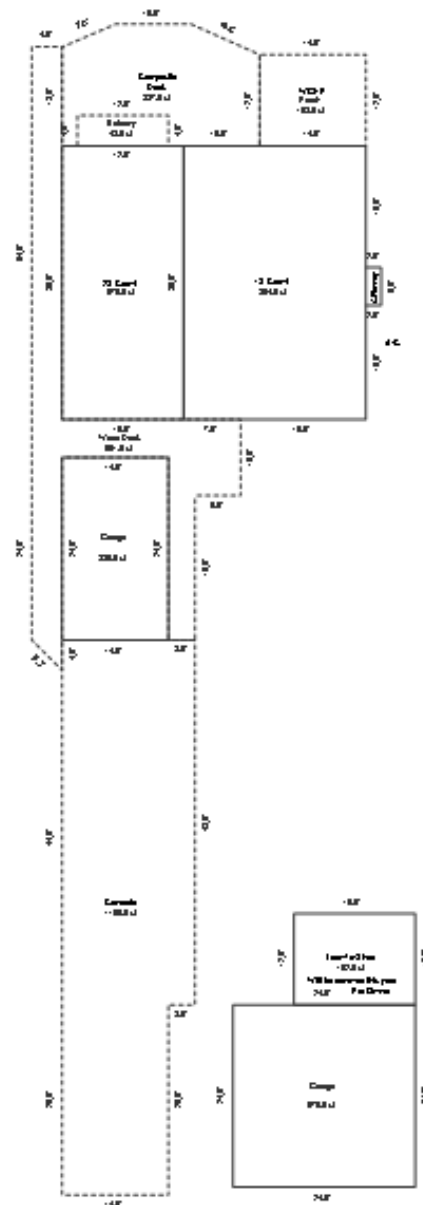


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 168 387 551 48	Type WGEP (1 Story) Composite Treated Wood Wood Balcony	Year Built: 1981 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: 192 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: 2,016 Total Base New : 324,645 Total Depr Cost: 211,018 Estimated T.C.V: 337,629			E.C.F. X 1.600		Bsmnt Garage:			
Building Style: 1.5S		X	Drywall	X	Panelled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg X Ord Small		Roof:		
Yr Built 1972	Remodeled 0		Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1972				
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Building Areas			Total: 232,173		150,912			
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			232,173		150,912			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			2 Story Siding Crawl Space 576 1 Story Siding Crawl Space 864			Total: 232,173		150,912			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Total: 232,173		150,912			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many X Ave. Few			(13) Plumbing			Plumbing			Total: 232,173		150,912			
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Plumbing			Total: 232,173		150,912			
	Many Avg. Large Avg. Avg. Avg. X Few X Small	Basement: 0 S.F. Crawl: 1440 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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath			Total: 232,173		150,912			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Lump Sum Items:			Water/Sewer			Porches			Total: 232,173		150,912			
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Water/Sewer			Deck			Total: 232,173		150,912			
(3) Roof		(9) Basement Finish		Lump Sum Items:			Water/Sewer			Balcony			Total: 232,173		150,912			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Water/Sewer			Garages			Total: 232,173		150,912			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Total: 232,173		150,912			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Total: 232,173		150,912			
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		57,500	06/01/2000	WD	33-TO BE DETERMINED	02-0:4786	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7017 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	06/04/2001	20000190	Complete
	P.R.E. 100% 07/26/2007					

Owner's Name/Address	MAP #:
ADKINS MARK J 7017 W WHITE BIRCH AVE Lake City MI 49651	2025 Est TCV 601,011 TCV/TFA: 332.05

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
ADKINS MARK J 7017 W WHITE BIRCH AVE 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>B 67' @ 4000/FF</td> <td>55.00</td> <td>191.66</td> <td>1.0309</td> <td>0.9852</td> <td>4000</td> <td>100</td> <td></td> <td>223,448</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.24 Total Acres</td> <td>Total Est. Land Value = 223,448</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 67' @ 4000/FF	55.00	191.66	1.0309	0.9852	4000	100		223,448	55 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 223,448
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B 67' @ 4000/FF	55.00	191.66	1.0309	0.9852	4000	100		223,448																						
55 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value = 223,448																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
SEC 2 T22N R8W LOT 22 & NW'LY 4 FT OF LOT 23. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value									
Residential Local Cost Land Improvements													

Tax Description	X	Electric	Residential Local Cost Land Improvements															
SEC 2 T22N R8W LOT 22 & NW'LY 4 FT OF LOT 23. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS	X	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>LAND IMPROVE 5000</td> <td>5,000.00</td> <td>1</td> <td>95</td> <td>4,750</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>4,750</td> </tr> </tbody> </table>	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
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														

Comments/Influences	X	Gas	Street Lights	Standard Utilities	Underground Utils.
517-285-2578 (Cell) 01 COMBO 4 FT FROM 023 FOR 02	X	X			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	111,700	188,800	300,500			145,360C
2024	96,100	174,900	271,000			140,990C
2023	49,500	167,100	216,600			134,277C
2022	42,300	150,800	193,100			127,883C

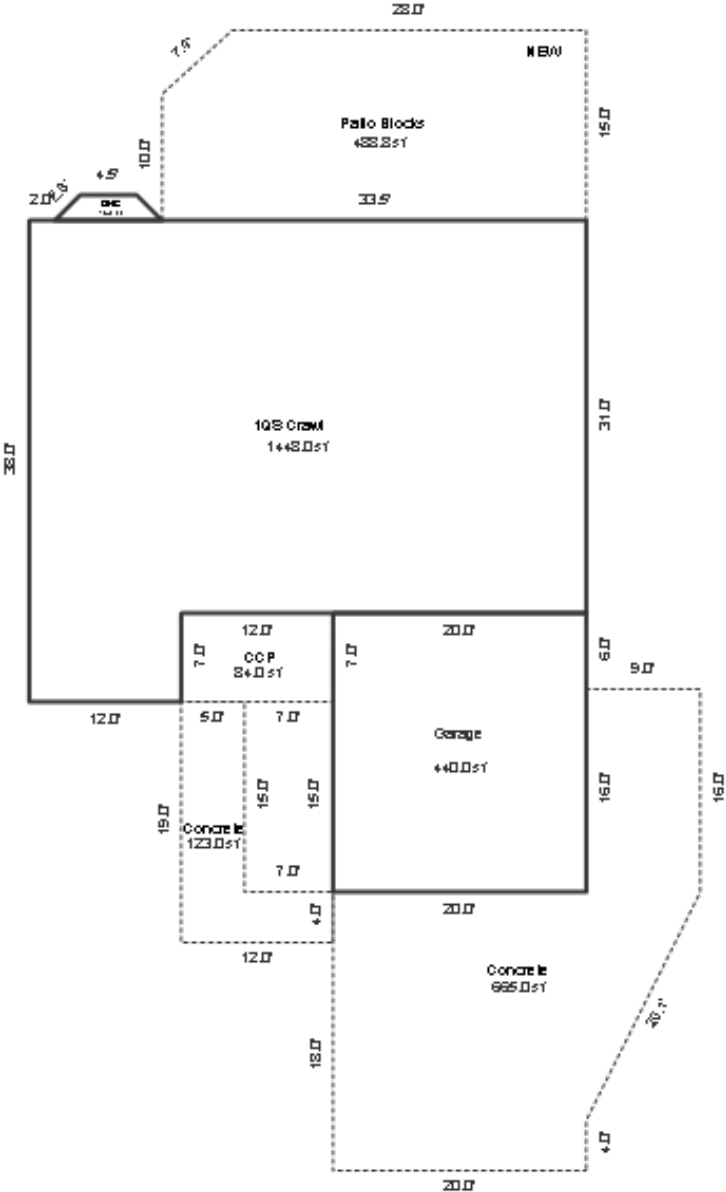


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type CCP (1 Story)	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 18 Floor Area: 1,810 Total Base New : 284,155 Total Depr Cost: 233,008 Estimated T.C.V: 372,813	E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																							
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace		Class: C +10 Effec. Age: 18 Floor Area: 1,810 Total Base New : 284,155 Total Depr Cost: 233,008 Estimated T.C.V: 372,813		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:																							
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 10		Blt 2002																						
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1448 SF		Floor Area = 1810 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82																						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost														
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X	Ave.		Few	1.25 Story		Siding		Crawl Space		1,448		Total:		239,921		196,737										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Exterior		Foundation		Size		Cost New		Depr. Cost																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			3 Fixture Bath			Stone Veneer		96		3,592		2,945		Average Fixture(s)		1		1,455		1,193												
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1448 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Plumbing		3 Fixture Bath		1		4,580		3,756		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)		84		2,374		1,947						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water			Plumbing		Average Fixture(s)		1		1,455		1,193		3 Fixture Bath		1		4,580		3,756										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Finished)		Base Cost		440		24,416		20,021		Common Wall: 1 Wall		1		-2,647		-2,171						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water Well			Porches		CCP (1 Story)		84		2,374		1,947		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		Public Sewer		1		1,473		1,208						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1		2,727		2,236		Lump Sum Items:		SANITARY SEWER		1		0		0		*						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Notes:			Water/Sewer		Public Sewer		1		1,473		1,208		Public Sewer		1		5,725		4,694		Built-Ins		Appliance Allow.		1		2,727		2,236	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items		SANITARY SEWER		1		0		0		Totals:		284,155		233,008		ECF (4082 LAKE MISSAUKEE NORTH SHORE) 1.600 => TCV:		372,813								

*** 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.
DAVIS RONALD M & NADINE M	DAVIS NADINE M TRUSTEE OF	0	06/24/2011	WD	03-ARM'S LENGTH	2011-02351	PROPERTY TRANSFER	0.0
		153,000	05/01/1999	WD	33-TO BE DETERMINED	328:610	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7009 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 516,571 TCV/TFA: 338.07					

DAVIS NADINE M TRUSTEE OF THE DAVIS NADINE M TRUST 2495 BARNSBURY ROAD EAST LANSING MI 48823	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	83.64	100.00	0.8903	0.7846	4000 100		233,671
			84 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =	233,671

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
SEC 2 T22N R8W LOT 23 EXC NW'LY 4 FT THOF. LETTICH COVE. 2020-03548 AMEND PLAT RESTRICTIONS		Dirt Road	Description	Rate	Size %	Good	Cash Value	
		Gravel Road	Dock: Light posts	42.32	60	0	0	
		Paved Road	Residential Local Cost Land Improvements					
		Storm Sewer	Description	Rate	Size %	Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950	
		Water	Total Estimated Land Improvements True Cash Value =					950

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
01 SPLIT 4 FT TO 022 FOR 02			2025	116,800	141,500	258,300			140,396C
			2024	111,800	130,900	242,700			136,175C
			2023	58,700	134,600	193,300			129,691C
			2022	36,200	121,300	157,500			123,516C

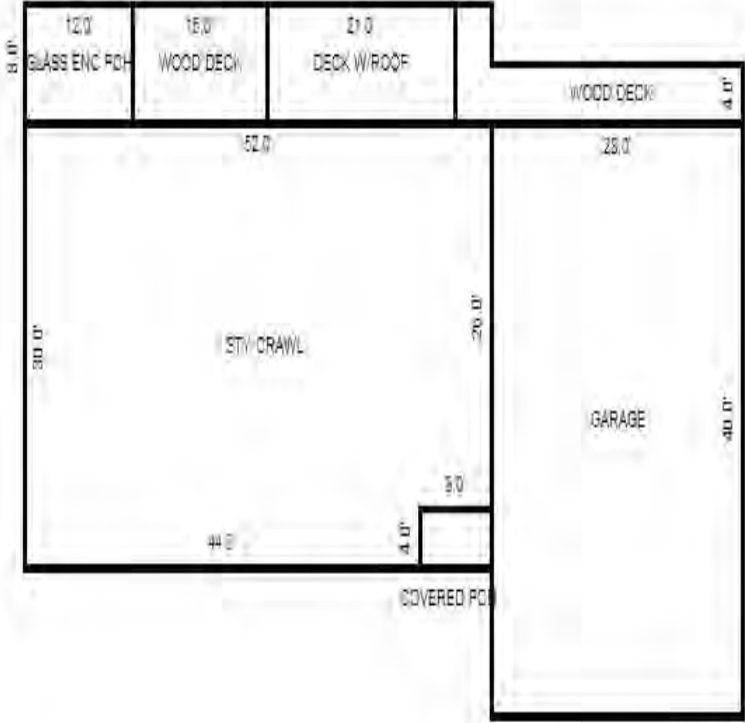


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 960 % 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 1984	Remodeled 0														
	Condition: Average															
	Room List	Doors														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
	(1) Exterior	Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings														
	(2) Windows	X	Drywall													
X	Many Avg. Few	X	Large Avg. Small													
	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(7) Excavation														
	(3) Roof	Basement: 0 S.F. Crawl: 1528 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Gable Hip Flat	X	Gambrel Mansard Shed													
X	Asphalt Shingle	(8) Basement														
	Chimney:	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	(10) Floor Support	(9) Basement Finish														
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		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: 35 Floor Area: 1,528 Total Base New : 271,095 Total Depr Cost: 176,219 Estimated T.C.V: 281,950														
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1528 SF Floor Area = 1528 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 1,528 Total: 200,930 130,613														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,455 946														
		3 Fixture Bath 1 4,580 2,977														
		Porches														
		WCP (1 Story) 32 2,310 1,501														
		WGEP (1 Story) 96 9,287 6,037														
		Deck														
		Treated Wood 120 2,905 1,888														
		Treated Wood w/Roof (Deck Portion) 168 3,639 2,365														
		Treated Wood w/Roof (Roof portion) 168 2,866 1,863														
		Treated Wood 128 3,045 1,979														
		Garages														
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost 960 35,338 22,970														
		Common Wall: 1 Wall 1 -2,647 -1,721														
		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														
		<<<<< 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.				
DORE DEREK & ASHLEY	BROWN SHARON	139,200	10/28/2016	WD	25-PARTIAL CONSTRUCTION	2016-03671	PROPERTY TRANSFER	100.0				
CHEMICAL BANK	DORE DEREK	74,000	04/21/2011	WD	03-ARM'S LENGTH	2011-01437	PROPERTY TRANSFER	100.0				
CHEMICAL BANK	CHEMICAL BANK	0	10/08/2009	OTH	21-NOT USED/OTHER		DEED	100.0				
KAMINSKI JAMES & DIANA	CHEMICAL BANK	0	10/08/2008	QC	21-NOT USED/OTHER	2008/3959	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1859 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Addition		10/08/2015		2015-0507	100%			
Owner's Name/Address		P.R.E. 100% 12/05/2016		MAP #:		2025 Est TCV 285,472 TCV/TFA: 132.90						
BROWN SHARON 1859 S GREEN RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS							
Tax Description		Public Improvements		* Factors *								
SEC 12 T22N R8W LOTS 1 & 2 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		C40'@700/FF 98.12 100.00 0.7991 0.9193 600 100 43,247								
20828915, \$84900 DOM 783		Paved Road		98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 43,247								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	30.45	70	50	1,066				
		X	Sewer	D/W/P: Asphalt Paving	3.06	900	0	0				
		X	Electric	D/W/P: 3.5 Concrete	6.49	205	0	0				
		X	Gas	Wood Frame	38.68	36	50	696				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
			Standard Utilities	LAND IMPROVE 1000	1,000.00	2	97	1,940				
			Underground Utils.	Total Estimated Land Improvements True Cash Value = 3,702								
		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	21,600	121,100	142,700			80,669C	
		TPC 04/30/2021	INSPECTED		2024	31,700	104,200	135,900			78,244C	
		TPC 12/27/2017	INSPECTED		2023	15,800	90,900	106,700			74,519C	
		JWV 11/18/2016	INSPECTED		2022	15,000	81,200	96,200			70,971C	

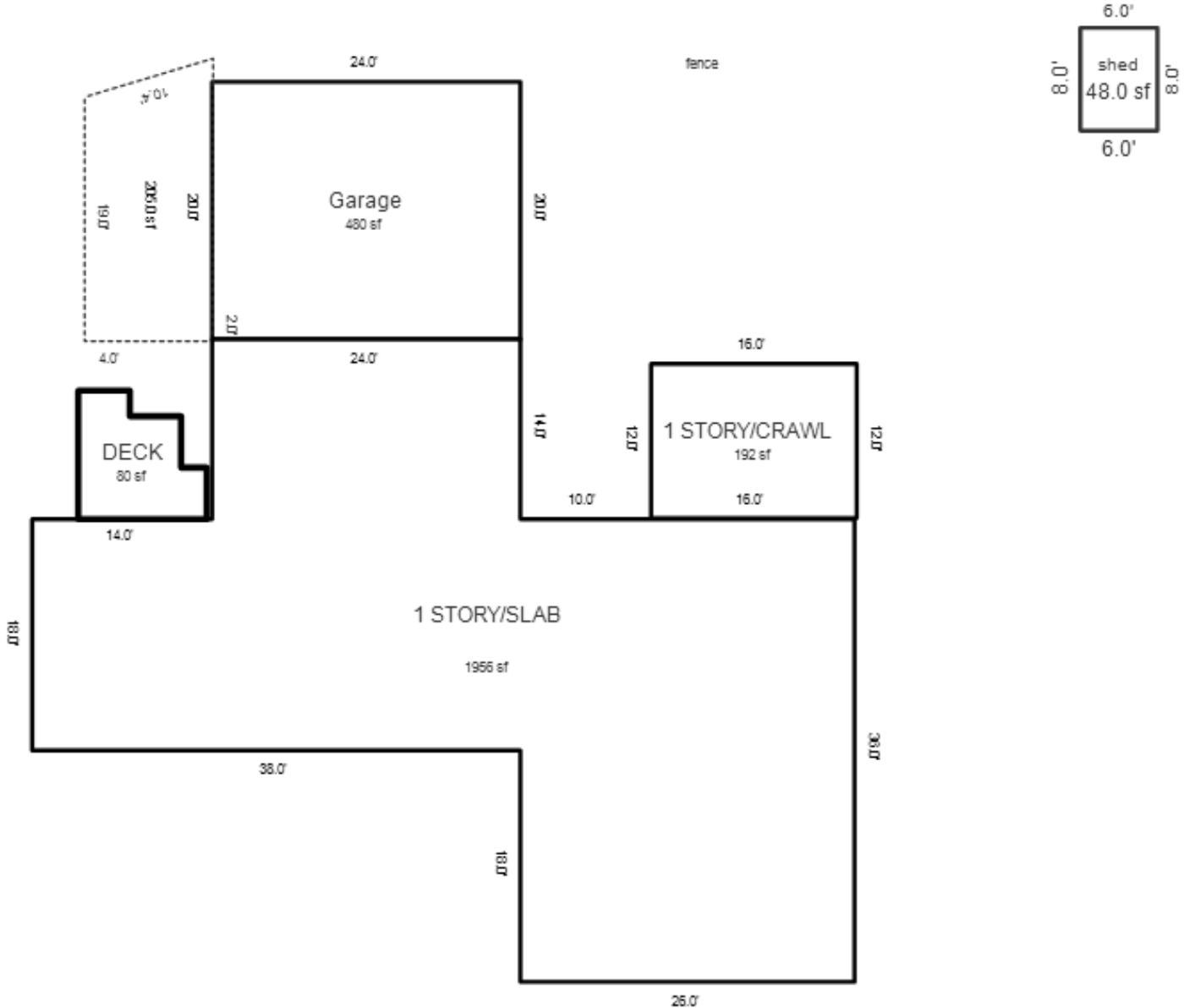


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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											
Building Style: 1S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration											
Yr Built 1970	Remodeled 2016	Ex	X	Ord		Min										
Condition: Average		Size of Closets														
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	150 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures												
X		X	Plaster				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: 192 S.F. Slab: 1956 S.F. Height to Joists: 0.0			Many	X	Ave.		Few					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(13) Plumbing												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	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 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C -5		Blt 1970				
(11) Heating System: Forced Heat & Cool										Ground Area = 2148 SF		Floor Area = 2148 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 1,956																
1 Story Siding Crawl Space 192																
Total: 244,598 159,033																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,455 946																
3 Fixture Bath 1 4,580 2,977																
Deck																
Treated Wood 80 2,232 1,451																
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																
Door Opener 1 539 350																
Water/Sewer																
Public Sewer 1 1,473 957																
Water Well, 50 Feet 1 2,648 1,721																
Built-Ins																
Appliance Allow. 1 2,727 1,773																
Fireplaces																
Direct-Vented Gas 1 2,979 1,936																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 282,208 183,479																
<<<<< 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.							
GOFF MICHAEL	KLEINERT DAVID	161,500	05/14/2021	WD	03-ARM'S LENGTH	2021-01736	PROPERTY TRANSFER	100.0							
MCCOY T & KIEBLE-MCCOY L	GOFF MICHAEL	112,000	06/25/2018	WD	03-ARM'S LENGTH	2018-02056	PROPERTY TRANSFER	100.0							
MCCOY TODD & KIEBLE-MCCOY	MCCOY T & KIEBLE-MCCOY L	0	09/26/2012	WD	03-ARM'S LENGTH	2012-3186	PROPERTY TRANSFER	0.0							
DEUTSCHE BNK NATIONAL TRU	MCCOY TODD	25,084	06/04/2012	CD	21-NOT USED/OTHER	2012-02251	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
1845 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/16/2005		20050182	Complete						
Owner's Name/Address		P.R.E. 100% 04/21/2022		MAP #:											
KLEINERT DAVID 1845 S GREEN RD LAKE CITY MI 49651		2025 Est TCV 221,980 TCV/TFA: 184.98													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
. SEC 12 T22N R8W LOTS 3 & 4 MIDWAY HEIGHTS PLAT L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
DEEDED 15' LAKE ACCESS		X Sewer		X Electric		C40'@700/FF		100.00	100.00	0.7953	0.9193	600	100		43,867
		X Gas		X Curb		100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =						43,867	
		X Street Lights		Standard Utilities		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value		
		X Underground Utils.				D/W/P: 4in Concrete		6.87	2000	0			0		
		Topography of Site		X Level		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value		
				Rolling		LAND IMPROVE 2500		2,500.00	1	95			2,375		
				Low		Total Estimated Land Improvements True Cash Value =								2,375	
				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	21,900	89,100	111,000			85,591C			
						2024	32,100	76,600	108,700			83,018C			
						2023	16,100	66,800	82,900			79,065C			
						2022	15,000	60,300	75,300			75,300S			

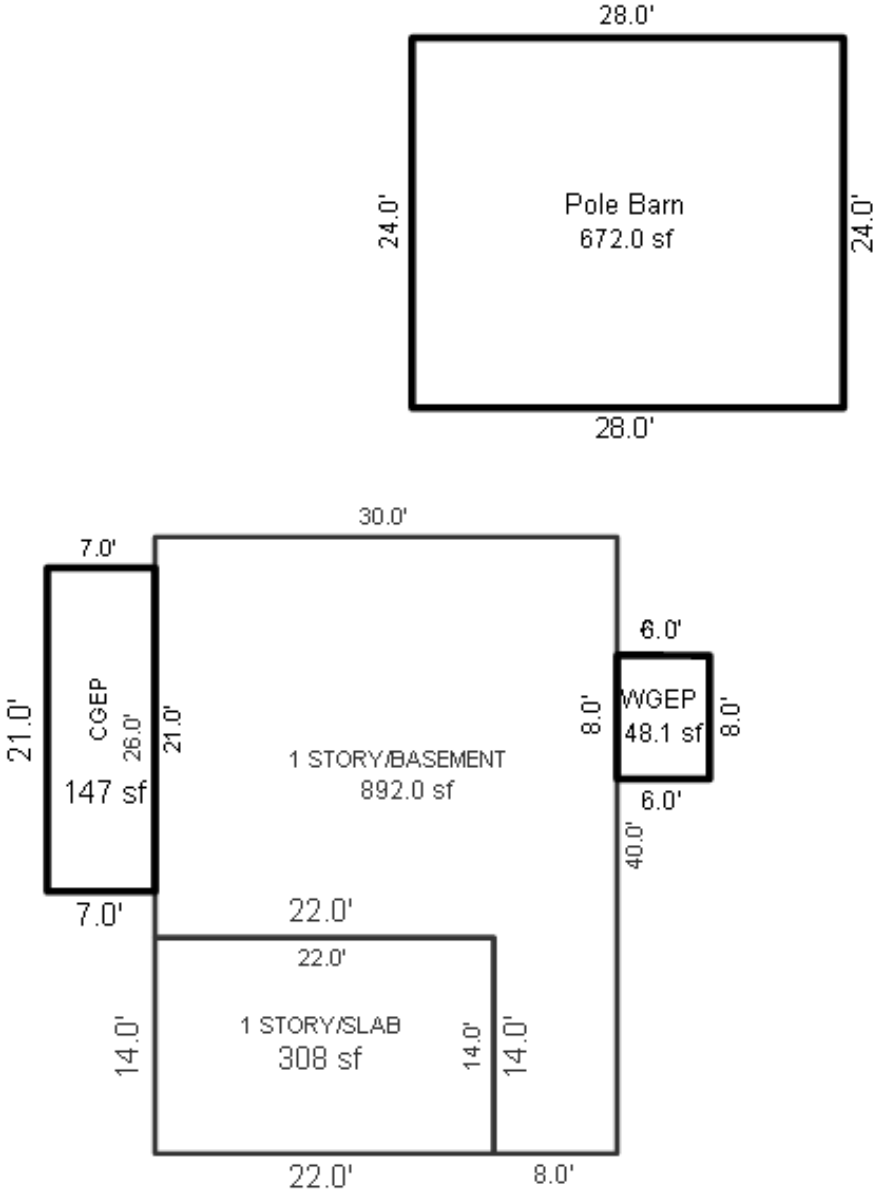


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 147 48	Type CGEP (1 Story) WGEP (1 Story)	Year Built: 2005 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		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																															
Building Style: 1S																																								
Yr Built 1962	Remodeled 2012	Ex	Ord	X	Min	Size of Closets			Lg	Ord	X	Small																												
Condition: Average																																								
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			150 Amps Service																														
(1) Exterior				No./Qual. of Fixtures			Ex.		X	Ord.		Min																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																													
(2) Windows		(7) Excavation		Basement: 892 S.F. Crawl: 0 S.F. Slab: 308 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	Many Avg. Few	X	Large Avg. Small																																					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																																						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																					
X	Storms & Screens	(9) Basement Finish																																						
(3) Roof																																								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																														
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																	
Chimney: Metal																																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas													Cls C -5 Blt 1962																											
<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>Mich Bsmnt.</td> <td>892</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>308</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>154,466</td> <td>105,523</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Mich Bsmnt.	892			1 Story	Siding	Slab	308			Total:				154,466	105,523				
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Total:				154,466	105,523																																			
Other Additions/Adjustments Exterior Brick Veneer 140 2,372 1,542 Plumbing Average Fixture(s) 1 1,455 946 Porches CGEP (1 Story) 147 9,853 6,404 WGEP (1 Story) 48 5,861 3,810 Garages Class: C Exterior: Pole (Finished) Base Cost 672 24,064 15,642 Door Opener 1 539 350 Water/Sewer Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Wood Stove 1 2,515 1,635 Local Cost Items SANITARY SEWER 1 0 0 *																																								
<<<< 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.
STEPHAN ERIC C	KOSTER RUSSELL D & SHARON	110,000	08/06/2018	WD	03-ARM'S LENGTH	2018-02655	PROPERTY TRANSFER	100.0
HARCOURT SHANNON	STEPHAN ERIC C	82,000	06/29/2005	WD	03-ARM'S LENGTH	05-0/2610	DEED	100.0
ZUIDERVEEN LYNDA S TRUST	HARCOURT SHANNON	0	06/27/2005	WD	21-NOT USED/OTHER	05-0/2605	DEED	0.0
ZUIDERVEEN LYNDA	HARCOURT SHANNON	0	07/02/2004	OTH	21-NOT USED/OTHER	04-0/3044	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1841 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/20/2005	20050322	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
KOSTER RUSSELL D & SHARON A PO BOX 117 FALMOUTH MI 49632	2025 Est TCV 152,107 TCV/TFA: 157.14

X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS																																				
		* Factors *																																				
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>C40'@700/FF</td> <td>50.00</td> <td>100.00</td> <td>0.8546</td> <td>0.9193</td> <td>600</td> <td>100</td> <td></td> <td>23,569</td> </tr> <tr> <td>C40'@700/FF</td> <td>25.00</td> <td>100.00</td> <td>0.8546</td> <td>0.9193</td> <td>600</td> <td>100</td> <td>PART OF LOT 6</td> <td>11,784</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.17 Total Acres</td> <td>Total Est. Land Value = 35,353</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C40'@700/FF	50.00	100.00	0.8546	0.9193	600	100		23,569	C40'@700/FF	25.00	100.00	0.8546	0.9193	600	100	PART OF LOT 6	11,784	75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 35,353
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
. SEC 12 T22N R8W LOTS 5 & 6 EXC N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>400</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.39</td> <td>1300</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.07	400	0	0	D/W/P: 4in Concrete	6.39	1300	0	0
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Comments/Influences			<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>100</td> <td>2,500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,500</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	100	2,500	Total Estimated Land Improvements True Cash Value =				2,500
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LAND IMPROVE 2500	2,500.00	1	100	2,500														
Total Estimated Land Improvements True Cash Value =				2,500														

616-318-0968 EXTENSIVE REMODELING GRG FOR 01	X	Water	Residential Local Cost Land Improvements															
	X	Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>400</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.39</td> <td>1300</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.07	400	0	0	D/W/P: 4in Concrete	6.39	1300	0	0
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D/W/P: 4in Concrete	6.39	1300	0	0														
	X	Electric																
	X	Gas																
	X	Curb																
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LAND IMPROVE 2500	2,500.00	1	100	2,500														
Total Estimated Land Improvements True Cash Value =				2,500														
		Standard Utilities																
		Underground Utils.																



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

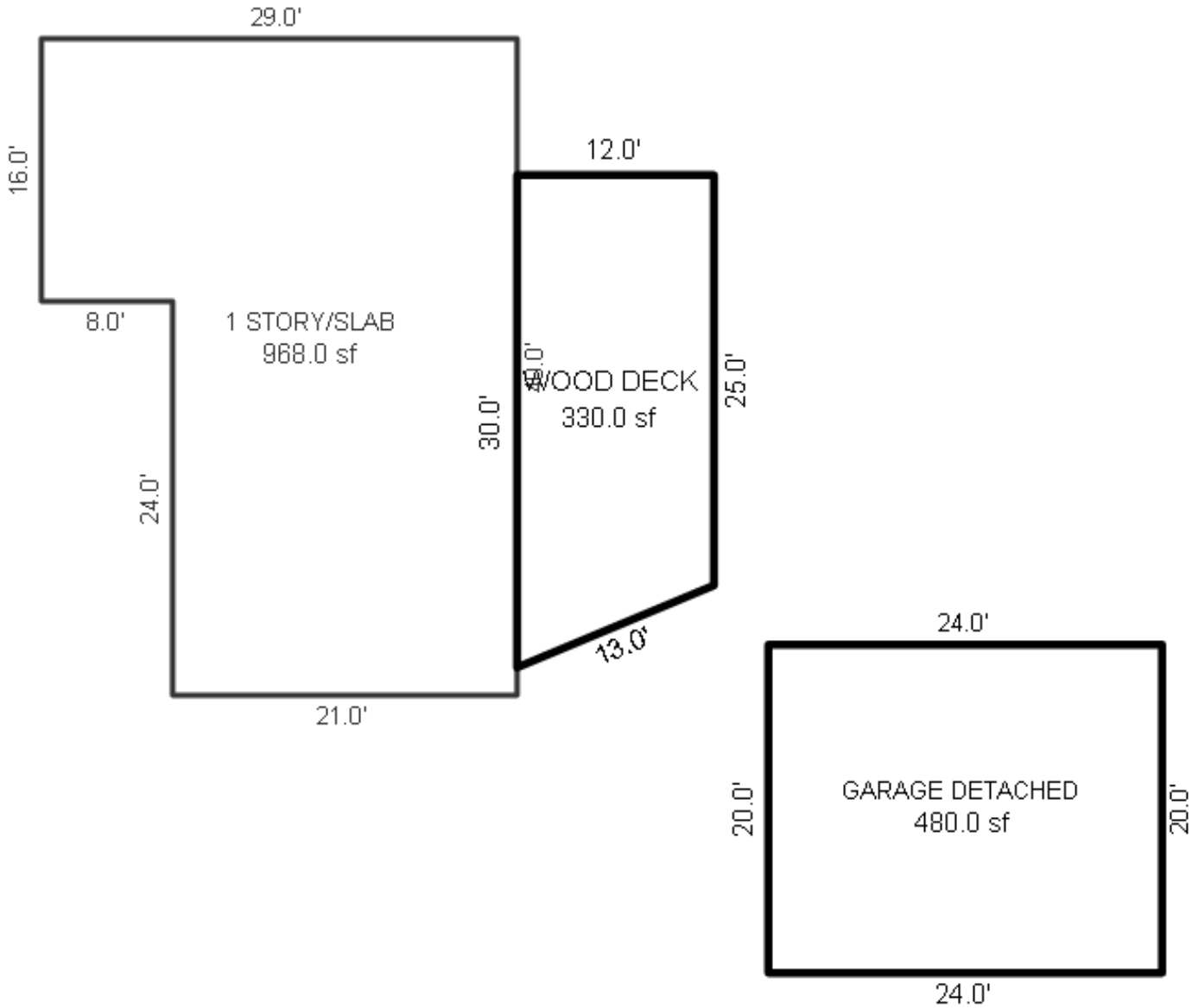
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,700	58,400	76,100			44,280C
2024	25,900	50,300	76,200			42,949C
2023	13,000	43,900	56,900			40,904C
2022	6,300	38,900	45,200			38,957C

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

Building Type		(3) Roof (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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 330	Type Treated Wood	Year Built: 2000 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache 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	X Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.300		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 968 Total Base New : 146,484 Total Depr Cost: 87,888 Estimated T.C.V: 114,254		Storage Area: 0 No Conc. Floor: 0			
Yr Built 1950	Remodeled 1990	Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 146,484 Total Depr Cost: 87,888 Estimated T.C.V: 114,254		Storage Area: 0 No Conc. Floor: 0			
Condition: Average		Size of Closets		Lg X Ord Small			No Heating/Cooling			Total Base New : 146,484 Total Depr Cost: 87,888 Estimated T.C.V: 114,254		Storage Area: 0 No Conc. Floor: 0			
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 968 Total Base New : 146,484 Total Depr Cost: 87,888 Estimated T.C.V: 114,254		Storage Area: 0 No Conc. Floor: 0				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			E.C.F. X 1.300		Storage Area: 0 No Conc. Floor: 0			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 968 SF Floor Area = 968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD Blt 1950			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 968 S.F. Height to Joists: 0.0			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 968 Total: 109,527 65,715					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 2 Fixture Bath 1 2,559 1,535 Deck Treated Wood 330 5,544 3,326 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 480 23,309 13,985 Door Opener 1 478 287 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Local Cost Items SANITARY SEWER 1 0 0					
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Totals: 146,484 87,888					
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 114,254			* 0					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 114,254			* 0					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 114,254			* 0					
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY: 114,254			* 0					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN RICHARD G	MORGAN RICHARD G & BURKET	1	09/14/2017	QC	09-FAMILY	2017-02883	PROPERTY TRANSFER	0.0
CORPORATE RELOCATION SERV	MORGAN RICHARD G (SM)	119,800	08/22/2007	WD	21-NOT USED/OTHER	2007/3109	DEED	100.0
CLEVELAND ALEXANDRA W	CORPORATE RELOCATION SERV	114,000	05/09/2007	WD	03-ARM'S LENGTH	2007/3108	DEED	100.0
		56,000	01/01/1999	WD	33-TO BE DETERMINED	325:215	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1833 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/15/2010	20100288	100%
	P.R.E. 100% 08/22/2007					

Owner's Name/Address	MAP #:
MORGAN RICHARD G & BURKET SANDRA L 1833 S GREEN ROAD LAKE CITY MI 49651	2025 Est TCV 208,327 TCV/TFA: 235.66

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
				* Factors *		LOTS 7, 8 & PRT OF 6						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 7 & 8 AND N 25 FT; OF LOT 6 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	X			Dirt Road	50.00	100.00	0.7521	0.9193	600	100		20,743
				Gravel Road	50.00	100.00	0.7521	0.9193	600	100		20,743
				Paved Road	25.00	100.00	0.7521	0.9193	600	100		10,372
				Storm Sewer	125 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =		51,858

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
20807172 \$119,900 2007	X	Sewer					
	X	Electric					
	X	Gas	D/W/P: Crushed Rock	2.24	800	94	1,684
	X	Curb	Total Estimated Land Improvements True Cash Value = 1,684				

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



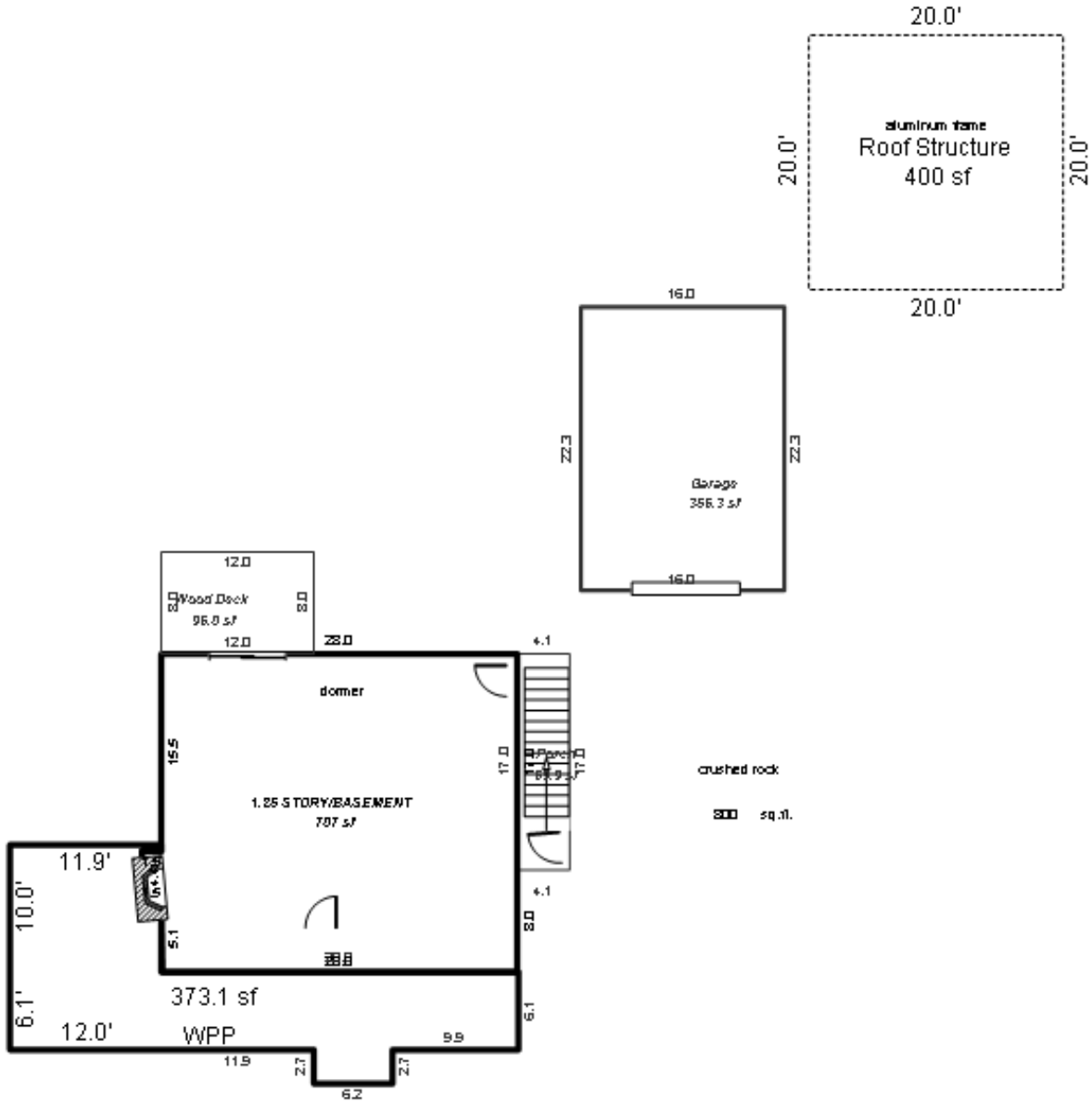
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,900	78,300	104,200			53,111C
2024	38,000	67,300	105,300			51,515C
2023	19,000	58,600	77,600			49,062C
2022	12,500	48,600	61,100			46,726C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 68 373 96 400	Type CGEP (1 Story) WPP Treated Wood Roof Cover Onl	Year Built: 1949 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: 35 Floor Area: 884 Total Base New : 183,179 Total Depr Cost: 119,065 Estimated T.C.V: 154,785		E.C.F. X 1.300		Bsmnt Garage:	
Building Style: 1.25S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 707 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1949	
Yr Built 1949	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		No. of Elec. Outlets			(13) Plumbing			1.25 Story Brick		707 Total: 132,260 85,968			
Room List		Doors		Solid	X	H.C.	Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 1 1,455 946			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Porches CGEP (1 Story) WPP		68 5,762 3,745 373 6,188 4,022			
(1) Exterior		(6) Ceilings		Basement: 707 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Deck Treated Wood w/Roof (Roof portion)		96 2,469 1,605 400 6,060 3,939			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster	(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 352 15,717 10,216			
(2) Windows		(8) Basement		Basement Finish			Lump Sum Items:			Water/Sewer Public Sewer Water Well, 50 Feet		1 1,473 957 1 2,648 1,721			
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow.		1 2,727 1,773				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Chimney: Block			Water Well			Fireplaces Exterior 1 Story		1 6,420 4,173			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			SANITARY SEWER			Local Cost Items		1 0 0 *			
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Totals: 183,179 119,065			<<<< 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.
DENYSON AGNES P TRUST	BOOTH ANDREA J	0	09/02/2016	WD	09-FAMILY	2016-03140	PROPERTY TRANSFER	0.0
DENYSON AGNES P	DENYSON AGNES P TRUST	1	06/27/2013	WD	09-FAMILY	2014-00506	DEED	0.0

Property Address: 1815 S GREEN 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: BOOTH ANDREA J
 16326 CO ROAD CL
 ISHPEMING MI 49849
 2025 Est TCV 217,909 TCV/TFA: 226.28

Tax Description: . SEC 12 T22N R8W LOT 9 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW
 Comments/Influences: HIGH CTY MULT FOR 05..ALSO ADD SEWER

Public Improvements	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS
X Improved	
Vacant	
	* Factors *
	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	A40'@1800/ 50.00 100.00 0.9457 0.9193 1800 100 78,250
	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 78,250

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	6.49	148	51	490
X	Sewer	24.64	192	71	3,359
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
	Total Estimated Land Improvements True Cash Value = 3,849				

Topography of Site

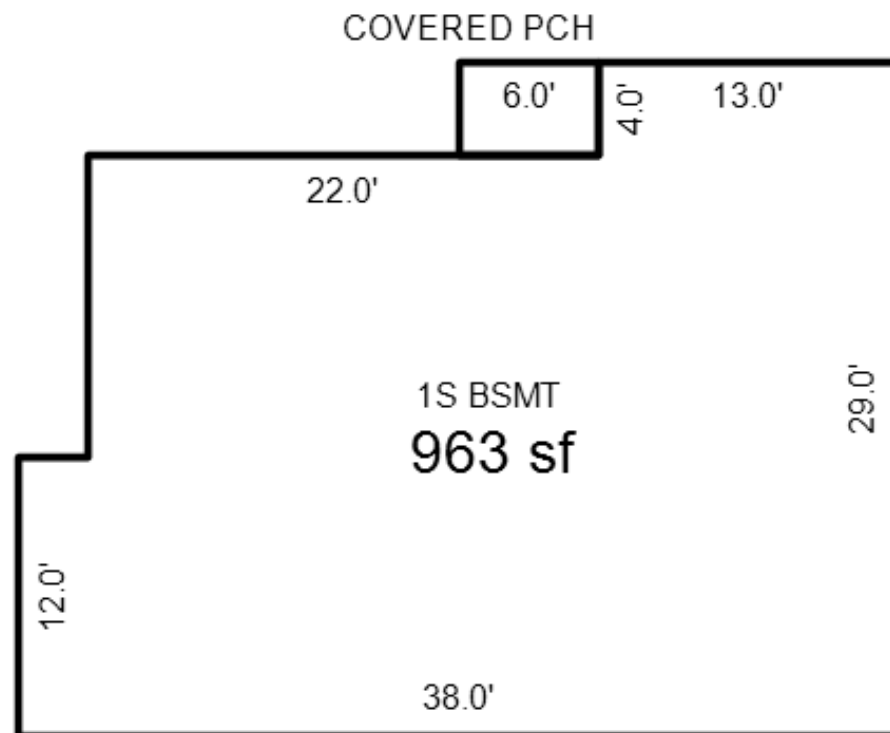
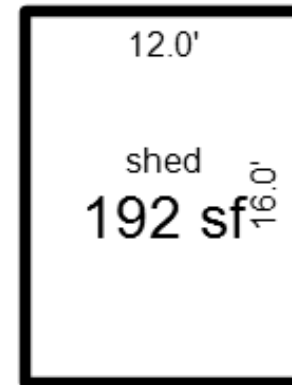


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level							
X		Rolling							
X		Low							
X		High							
X		Landscaped							
X		Swamp							
X		Wooded							
X		Pond							
X		Waterfront							
X		Ravine							
X		Wetland							
X		Flood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

TPC 04/30/2021 INSPECTED	2025	39,100	69,900	109,000			39,348C
TPC 12/27/2017 INSPECTED	2024	28,700	60,200	88,900			38,165C
TPC 09/14/2015 INSPECTED	2023	9,600	52,500	62,100			36,348C
	2022	5,000	40,000	45,000			34,618C

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

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

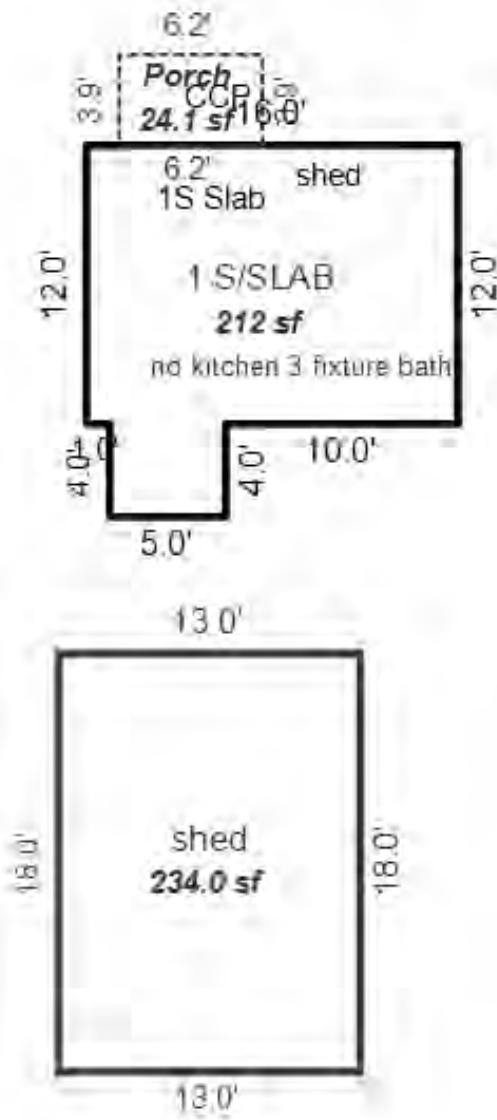
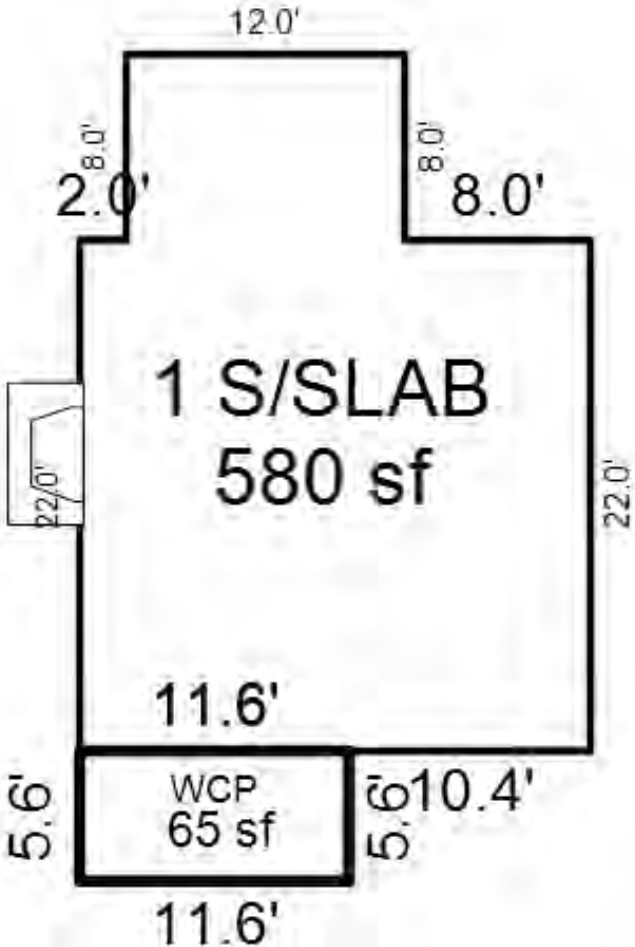
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
VELDHEER AARON & JODI	SMART CATHERINE & JEREMY	269,900	08/28/2023	WD	03-ARM'S LENGTH	2023-02349	PROPERTY TRANSFER	100.0										
VELDHEER AARON & JODI	VELDHEER AARON & JODI	0	04/28/2022	WD	09-FAMILY	2022-01625	PROPERTY TRANSFER	0.0										
VELDHEER DONALD J & TERES	VELDHEER AARON & JODI	150,000	08/25/2021	WD	09-FAMILY	2021-03008	PROPERTY TRANSFER	100.0										
VELDHEER JAMES & MARY A	VELDHEER DONALD J & TERES	0	11/23/2004	WD	21-NOT USED/OTHER	05-0/544	DEED	100.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status								
6990 S B ST		School: LAKE CITY AREA SCHOOL DIST		Addition		12/28/2012		2012-9997	100%									
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 212,942 TCV/TFA: 367.14												
SMART CATHERINE & JEREMY 10650 MAXWELL RD CARLETON MI 48117		X	Improved		Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS												
Tax Description		Public Improvements			* Factors *													
SEC 12 T22N R8W BEG AT SW COR LOT 10 TH ALG W LINE N 02 DEG 40' W 48.5 FT TH N 77 DEG 40' E 93.77 FT TH S 01 DEG 46' 30" W 65.28 FT TH S 77 DEG 40' W 93.77 FT TH N 02 DEG 40' W 16.73 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
Comments/Influences		X	Gravel Road			A40'@1800/	50.00	93.00	0.8546	0.9028	1800	100		69,435				
OUT BLDG IS PLAY HOUSE..HYAS HTG, ELECT, 1/2 BATH ADD SEWER FOR 05		X	Paved Road			A40'@1800/	25.00	93.00	0.8546	0.9028	1800	100		34,718				
		X	Storm Sewer			75 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 104,153												
		X	Sidewalk			Land Improvement Cost Estimates												
		X	Water			Description	Rate	Size	% Good	Cash Value								
		X	Sewer			D/W/P: 3.5 Concrete	6.49	43	50	139								
		X	Electric			Wood Frame	23.96	234	50	2,803								
		X	Gas			Wood Frame	24.19	212	94	4,820								
		X	Curb			Total Estimated Land Improvements True Cash Value = 7,762												
		X	Street Lights								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	Standard Utilities								2025	52,100	54,400	106,500			88,047C	
		X	Underground Utils.								2024	38,200	47,200	85,400			85,400S	
Topography of Site												2023	17,000	34,700	51,700			51,700S
X Level												2022	20,000	30,300	50,300			50,300S
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														
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 08/24/2023		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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						65	WCP	(1 Story)											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																			
Yr Built 1947		Remodeled 2012		Trim & Decoration																				
Condition: Average		Ex	X	Ord		Min																		
Room List		Size of Closets																						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors		Solid		X	Small																	
(1) Exterior		(5) Floors		(12) Electric																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Kitchen: Other: Other:		60 Amps Service																				
(2) Windows		(6) Ceilings		No./Qual. of Fixtures																				
	Many Avg. Few	X	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	(7) Excavation		No. of Elec. Outlets																				
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 580 S.F. Height to Joists: 0.0	Many	X	Ave.	Few																	
(3) Roof		(8) Basement		(13) Plumbing																				
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																				
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer																				
	Chimney: Stone		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		(10) Floor Support		Lump Sum Items:																				
		Joists: Unsupported Len: Cntr.Sup:																						
Cost Est. for Res. Bldg: 1 Single Family 1S											Cls		C 10		Blt 1947									
(11) Heating System: Electric Baseboard											Ground Area = 580 SF		Floor Area = 580 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75											Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story											Siding		Slab		580		Total:		85,236		63,919			
Other Additions/Adjustments											Plumbing		Average Fixture(s)		1		1,455		1,091					
Porches											WCP (1 Story)		65		3,670		2,752							
Water/Sewer											Public Sewer		1		1,473		1,105							
											Water Well, 50 Feet		1		2,648		1,986							
Built-Ins											Appliance Allow.		1		2,727		2,045							
Fireplaces											Exterior 1 Story		1		6,420		4,815							
Local Cost Items											SANITARY SEWER		1		0		0							
Notes:											Totals:		103,629		77,713		*							
ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:															101,027									

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



*** 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	09/01/1997	WD	33-TO BE DETERMINED	313:374	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1775 S GREEN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 475,060 TCV/TFA: 430.31					

PAQUIN BRADLEY & KALEEN 43922 CATAWBA CLINTON TOWNSHIP MI 48038	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A50'@5000/FF	55.00	173.67	0.9672	1.2131	5000 100	322,663
			55 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		322,663

Taxpayer's Name/Address	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
PAQUIN BRADLEY & KALEEN 43922 CATAWBA CLINTON TOWNSHIP MI 48038	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W PAR A COMM AT MONUMENT NEAR NW COR LOT 10, SAID MONUMENT IS N 02 DEG 40'E 728.06' FROM SW COR OF MIDWAY HEIGHTS PLAT, TH S 2 DEG 40' E 39.32 FT N 67 DEG 58' 30" E 16.02 FT TO POB N 5 DEG 18' W 213.77 FT N 58 DEG 38' 30" E ALONG	X	LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			950

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



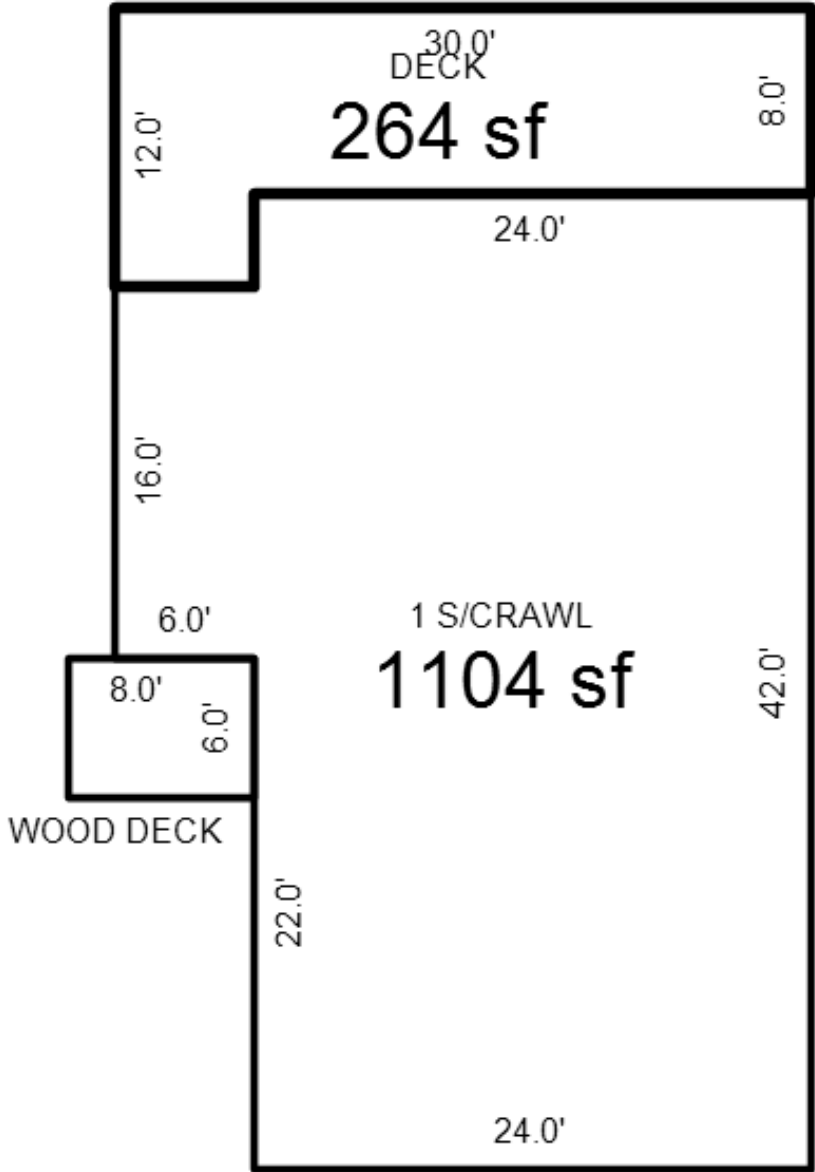
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	161,300	76,200	237,500			95,402C
2024	129,500	70,500	200,000			92,534C
2023	87,100	62,200	149,300			88,128C
2022	72,300	56,100	128,400			83,932C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 48 264	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																																																																																																																																													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																																																																																																																													
Yr Built 1963		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:																																																																																																																																													
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(2) Windows		(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																																																																																																																																													
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																																													
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X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 151,447																																																																																																																																													
Chimney: Block																																																																																																																																																		
<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></td> <td>Crawl Space</td> <td>1,104</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>123,552</td> <td>80,309</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,212</td> <td>788</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>48</td> <td>1,666</td> <td>1,083</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>264</td> <td>4,792</td> <td>3,115</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,307</td> <td>850</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td></td> <td>1</td> <td>5,560</td> <td>3,614</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,906</td> <td>1,239</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td></td> <td></td> <td></td> <td>1</td> <td>5,626</td> <td>3,657</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td></td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Totals:</td> <td>145,621</td> <td>94,655</td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding		Crawl Space	1,104			Total:					123,552	80,309	Other Additions/Adjustments							Plumbing							Average Fixture(s)				1	1,212	788	Deck							Treated Wood				48	1,666	1,083	Treated Wood				264	4,792	3,115	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	Fireplaces							Exterior 1 Story				1	5,626	3,657	Local Cost Items							SANITARY SEWER				1	0	0	Totals:					145,621	94,655
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*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHOVANCE IRENE	VELDHEER SANDRA LEE TRUST	250,000	08/21/2013	WD	03-ARM'S LENGTH	2013-02929 WD	PROPERTY TRANSFER	100.0
PAVLIK SHARON M TRUST	CHOVANCE IRENE	0	05/10/2013	QC	09-FAMILY	2013-01831 QD	PROPERTY TRANSFER	100.0
BOOTH JOHN D & AGNES P H&	CHOVNCE FRANK & IRENE H&W	0	03/21/1967	WD	03-ARM'S LENGTH	2013-02928 WD	DEED	0.0

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

1779 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
VELDHEER SANDRA LEE TRUST 1786 S FIRST ST LAKE CITY MI 49651	2025 Est TCV 428,370 TCV/TFA: 692.04

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X		Dirt Road									
X		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		53 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	314,175

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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2013-02929 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MLSSAUKEE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF LOT 10 OF MIDWAY HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN UBER 2 OF PLATS, PAGE 68 OF MLSSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS: COMMENCING AT THE CONCRETE AND IRON MONUMENT NEAR THE NORTHWEST CORNER OF SAID LOT 10 {SAID POINT IS RECORDED AS BEING NORTH 2 DEGREES 40 MINUTES (EAST, RECORDED AS) WEST, 728.06 FEET FROM THE SOUTHWEST CORNER OF SAID PLAT); THENCE	X		D/W/P: 3.5 Concrete	6.07	108	66	433
	X		Total Estimated Land Improvements True Cash Value =				433

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

Topography of Site

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

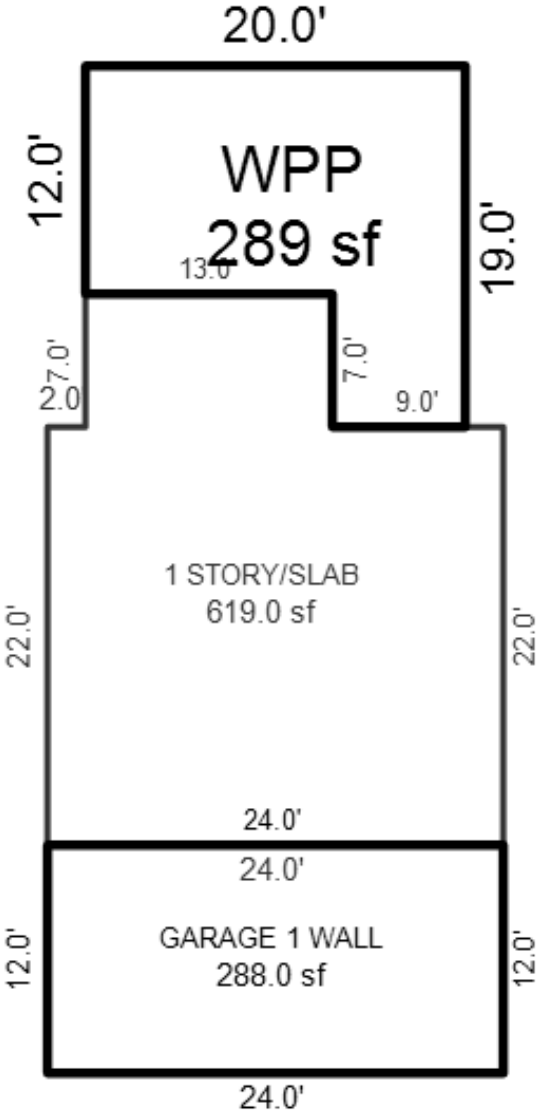
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	157,100	57,100	214,200			123,020C
2024	125,500	52,900	178,400			119,322C
2023	101,500	41,000	142,500			113,640C
2022	83,700	36,900	120,600			108,229C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 289	Type WPP	Year Built: 1952 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: 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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 619 Total Base New : 109,384 Total Depr Cost: 71,101 Estimated T.C.V: 113,762		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: LOG		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1952	
Yr Built 1952	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Ground Area = 619 SF Floor Area = 619 SF.					
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Room List		Lg	Ord	X	Small	Many X Ave. Few			Building Areas					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			(14) Water/Sewer		Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Kitchen: Other: Other:		60 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		1 Story Pine Logs Slab 619 Total: 77,788 50,562					
Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings		No./Qual. of Fixtures			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments					
(2) Windows		(7) Excavation		Ex. X Ord. Min			Lump Sum Items:		Plumbing					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 619 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 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 1 2,121 788					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches					
(3) Roof		(9) Basement Finish		1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		WPP 289 4,407 2,865					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages					
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost Common Wall: 1 Wall Water/Sewer Public Sewer Water Well, 100 Feet					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allow. Fireplaces					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Exterior 1 Story Local Cost Items SANITARY SEWER					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 1,906 1,239 1 5,626 3,657 1 0 0					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals: 109,384 71,101					
				1 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 113,762					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDHEER JEROME & SANDRA	VELDHEER SANDRA LEE TRUST	0	01/26/2007	WD	21-NOT USED/OTHER	2007/405	DEED	0.0
		150,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:1939	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1786 S FIRST ST	School: LAKE CITY AREA SCHOOL DIST		Garage	05/28/2015	2015-0189	100%
	P.R.E. 100% 09/12/2014		Deck/Porch	03/29/2013	2013-0065	100%

Owner's Name/Address	MAP #:
VELDHEER SANDRA LEE TTEE VELDHEER SANDRA LEE TRUST 1786 S FIRST ST LAKE CITY MI 49651	2025 Est TCV 609,323 TCV/TFA: 470.16

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W BEG AT SE COR LOT 10 TH ALG E LINE N 01 DEG 46' 30" E 197.50 FT TH S 67 DEG 58' 30" W 65.68 FT S 11 DEG 07' E 135.8 FT S 01 DEG 46' 30" W 65.28 FT N 77 DEG 40' E 40 FT N 01 DEG 46' 30" E 16.73 FT TO BEG MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	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>A50'@5000/FF</td> <td>65.00</td> <td>133.31</td> <td>0.9123</td> <td>1.1059</td> <td>5000</td> <td>100</td> <td></td> <td>327,871</td> </tr> <tr> <td colspan="8">65 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 327,871</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	65.00	133.31	0.9123	1.1059	5000	100		327,871	65 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 327,871
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50'@5000/FF	65.00	133.31	0.9123	1.1059	5000	100		327,871																						
65 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 327,871																						
	X		<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>480</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.06</td> <td>288</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.49	480	0	0	D/W/P: 4in Ren. Conc.	8.06	288	0	0												
Description	Rate	Size	% Good	Cash Value																										
D/W/P: 3.5 Concrete	6.49	480	0	0																										
D/W/P: 4in Ren. Conc.	8.06	288	0	0																										
	X		<p style="text-align: center;">Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375																	
Description	Rate	Size	% Good	Cash Value																										
LAND IMPROVE 2500	2,500.00	1	95	2,375																										
	X		<p style="text-align: center;">Total Estimated Land Improvements True Cash Value = 2,375</p>																											

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



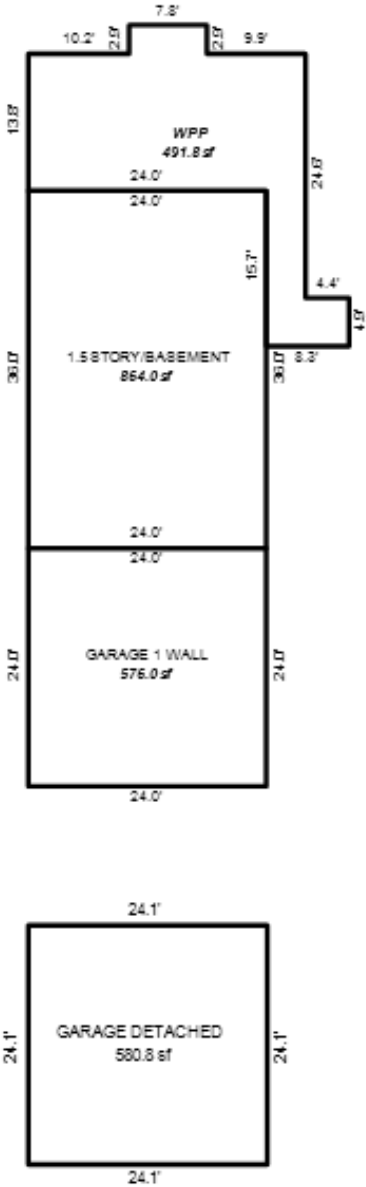
Topography of Site	X Level	Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X Private Road
	X			X									X

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	163,900	140,800	304,700			76,191C
TPC 04/30/2023	INSPECTED		2024	81,900	130,400	212,300			73,901C
TPC 12/27/2017	INSPECTED		2023	25,000	124,500	149,500			70,382C
TPC 09/14/2015	INSPECTED		2022	20,000	112,200	132,200			67,031C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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	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 491	Type WPP	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace		Class: C +5 Effec. Age: 30 Floor Area: 1,296 Total Base New : 249,187 Total Depr Cost: 174,423 Estimated T.C.V: 279,077			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			E.C.F.		Cls C 5 Blt 1976			
Yr Built 1976	Remodeled 1981	Ex	X	Ord		Min	(11) Heating System: Forced Hot Water			X 1.600					
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1296 SF.								
Room List		Lg	X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Building Areas								
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			1.5 Story Siding Basement 864			Total: 179,274		125,485			
(2) Windows		(7) Excavation		Ex. X Ord. Min			Other Additions/Adjustments								
X	Many Avg. X Few	Large Avg. Small	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Plumbing			Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few			Average Fixture(s)			1 1,455 1,018		3 4,580 3,206			
(3) Roof		(9) Basement Finish		(13) Plumbing			Porches			WPP 491 8,116 5,681					
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: Siding Foundation: 42 Inch (Unfinished)					
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Base Cost 576 24,457 17,120					
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Fireplaces			Common Wall: 1 Wall 1 -2,647 -1,853					
							Local Cost Items			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
							SANITARY SEWER			Base Cost 580 24,569 17,198					
							Water/Sewer			Public Sewer 1 1,473 1,031					
							Water Well, 50 Feet			Water Well 1 2,648 1,854					
							Fireplaces			Interior 1 Story 1 5,262 3,683					
							Notes:			Totals: 249,187 174,423					
							ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY:			279,077					

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



*** 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 REX E & BETHEL M	ROOT REX E & BETHEL M	0	05/22/2024	WD	15-LADY BIRD	2024-01293	PROPERTY TRANSFER	0.0					
MESSERSCHMIDT MICHAEL & A	ROOT REX E & BETHEL M	209,000	07/08/2019	WD	03-ARM'S LENGTH	2019-02119	PROPERTY TRANSFER	100.0					
MESSERSCHMIDT M OLAV & AN	MESSERSCHMIDT MICHAEL & A	1	01/18/2016	WD	09-FAMILY	2016-00314	PROPERTY TRANSFER	0.0					
SCHERLINCK GERARD & ANN M	MESSERSCHMIDT M OLAV & AN	134,000	04/14/2010	WD	03-ARM'S LENGTH	2010-1604WD	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1781 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		08/05/2016		2016-0346	100%				
Owner's Name/Address		P.R.E. 100% 07/15/2019		MAP #:		2025 Est TCV 555,748 TCV/TFA: 458.54							
ROOT REX E & BETHEL M 1781 S GREEN RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *		IRR SHAPE							
. SEC 12 T22N R8W BEG AT SW COR LOT 10 TH N 02 DEG 40' W 48.5 FT TO POB TH ALG W SIDE LOT N 02 DEG 40' W 342.16 FT N 58 DEG 38' 30" E 6 FT S 05 DEG 18' E 213.77 FT N 67 DEG 58' 30" E 57.11 FT S 11 DEG 07' E 135.8 FT TH S 77 DEG 40' W 93.77 FT TO POB MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		B100'@5000/FF	100.00	92.89	0.8980	0.7002	5000	100		314,357
		X	Paved Road		C 100' @1500/FF	36.00	92.89	0.8980	0.7646	1500	100		37,075
		X	Storm Sewer		136 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 351,432								
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description					Rate	Size	% Good	Cash Value
		X	Sewer		D/W/P: 4in Concrete					6.87	263	0	0
		X	Electric		Residential Local Cost Land Improvements								
		X	Gas		Description					Rate	Size	% Good	Cash Value
		X	Curb		LAND IMPROVE 1000					1,000.00	1	95	950
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 950								
Comments/Influences		Standard Utilities											
20808192 \$139,900 HAS 6 FT LAKE FRONTGE		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	175,700	102,200	277,900				111,202C	
		TPC 04/30/2021	INSPECTED		2024	84,900	94,600	179,500				107,859C	
		TPC 04/23/2019	INSPECTED		2023	30,900	90,300	121,200				102,723C	
		TPC 12/27/2017	INSPECTED		2022	20,000	81,400	101,400				97,832C	

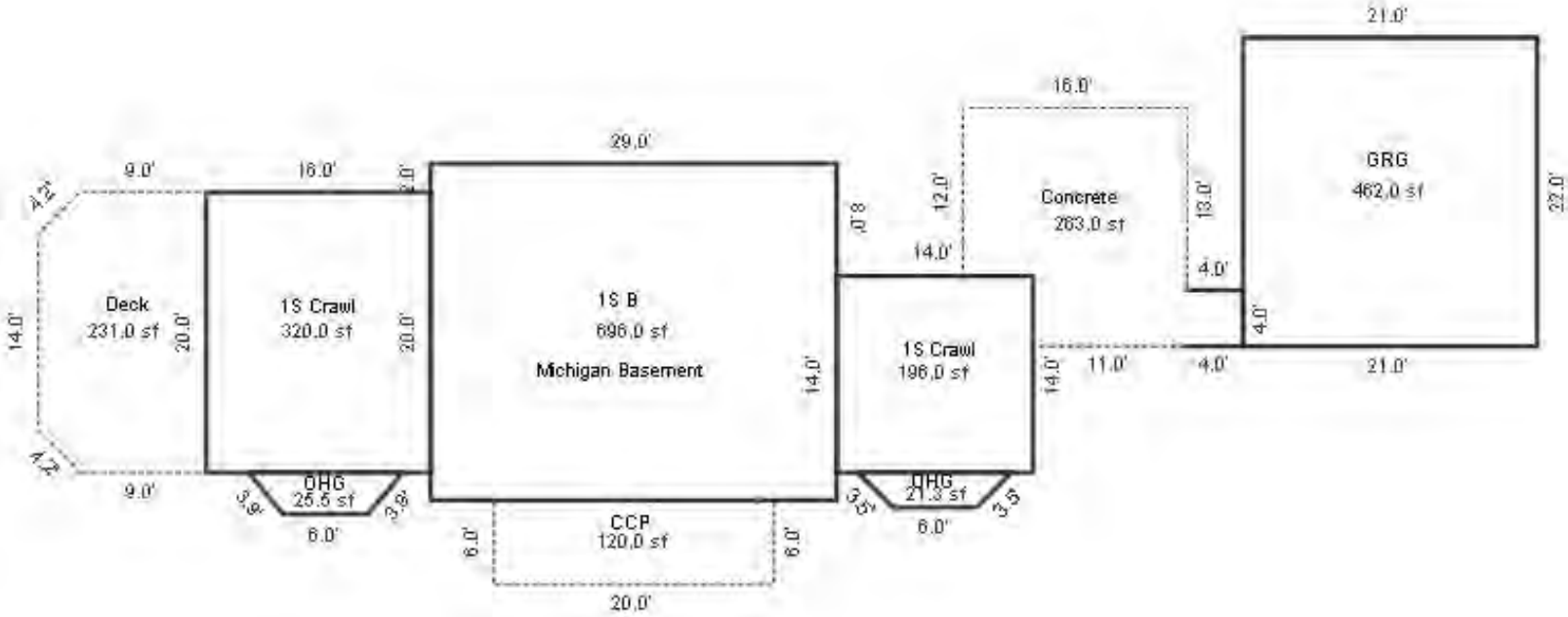


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 1 Wood Stove Direct-Vented Ga		Area 120 231	Type CPP Treated Wood	Year Built: 1960 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: 462 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Room List		
Building Style: 1+S			Ex	X	Ord		Min	Central Air Wood Furnace			E.C.F. X 1.600		Bsmnt Garage:			
Yr Built 1965	Remodeled 2016	Size of Closets		Lg	X	Ord		Small	200 Amps Service			Total Base New : 211,841		Storage Area: 0		
Condition: Average		No./Qual. of Fixtures		Ex. X Ord. Min			No. of Elec. Outlets			Total Depr Cost: 127,104			No Conc. Floor: 0			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric			Estimated T.C.V: 203,366			Roof:			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1+S			Cls C Blt 1965			
(2) Windows		Insulation		(7) Excavation			No. of Elec. Outlets			Ground Area = 1212 SF Floor Area = 1212 SF.						
Many Avg. X Few		Large Avg. X Small		Basement: 696 S.F. Crawl: 516 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
X	Wood Sash Metal Sash Vinyl Sash	X		(8) Basement			(13) Plumbing			Building Areas						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost						
(3) Roof		X		(9) Basement Finish			(14) Water/Sewer			1+ Story Siding Mich Bsmnt. 696						
X	Gable Hip Flat	X		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 Story Siding Crawl Space 320						
X	Asphalt Shingle	X		(10) Floor Support			Lump Sum Items:			1 Story Siding Crawl Space 196						
Chimney: Stone		X		Joists: Unsupported Len: Cntr.Sup:						Other Additions/Adjustments						
		X								Plumbing						
		X								Average Fixture(s)						
		X								Porches						
		X								CPP						
		X								Deck						
		X								Treated Wood						
		X								Garages						
		X								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
		X								Base Cost						
		X								Water/Sewer						
		X								Public Sewer						
		X								Water Well, 50 Feet						
		X								Built-Ins						
		X								Appliance Allow.						
		X								Fireplaces						
		X								Exterior 1 Story						
		X								Wood Stove						
		X								Local Cost Items						
		X								SANITARY SEWER						
		X								<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH HAZEL P	LOREE JONATHAN L	170,000	05/20/2016	WD	09-FAMILY	2016-01615	PROPERTY TRANSFER	0.0
SMITH DOUGLAS G & HAZEL P	SMITH HAZEL P	0	10/31/2013	AFF	07-DEATH CERTIFICATE	2013-04065 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6980 W A ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 465,409 TCV/TFA: 969.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 12 T22N R8W LOT 11 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	X			A50'@5000/FF	55.00	224.00	0.9672	1.3261	5000	100		352,722
Comments/Influences				55 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =				352,722
				Land Improvement Cost Estimates								
				Description			Rate	Size %	Good		Cash Value	
				D/W/P: 3.5 Concrete			6.07	88	0		0	
	X			Wood Frame			25.27	100	94		2,375	
	X			Residential Local Cost Land Improvements								
	X			Description			Rate	Size %	Good		Cash Value	
				LAND IMPROVE 2500			2,500.00	1	95		2,375	
				Total Estimated Land Improvements True Cash Value =								4,750



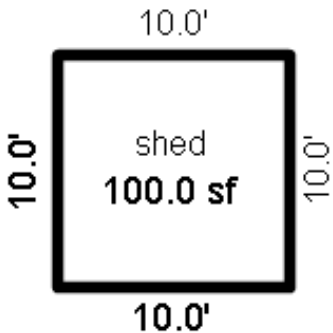
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	Private Road							
Who	When	What	2025	176,400	56,300	232,700		61,120C
TPC 12/27/2017	INSPECTED		2024	138,000	52,300	190,300		59,283C
TPC 09/14/2015	INSPECTED		2023	82,100	50,000	132,100		56,460C
TPC 05/08/2012	INSPECTED		2022	67,500	45,100	112,600		53,772C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 20 200	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1948		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 3 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	Basement: 480 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	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		480	Recreation SF Living SF 1 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	(10) Floor Support		Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family LOG										Cls CD		Blt 1948				
(11) Heating System: Space Heater																
Ground Area = 480 SF Floor Area = 480 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Pine Logs Basement 480																
Total: 73,966 44,379																
Other Additions/Adjustments																
Basement Living Area 480 15,821 9,493																
Basement, Outside Entrance, Below Grade 1 2,130 1,278																
Plumbing																
Average Fixture(s)																
Deck																
Treated Wood 200 3,978 2,387																
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																
Porches																
CCP (1 Story) 20 929 557																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 112,435 67,461																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 107,937																

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



*** 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				
6970 W A ST		School: LAKE CITY AREA SCHOOL DIST		New House		04/12/2016	2016-0097	100%				
Owner's Name/Address		P.R.E. 0%	MAP #:		2025 Est TCV 965,293 TCV/TFA: 402.21							
FOX ALLEN L & BONNIE G 9870 FOREST ROAD MARION MI 49665		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 12 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A50'@5000/FF 55.00 236.00 0.9672 1.3506 5000 100 359,223								
		X	Paved Road	55 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 359,223								
		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	664	50	2,676				
		X	Sewer	Wood Frame	27.60	120	50	1,656				
		X	Electric	Total Estimated Land Improvements True Cash Value = 4,332								
		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 Road									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		JWV	09/22/2021	INSPECTED	2025	179,600	303,000	482,600			285,611C	
		JWV	11/11/2020	INSPECTED	2024	139,800	280,700	420,500			277,024C	
		JWV	11/11/2020	INSPECTED	2023	83,200	273,400	356,600	356,600M		263,833C	
		TPC	11/01/2018	INSPECTED	2022	67,500	246,200	313,700			251,270C	

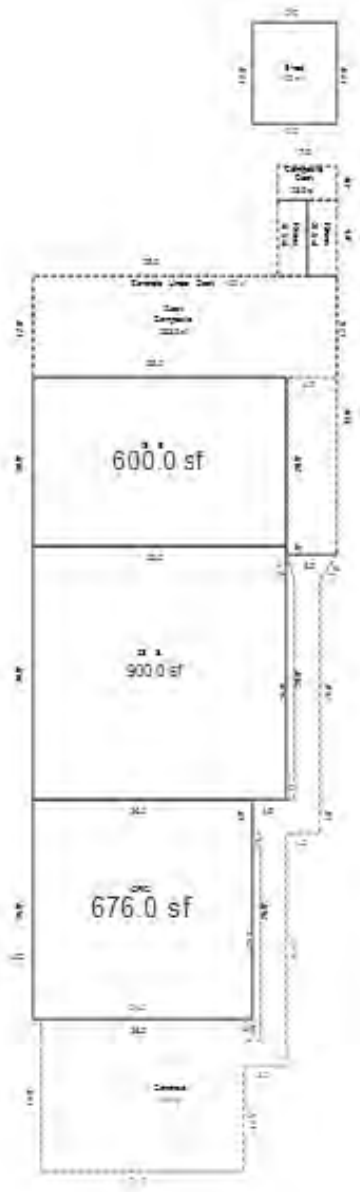


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 558 90	Type Composite Composite	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: 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: C +5 Effec. Age: 3 Floor Area: 2,400 Total Base New : 387,727 Total Depr Cost: 376,086 Estimated T.C.V: 601,738			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2021						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Cls C 5 Blt 2021						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. Min			No. of Elec. Outlets			Cls C 5 Blt 2021						
	Insulation			Many Ave. Few			(13) Plumbing			Cls C 5 Blt 2021						
(2) Windows		(7) Excavation		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Foundation 2 2 Story Siding Basement 2 2 Story Siding Basement			Cls C 5 Blt 2021						
Many Avg. Few	Large Avg. Small	Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments			Cls C 5 Blt 2021						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					Recreation Room Exterior Brick Veneer Basement, Outside Entrance, Below Grade			Cls C 5 Blt 2021						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Plumbing			Cls C 5 Blt 2021						
		(9) Basement Finish					Average Fixture(s) 3 Fixture Bath			Cls C 5 Blt 2021						
(3) Roof		750 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)					Garages			Cls C 5 Blt 2021						
X	Gable Hip Flat	Gambrel Mansard Shed						Water/Sewer			Cls C 5 Blt 2021					
X	Asphalt Shingle	(10) Floor Support					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Cls C 5 Blt 2021						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins			Cls C 5 Blt 2021						
							Appliance Allow. Deck Composite Composite			Cls C 5 Blt 2021						
							Water/Sewer Public Sewer Water Well, 100 Feet			Cls C 5 Blt 2021						
							Deck Composite Composite			Cls C 5 Blt 2021						
							Totals:			Cls C 5 Blt 2021						

<<<< 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.
		175,000	11/01/2000	WD	33-TO BE DETERMINED	341:878	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6960 W A ST	School: LAKE CITY AREA SCHOOL DIST		New House	05/02/2019	2019-0134	100%
	P.R.E. 100% 01/09/2020		Demolition/Removal	12/21/2018	2018-0695	100%
Owner's Name/Address	MAP #:		VIOLATION LETTER	12/18/2018	2018-9995	100%
PEJAKOVICH JOSEPH W & LINDA D 6960 W A ST LAKE CITY MI 49651	2025 Est TCV 864,748 TCV/TFA: 458.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 13 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	X		A50'@5000/FF	55.00	249.00	0.9672	1.3762	5000	100	366,029
Comments/Influences			55 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 366,029							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.49	160 71	737
	X	Gravel Road	Total Estimated Land Improvements True Cash Value = 737			
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	183,000	249,400	432,400			289,533C
X Rolling	2024	141,700	230,800	372,500			280,828C
Low	2023	84,300	228,400	312,700			267,456C
High	2022	67,500	205,800	273,300			254,720C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							



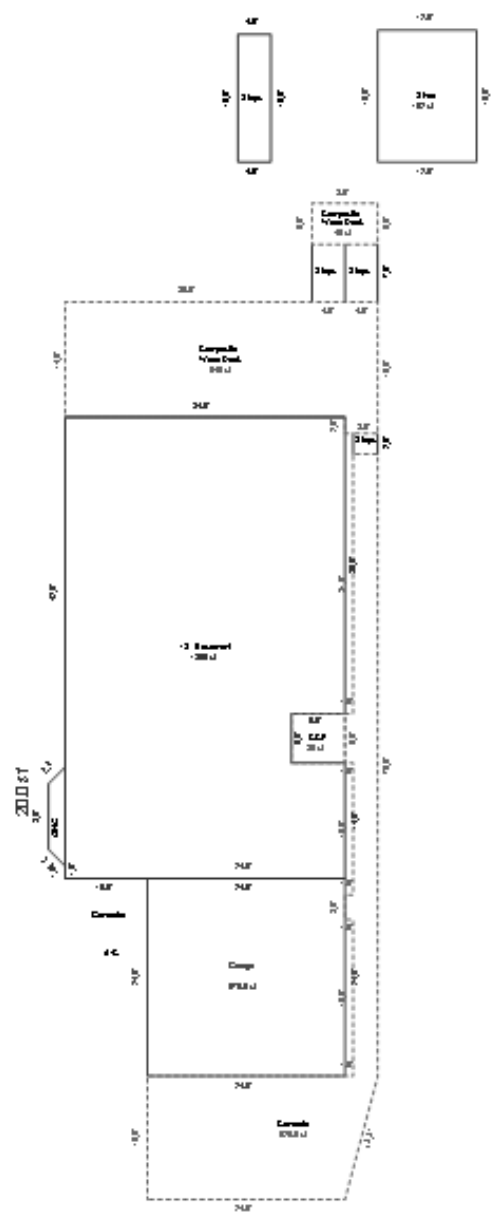
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/14/2020	INSPECTED	2024	141,700	230,800	372,500			280,828C
TPC	01/03/2020	INSPECTED	2023	84,300	228,400	312,700			267,456C
TPC	09/03/2019	INSPECTED	2022	67,500	205,800	273,300			254,720C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 39 540 40	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 2020 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X			X			X			X		X			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 4 Floor Area: 1,885 Total Base New : 324,207 Total Depr Cost: 311,239 Estimated T.C.V: 497,982			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 2020				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 1865 SF Floor Area = 1885 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas							
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,865							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Overhang 20			Total: 264,988 254,388					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1865 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Brick Veneer 84 1,423 1,366 Basement, Outside Entrance, Above Grade 1 1,844 1,770								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s) 1 1,455 1,397 3 Fixture Bath 2 9,159 8,793								
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Porches			CCP (1 Story) 39 1,218 1,169								
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:			Decks			Treated Wood 540 7,830 7,517 Treated Wood 40 1,576 1,513								
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,434 28,257 Common Wall: 1 Wall 1 -2,647 -2,541 Door Opener 2 1,078 1,035								
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Water/Sewer			Water/Sewer			Public Sewer 1 1,473 1,414 Water Well, 50 Feet 1 2,648 2,542						
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Built-Ins			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRONE JAMES & KRONE V & K	KROME KERRY & MOSHER JACK	0	08/09/2017	QC	09-FAMILY	2017-02486	PROPERTY TRANSFER	0.0
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01810	PROPERTY TRANSFER	0.0

Property Address: 6950 W A ST
 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: KROME KERRY & MOSHER JACKIE
 PO BOX 334
 LAKE CITY MI 49651
 2025 Est TCV 451,217 TCV/TFA: 752.03

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

X Improved Vacant * Factors *

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

X Dirt Road A50'@5000/FF 55.00 262.00 0.9672 1.4009 5000 100 372,607

Gravel Road 55 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 372,607

Paved Road

Storm Sewer

Sidewalk

Water

X Sewer

X Electric

X Gas

Curb

X Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

X 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	186,300	39,300	225,600			62,601C
2024	143,500	36,400	179,900			60,719C
2023	85,400	34,700	120,100			57,828C
2022	67,500	31,200	98,700			55,075C

Who When What

TPC 12/27/2017 INSPECTED

TPC 09/14/2015 INSPECTED

TPC 02/20/2012 INSPECTED

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLKA NANCY ANN	KRONE JAMES & KRONE V & K	0	08/09/2016	QC	09-FAMILY	2016-02875	DEED	0.0
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01811	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6940 W A ST	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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KRONE JAMES & KRONE V & KRONE K & MOSHER JACKIE PO BOX 334 LAKE CITY MI 49651	2025 Est TCV 538,803 TCV/TFA: 486.28					
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@5000/FF	58.00	280.00	0.9494	1.4339	5000	100		394,769
58 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 394,769

Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	12.91	300	0	0
Wood Frame	25.24	80	94	1,898

X Sewer	Residential Local Cost Land Improvements			
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X Electric	Description			
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X Gas	Rate	Size	% Good	Cash Value
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X Curb	LAND IMPROVE 1000	1,000.00	2	95	1,900
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X Street Lights	Total Estimated Land Improvements True Cash Value = 3,798			
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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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X Rolling					
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Low					
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High					
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Landscaped					
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Swamp					
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Wooded					
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Pond					
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X Waterfront					
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Ravine					
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Wetland					
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X Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Private Road	2025	197,400	72,000	269,400			80,940C
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Who	When	What	2024	151,800	66,800	218,600	78,507C
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TPC 12/27/2017 INSPECTED	2023	90,400	63,800	154,200			74,769C
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TPC 09/14/2015 INSPECTED	2022	70,400	57,500	127,900			71,209C
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TPC 02/20/2012 INSPECTED							
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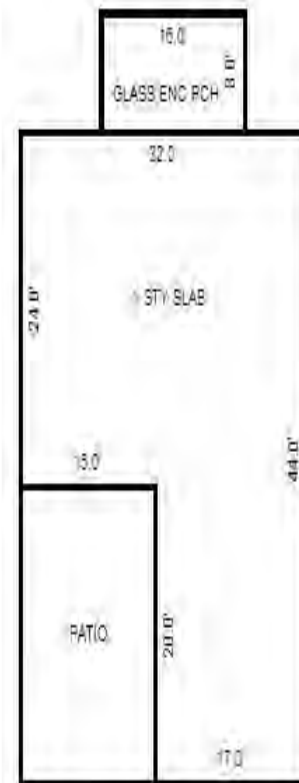


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type 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													
Building Style: 1S		X	Drywall Paneled												
Yr Built 1945		Remodeled 1960			Ex	X	Ord								
Condition: Average			Trim & Decoration												
Room List			Plaster Wood T&G												
	Basement 1st Floor 2nd Floor 4 Bedrooms		Size of Closets												
	(1) Exterior		Ex	X	Ord		Min								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Lg		Ord	X	Small								
	(2) Windows		Doors												
X	Many Avg. Few	X	Solid	X	H.C.										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(5) Floors												
	(3) Roof		Kitchen: Other: Other:												
X	Gable Hip Flat		(6) Ceilings												
	Chimney: Block		(7) Excavation												
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1108 S.F. Height to Joists: 0.0												
X	Asphalt Shingle		(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
			(9) Basement Finish												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(11) Heating/Cooling												
			Central Air Wood Furnace												
			(12) Electric												
			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:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1108 SF Floor Area = 1108 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 1,108 Total: 110,269 77,187 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 707 3 Fixture Bath 1 3,199 2,239 Porches CGEP (1 Story) 128 7,116 4,981 Water/Sewer Public Sewer 1 1,158 811 Water Well, 50 Feet 1 2,462 1,723 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 125,214 87,648 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 140,236										E.C.F. X 1.600		Cls D Blt 1945			

*** 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.													
KRONE J & V & KRONE K & M	FOX ALLEN L & BONNIE G	15,000	08/25/2016	WD	32-SPLIT VACANT	2016-02856	DEED	0.0													
KOLKA NANCY ANN	KRONE JAMES & KRONE V & K	0	08/09/2016	QC	09-FAMILY	2016-02875	DEED	0.0													
KRONE JAMES	KRONE JAMES & KRONE V & K	1	05/11/2015	QC	21-NOT USED/OTHER	2015-01812	PROPERTY TRANSFER	0.0													
KRONE JAMES C	JONES WILLIAM L & EILEEN	25,000	05/24/2013	WD	32-SPLIT VACANT	2013-01874 WD	PROPERTY TRANSFER	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
W A ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 48,867													
Owner's Name/Address		Improved X Vacant		Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS																	
KRONE JAMES & VALERIE & KRONE KERRY & MOSHER JACKIE PO BOX 334 LAKE CITY MI 49651		Public Improvements		* Factors * 2 LOTS																	
Tax Description		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
SEC 12 T22N R8W LOTS 16, 17 MIDWAY HEIGHTS PLAT		X Gravel Road		C40'@700/FF		55.00		100.00		0.7765		0.9193		600		100				23,559	
2016-02856 VACANT SPLIT PLATTED LOT 18 FORMERLY SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT		X Paved Road		C40'@700/FF		55.00		100.00		0.7765		0.9193		600		100				23,559	
VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00; FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW		X Storm Sewer		110 Actual Front Feet, 0.25 Total Acres																Total Est. Land Value = 47,117	
		X Sidewalk		Land Improvement Cost Estimates																	
		X Water		Description		Rate		Size		% Good		Cash Value									
		X Sewer		Wood Frame		26.60		70		94		1,750									
		X Electric		Total Estimated Land Improvements True Cash Value = 1,750																	
		X Gas																			
		X Curb																			
		X Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		Level																			
		X Rolling																			
		X Low																			
		X High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		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	
		6 completed		2025		23,600		800		24,400										2,606C	
		0-016-00;		2024		20,600		800		21,400										2,528C	
		-018-00;		2023		14,000		800		14,800										2,408C	
		-----		2022		10,000		700		10,700										2,294C	
		LOT 18 FROM 15 & 16 COMPLETED																			
		SS LOTS																			
		0-016-00;																			
		-022-00;																			

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		TPC 12/27/2017 INSPECTED																			
		TPC 09/16/2016 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.
KRONE J & V & KRONE K & M	FOX ALLEN L & BONNIE G	15,000	08/25/2016	WD	32-SPLIT VACANT	2016-02856	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W A ST		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address	P.R.E. 0%					
FOX ALLEN L & BONNIE G 9870 FOREST ROAD MARION MI 49665	MAP #:					
	2025 Est TCV 28,016					

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				
			* Factors *				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
Dirt Road			C40'@700/FF	55.00	100.00	0.9235 0.9193	600 100
Gravel Road			55 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =
Paved Road							28,016
Storm Sewer							28,016
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

Tax Description
 SEC 12 T22N R8W LOT 18 MIDWAY HEIGHTS PLAT
 2016-02856 VACANT SPLIT PLATTED LOTS 16 & 17
 FORMERLY PART OF 450-016-00 SEC 12 T22N R8W LOTS 16, 17, 18 MIDWAY HEIGHTS PLAT VACANT SALE SPLIT ON 06/14/2013 TO 009-450-022-00;
 FORMERLY ASSESSED AS. SEC 12 T22N R8W LOTS 16, 17, 18, 22, 23 & 24 MIDWAY HEIGHTS PLAT.
 L168P558 AGREEMENT TO VACATE PART OF ROAD ROW



6 completed ;
 0-016-00;
 -018-00;

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Topography of Site		
Level	Rolling	
Low	High	
Landscaped	Swamp	
Wooded	Pond	
Waterfront	Ravine	
Wetland	Flood Plain	
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/16/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,000	0	14,000			2,841C
2024	12,700	0	12,700			2,756C
2023	6,400	0	6,400			2,625C
2022	2,500	0	2,500			2,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENYSON AGNES P TRUST	BOOTH ANDREA J	0	09/02/2016	QC	09-FAMILY	2016-03139	DEED	0.0
DENYSON AGNES P	DENYSON AGNES P TRUST	1	06/27/2013	WD	09-FAMILY	2014-00506	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W B ST	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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BOOTH ANDREA J 16326 CO ROAD CL ISHPEMING MI 49849	2025 Est TCV 136,984					
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Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS			
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Public Improvements	* Factors *		LOT 19 & 25		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

X	Dirt Road					
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	Gravel Road	50.00	100.00	0.9457	0.9193	600 100 26,083
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	Paved Road	238.81	299.95	0.6397	1.2098	600 100 LOT 25 110,901
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	Storm Sewer	289 Actual Front Feet, 1.76 Total Acres		Total Est. Land Value =		136,984
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	Sidewalk					
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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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X	Street Lights					
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	Standard Utilities					
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	Underground Utils.					
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	Topography of Site					
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	Level					
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	Rolling					
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	Low					
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X	High					
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	Landscaped					
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	Swamp					
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X	Wooded					
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	Pond					
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	Waterfront					
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	Ravine					
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	Wetland					
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	Flood Plain					
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X	Private Road					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	68,500	0	68,500			6,235C
2024	61,000	0	61,000			6,048C
2023	30,400	0	30,400			5,760C
2022	16,900	0	16,900			5,486C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	09/14/2015	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM L & EILEEN	JONES WILLIAM L & EILEEN	0	04/28/2015	QC	09-FAMILY	2015-01554	DEED	0.0
TODD KIRT & MARY T	JONES WILLIAM L & EILEEN	185,000	08/04/2005	WD	03-ARM'S LENGTH	05-0/3061	DEED	100.0
		9,000	07/01/1995	WD	03-ARM'S LENGTH	295:608	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6951 W B ST	School: LAKE CITY AREA SCHOOL DIST		Addition	04/25/2007	20070192	Complete
	P.R.E. 100% 01/05/2009					

Owner's Name/Address	MAP #:
JONES WILLIAM L & EILEEN S TRUST 6951 W B ST Lake City MI 49651	2025 Est TCV 428,059 TCV/TFA: 227.81

Tax Description	X	Improved		Vacant		Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
		Public Improvements				* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
. SEC 12 T22N R8W LOTS 20 & 21 MIDWAY HEIGHTS PLAT. L168P558 AGREEMENT TO VACATE PART OF ROAD ROW	X	Dirt Road	50.00	100.00	0.7953	0.9193	600	100		21,933				
		Gravel Road	50.00	100.00	0.7953	0.9193	600	100		21,933				
		Paved Road	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	43,867		

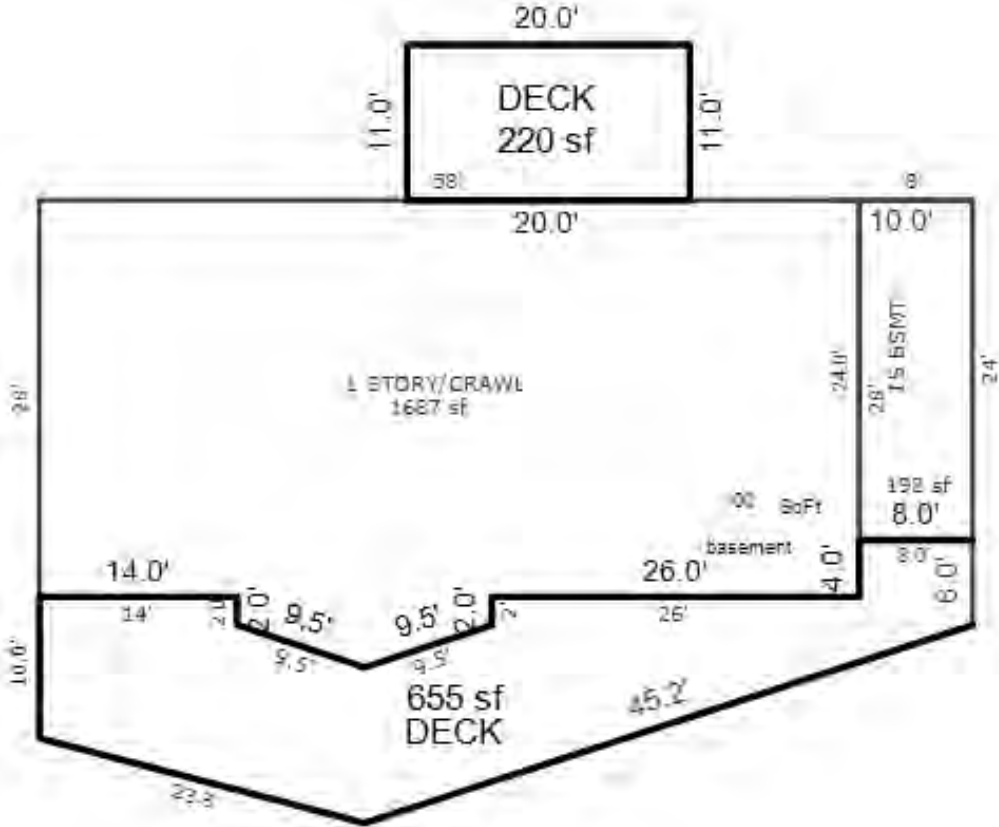
Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
	X	Sewer	8.06	1500	50	6,045
	X	Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value = 6,045				

Topography of Site	X	Year							
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Level									
Rolling									
Low									
High	X	2025	21,900	192,100	214,000				113,026C
Landscaped		2024	19,200	165,400	184,600				109,628C
Swamp		2023	16,100	139,500	155,600				104,408C
Wooded	X	2022	10,000	123,300	133,300				99,437C
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Private Road	X								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM L & EILEEN	JONES WILLIAM L & EILEEN	0	04/28/2015	QC	21-NOT USED/OTHER	2015-01553	DEED	0.0
KRONE JAMES C	JONES WILLIAM L & EILEEN	25,000	05/24/2013	WD	32-SPLIT VACANT	2013-01874 WD	PROPERTY TRANSFER	100.0

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

W B ST School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 04/07/2014

Owner's Name/Address MAP #:

JONES WILLIAM L & EILEEN S TRUST 2025 Est TCV 56,098

6951 W B ST Lake City MI 49651

Improved X Vacant Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS

Tax Description Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C40'@700/FF	50.00	100.00	0.7327	0.9193	600	100		20,207
C40'@700/FF	50.00	100.00	0.7327	0.9193	600	100	LOT 23	20,207
C40'@700/FF	38.81	100.00	0.7327	0.9193	600	100		15,685
139 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =								56,098

Comments/Influences

Split/Comb. on 06/14/2013 completed

0-016-00; 0-022-00;



0-016-00; 0-022-00;

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	28,000	0	28,000			13,315C
2024	24,200	0	24,200			12,915C
2023	18,400	0	18,400			12,300C
2022	12,500	0	12,500			11,715C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERSTOW GARDNER E	BESKO AMBER & BRADLEY	341,000	08/10/2021	WD	09-FAMILY	2021-02741	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6518 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	09/06/2018	2018-0462	100%	
	P.R.E. 100% 08/10/2021					

Owner's Name/Address	MAP #:	2025 Est TCV 568,398 TCV/TFA: 406.00
BESKO AMBER & BRADLEY 6518 LAKEVIEW DR LAKE CITY MI 49651		

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A50'@5000/FF	75.00	97.00	0.8677	0.9894	5000	100		321,936
	75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 321,936

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 38 DESC AS: LOT 1 MISSAUKEE HEIGHTS 2.	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	D/W/P: 4in Concrete	6.87	1101	0	0

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Residential Local Cost Land Improvements				
	Gas				
	LAND IMPROVE 1000	1,000.00	2	95	1,900
	Total Estimated Land Improvements True Cash Value = 1,900				

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

Topography of Site

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

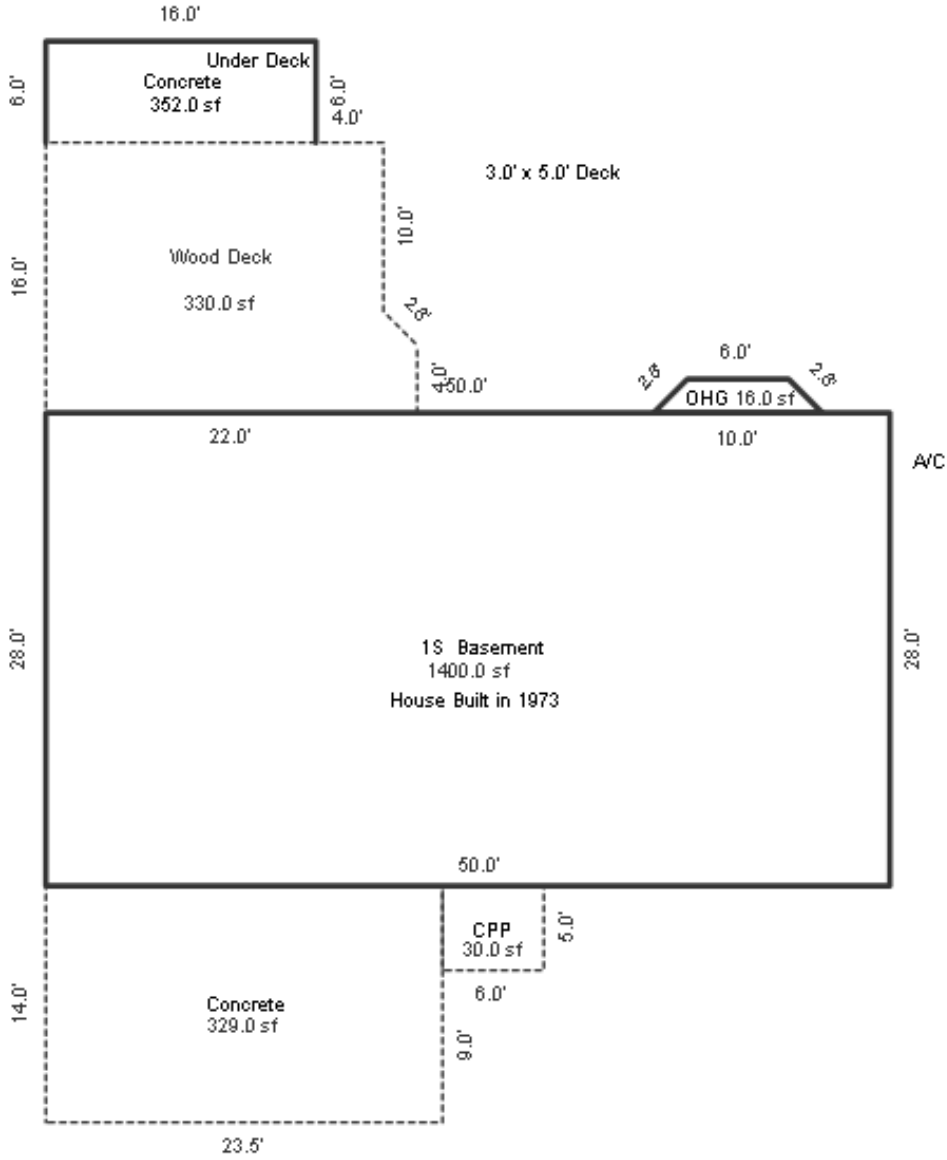
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	161,000	123,200	284,200			161,844C
2024	90,100	114,200	204,300			156,978C
2023	72,100	109,000	181,100			149,503C
2022	76,100	91,400	167,500			142,384C

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


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	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 30 330 15	Type CPP 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			Class: C Effec. Age: 35 Floor Area: 1,400 Total Base New : 235,157 Total Depr Cost: 152,851 Estimated T.C.V: 244,562			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall X 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 = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1973						
Yr Built 1973	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		200 Amps Service			1 Story Siding Basement 1,400			Total: 200,403 130,261						
Room List		Lg	X Ord	Small	No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments			Recreation Room 700 13,342 8,672					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Plumbing			Basement, Outside Entrance, Below Grade 1 2,523 1,640						
		Kitchen: Other: Other:		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches CPP 30 824 536			Deck Treated Wood 330 5,673 3,687 Treated Wood 15 675 439						
(1) Exterior		(6) Ceilings		(13) Plumbing			Water/Sewer			Water Well, 100 Feet 1 5,725 3,721						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items SANITARY SEWER 1 0 0			Totals: 235,157 152,851		*				
(2) Windows		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv: 244,562						
X	Many Avg. X Avg. Few Small	(8) Basement		Lump Sum Items:												
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish														
X	Storms & Screens	(10) Floor Support														
(3) Roof		700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:														
X	Gambrel Mansard Shed															
X	Asphalt Shingle															
Chimney: Metal																

*** 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.
REINHARDT NED & DEB & QUI	REINHARDT NED & DEB & QUI	0	04/08/2013	WD	09-FAMILY	2013-01349 WD	PROPERTY TRANSFER	0.0
DEBOER ALFRED G & DORIS E	REINHARDT NED J & DEBORAH	365,000	04/19/2004	WD	03-ARM'S LENGTH	04-0/1627	DEED	100.0

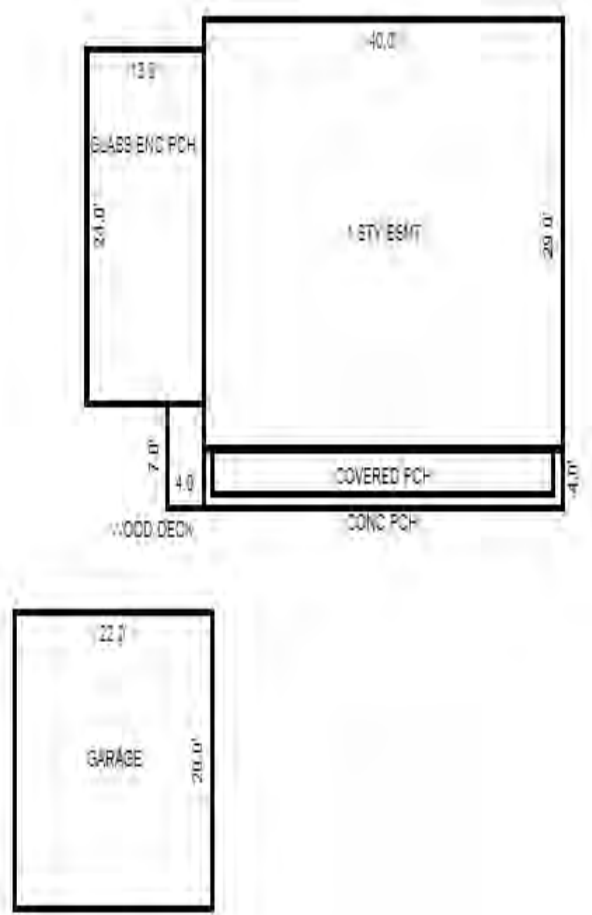
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6600 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 647,036 TCV/TFA: 557.79					
Owner's Name/Address		REINHARDT NED & DEB & QUIGLEY TRUST P O BOX 205 BIRCH RUN MI 48415		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Taxpayer's Name/Address		QUIGLEY JOHN & ANITA TRUST 7167 BERGIN RD HOWELL MI 48843		X Dirt Road		X Gravel Road		X Paved Road		X Storm Sewer			
Tax Description		. SEC 12 T22N R8W LOTS 2 & 31 MISSAUKEE HEIGHTS 2.		X Sewer		X Electric		X Gas		X Curb			
Comments/Influences		X Street Lights		X Standard Utilities		X Underground Utils.							
		Topography of Site		Level		X Rolling		X Low		X High			
				Landscaped		Swamp		Wooded		Pond			
				X Waterfront		Ravine		Wetland		Flood Plain			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other	
		Taxable Value		Who		When		What		2025		185,300	
		2024		122,700		127,900		250,600					
		2023		98,100		122,200		220,300					
		2022		103,300		110,100		213,400					

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 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: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G						312	WGEP (1 Story)			
Building Style: 1S		Trim & Decoration									114	CPP			
Yr Built 1967	Remodeled 0	Ex	Ord	X	Min						160	WCP (1 Story)			
Condition: Average		Size of Closets									28	Treated Wood			
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													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1160 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	560	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		(12) Electric													
		100 Amps Service													
		No./Qual. of Fixtures													
		Ex. X Ord. Min													
		No. of Elec. Outlets													
		Many X Ave. Few													
		(13) Plumbing													
		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C +5 Effec. Age: 35 Floor Area: 1,160 Total Base New : 264,800 Total Depr Cost: 172,122 Estimated T.C.V: 275,395													
		E.C.F. X 1.600													
		Bsmnt Garage: Carport Area: Roof:													
		Cls C 5 Blt 1967													
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1160 SF Floor Area = 1160 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 1,160 Total: 179,053 116,386													
		Other Additions/Adjustments													
		Recreation Room 560 10,674 6,938													
		Exterior													
		Brick Veneer 240 4,066 2,643													
		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													
		WGEP (1 Story) 312 20,283 13,184													
		CPP 114 2,237 1,454													
		WCP (1 Story) 160 6,794 4,416													
		Deck													
		Treated Wood 28 1,266 823													
		Garages													
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
		Base Cost 440 18,198 11,829													
		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***



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.				
MALEWITZ PATRICIA M	MALEWITZ BERNARD P & PATR	0	07/10/2024	WD	15-LADY BIRD	2024-01791	PROPERTY TRANSFER	0.0				
MALEWITZ BERNARD & PATTY	MALEWITZ PATRICIA M	0	12/28/2016	WD	09-FAMILY	2017-00015	PROPERTY TRANSFER	0.0				
WOLFFIS TODD L & JOANNE K	MALEWITZ BERNARD & PATRIC	0	09/08/2010	QC	09-FAMILY	2010-4518	PROPERTY TRANSFER	0.0				
MALEWITZ BERNARD & PATRIC	MALEWITZ BERNARD & PATRIC	0	05/27/2005	QC	21-NOT USED/OTHER	05-0/2174	DEED	50.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6610 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MALEWITZ BERNARD P & PATRICIA M 2251 ONEKAMA DR SE GRAND RAPIDS MI 49506		2025 Est TCV 584,314 TCV/TFA: 382.15										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 3 MISSAUKEE HEIGHTS 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
REMOVE OLD HOUSE ADD NEW FOR 04		Gravel Road		A50'@5000/FF	50.00	87.00	1.0000	0.9524	5000	100		238,107
		Paved Road		50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 238,107								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Residential Local Cost Land Improvements								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Gas		Total Estimated Land Improvements True Cash Value = 1,900								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2025	119,100	173,100	292,200			184,846C		
		Low										
		High		2024	101,400	159,200	260,600			179,289C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2023	60,400	167,100	227,500		170,752C		
		TPC 05/30/2022 INSPECTED		2022	62,500	150,600	213,100			162,621C		
		TPC 04/30/2021 INSPECTED										
		TPC 12/27/2017 INSPECTED										

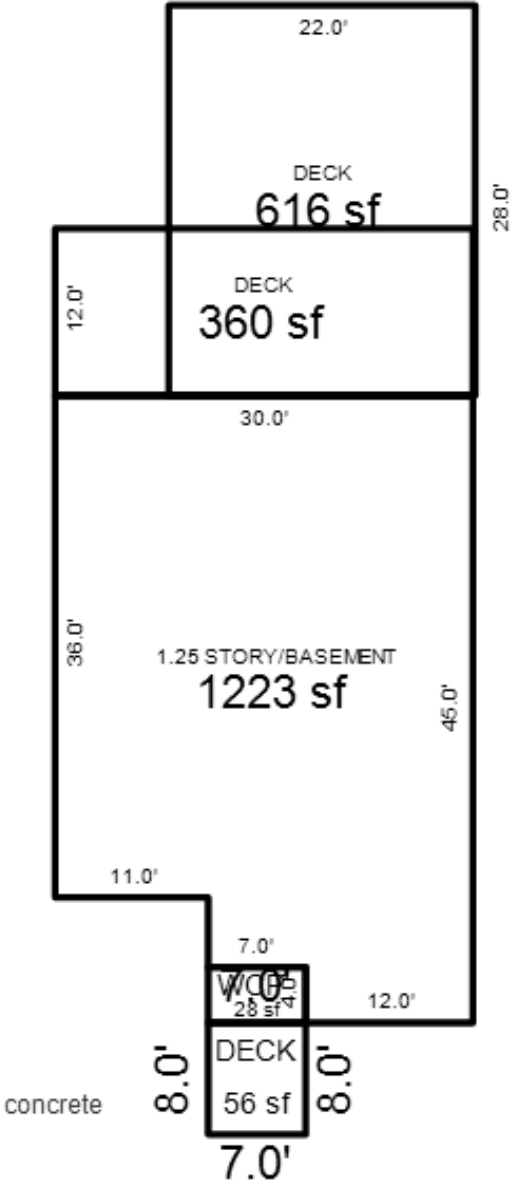


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 1 Direct-Vented Ga		Area 28 360 616 56	Type WCP (1 Story) 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	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.25S		Trim & Decoration															
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Size of Closets		Lg	X	Ord		Small									
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings															
X		X	Drywall														
(2) Windows		(7) Excavation															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1223 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
X		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	800	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric															
		150 Amps Service															
		No./Qual. of Fixtures															
		Ex.		Ord.	X	Min											
		No. of Elec. Outlets															
		Many		Ave.	X	Few											
		(13) Plumbing															
		1	Average Fixture(s)														
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer															
		1	Public Water														
		1	Public Sewer														
		1	Water Well														
		1	1000 Gal Septic														
		1	2000 Gal Septic														
		Lump Sum Items:															
		Cost Est. for Res. Bldg: 1 Single Family 1.25S															
		(11) Heating System: Forced Air w/ Ducts															
		Ground Area = 1223 SF Floor Area = 1529 SF.															
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
		Building Areas															
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost										
		1.25 Story	Siding	Basement	1,223												
		Total:				211,220	168,989										
		Other Additions/Adjustments															
			Recreation Room		800	15,248	12,198										
			Basement, Outside Entrance, Below Grade		1	2,523	2,018										
		Plumbing															
			Average Fixture(s)		1	1,455	1,164										
			3 Fixture Bath		1	4,580	3,664										
		Porches															
			WCP (1 Story)		28	2,093	1,674										
		Deck															
			Treated Wood		360	6,005	4,804										
			Treated Wood		616	8,538	6,830										
			Treated Wood		56	1,855	1,484										
		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										
			Direct-Vented Gas		1	2,979	2,383										
		Local Cost Items															
			SANITARY SEWER		1	0	0						*				
		<<<<< 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.
WINKLE TOD R & SHANNON M	MALEWITZ BERNARD	690,000	10/01/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02538	PROPERTY TRANSFER	100.0
TROOST RANDAL C TRUST	WINKLE TOD R & SHANNON M	650,000	07/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02409	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6620 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MALEWITZ BERNARD 2251 ONEKAMA DR SE GRAND RAPIDS MI 49506	MAP #:					
	2025 Est TCV 525,998 TCV/TFA: 347.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 12 T22N R8W LOT 4 MISSAUKEE HEIGHTS 2.	X			A50'@5000/FF	50.00	90.00	1.0000	0.9638	5000	100		240,949
				50 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =				240,949

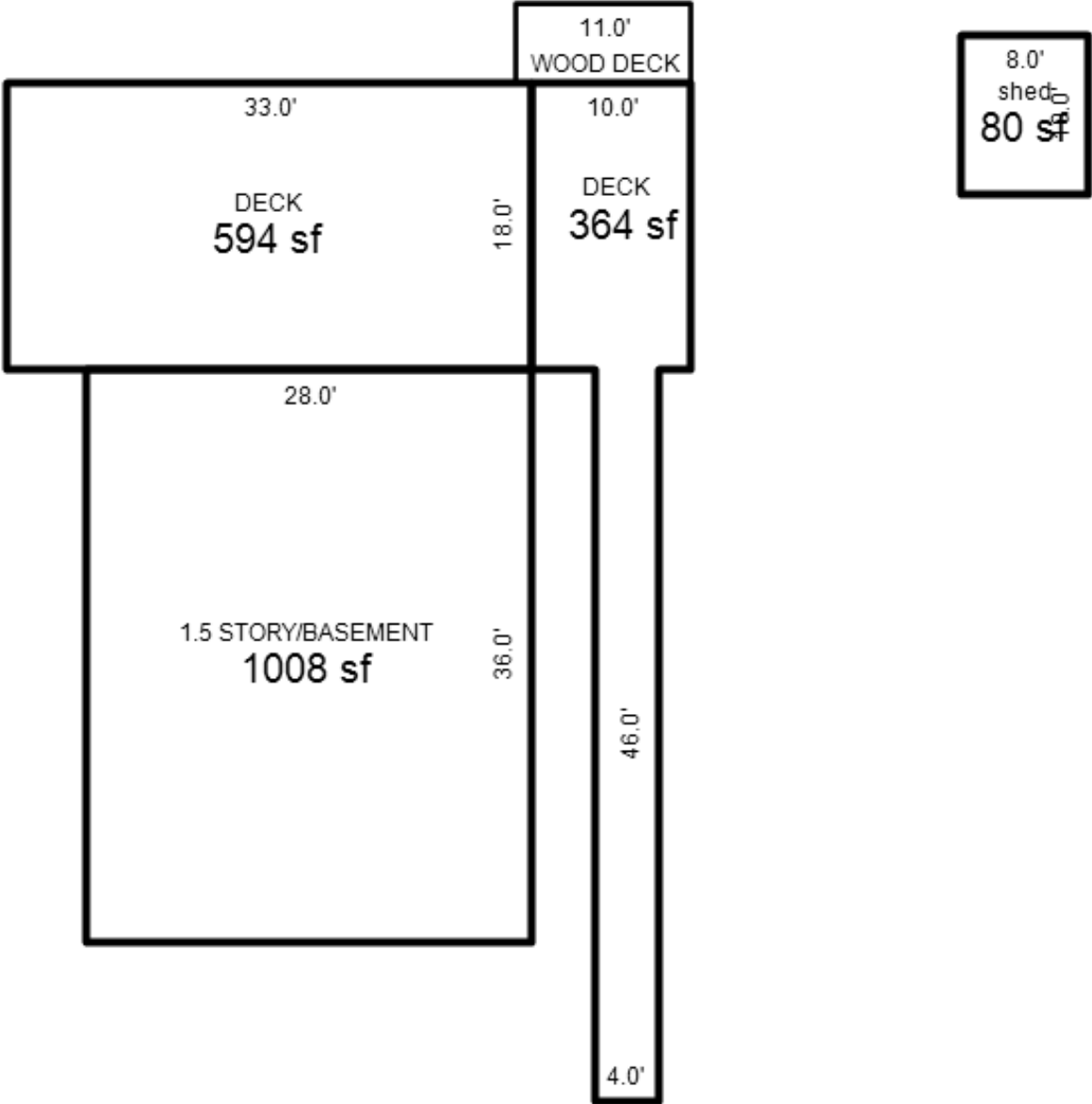
Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
		Description					
	X	Dirt Road		8.06	1030	0	0
	X	Gravel Road		31.84	80	81	2,063
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.				
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Residential Local Cost Land Improvements						
		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						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	120,500	142,500	263,000			263,000S
2024	102,300	132,100	234,400			205,065C
2023	60,900	134,400	195,300			195,300S
2022	62,500	121,200	183,700			104,595C

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6630 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/26/2017	2017-0211	100%				
Owner's Name/Address		P.R.E. 0%		Addition		08/27/2015	2015-0391	100%				
DIPIETRO THOMAS G & DEBORAH H 16559 NOLA CT LIVONIA MI 48154		MAP #:		2025 Est TCV 481,545 TCV/TFA: 345.69								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
DIPIETRO THOMAS G & DEBORAH H 16559 NOLA CT LIVONIA MI 48154		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 5 & E 25 FT OF W 100 FT LOT 30 MISSAUKEE HEIGHTS 2.		Gravel Road		A50'@5000/FF	50.00	91.00	1.0000	0.9675	5000	100		241,883
Comments/Influences		Paved Road		BACK 50' @ 500	25.00	140.00	1.1892	1.0881	500	100		16,174
		Storm Sewer		75 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 258,057								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: 4in Ren. Conc.	8.06	268	0	0				
		Electric		D/W/P: Patio Blocks	15.39	59	0	0				
		Gas		Wood Frame	34.58	64	50	1,106				
		Curb		Wood Frame	26.78	140	50	1,874				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Topography of Site		Total Estimated Land Improvements True Cash Value = 4,880								
		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				
		Who	When	What	2025	129,000	111,800	240,800			102,488C	
		TPC 04/30/2021 INSPECTED			2024	111,100	103,600	214,700			99,407C	
		JWV 09/15/2017 INSPECTED			2023	66,700	99,000	165,700			94,674C	
		TPC 11/08/2016 INSPECTED			2022	66,000	81,700	147,700			90,166C	

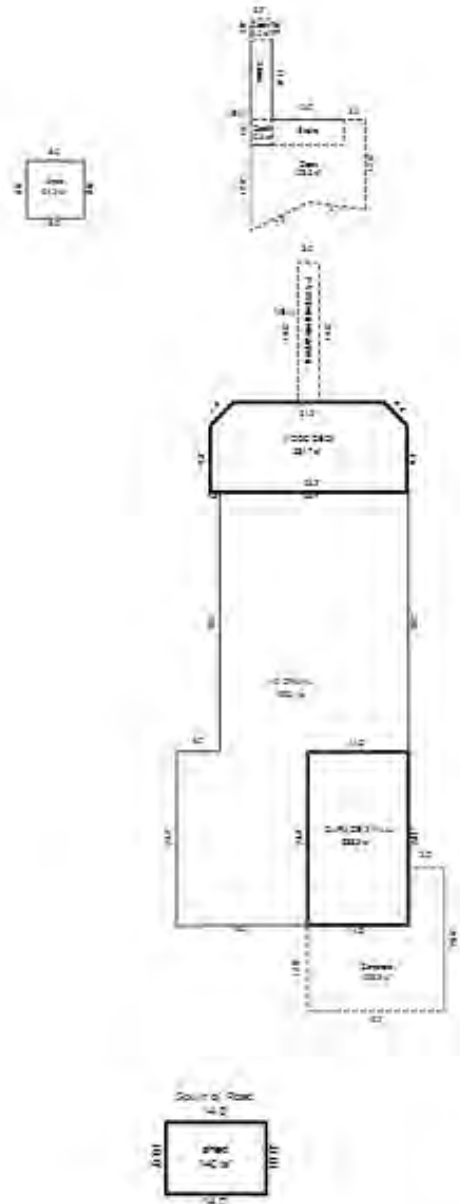


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 158 70	Type Treated Wood Treated Wood	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: 0 Mech. Doors: 1 Area: 338 % 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: 1,393 Total Base New : 210,202 Total Depr Cost: 136,630 Estimated T.C.V: 218,608			E.C.F. X 1.600		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Size of Closets		Carport Area: Roof:		
Yr Built 1969	Remodeled 2016	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1969		
Condition: Average		Lg	X	Ord	Small	200 Amps Service			Ground Area = 1393 SF Floor Area = 1393 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total: 176,475		114,708		
Room List		Doors		Solid	X	H.C.	Plumbing			Building Areas			Total: 176,475		114,708	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 176,475		114,708	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,393			176,475		114,708	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Total: 176,475		114,708	
(2) Windows		X	Tile	Many			X	Ave.	Few	Plumbing			Total: 176,475		114,708	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 176,475		114,708	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		Basement			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(8) Basement			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
Chimney: Brick		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
		Notes:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Plumbing			Total: 176,475		114,708	
		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s)			Plumbing			Total: 176,475		114,708	

*** 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.													
BRANNAN KAREN S	BRANNAN KAREN S	1	09/26/2018	WD	09-FAMILY	2018-03269	PROPERTY TRANSFER	0.0													
BRANNAN KAREN S TRUST	BRANNAN KAREN S	1	09/25/2018	QC	09-FAMILY	2018-03188	PROPERTY TRANSFER	0.0													
BRANNAN ROBERT A & KAREN		0	09/03/2010	OTH	09-FAMILY	2010-4378TRUST	PROPERTY TRANSFER	0.0													
BRANNAN ROBERT A & KAREN	BRANNAN ROBERT A & KAREN	0	02/26/2007	QC	21-NOT USED/OTHER	2007/713	DEED	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
6636 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Replacement		12/28/2023		PM23-0220	100%												
Owner's Name/Address		P.R.E. 0%		REPAIR		06/24/2019		2019-0283	100%												
BRANNAN KAREN S 1640 GERMANY RD Williamston MI 48895		MAP #:		2025 Est TCV 470,994 TCV/TFA: 411.71																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE															
. SEC 12 T22N R8W LOT 6 MISSAUKEE HEIGHTS 2.		X		Public Improvements		* Factors *															
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
ADD SEWER FOR 05		X		Gravel Road		A50'@5000/FF		50.00		94.00		1.0000		0.9786		5000		100		244,644	
		X		Paved Road		50 Actual Front Feet, 0.11 Total Acres														Total Est. Land Value = 244,644	
		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		366 0		0									
		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																	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
		Who		When		What		2025		122,300		113,200		235,500		127,361C					
		TPC		09/09/2019		INSPECTED		2024		103,400		104,800		208,200		123,532C					
		TPC		05/08/2018		INSPECTED		2023		61,500		100,100		161,600		117,650C					
		TPC		12/27/2017		INSPECTED		2022		62,500		90,200		152,700		112,048C					

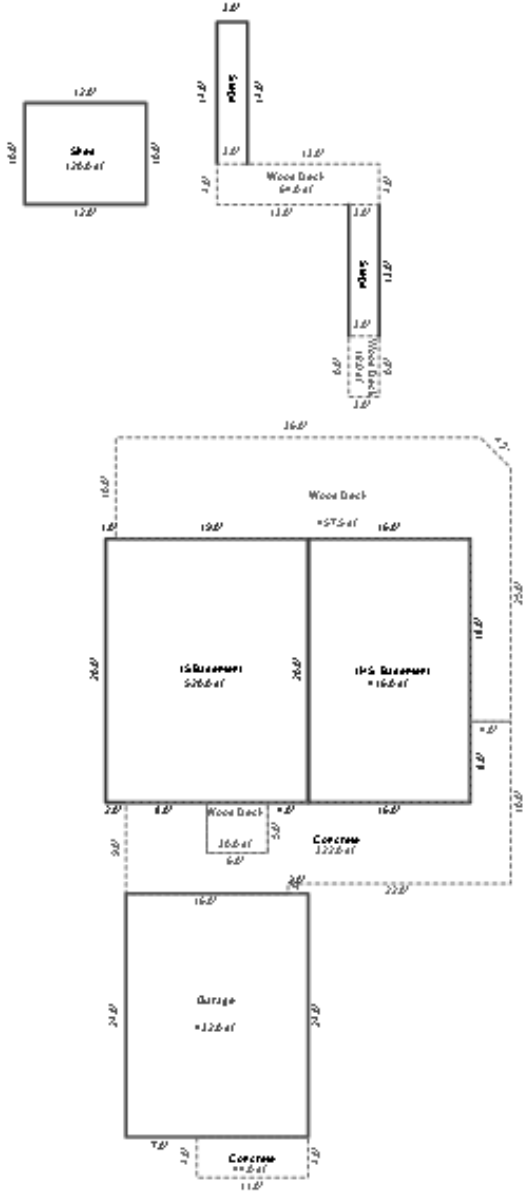


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 457 82 30	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % 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: 1.25S		Yr Built 1978		Remodeled 0		Ex		X	Ord		Min	Lg		X	Ord		Small	Central Air Wood Furnace		
Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X	Ord.		Min	No. of Elec. Outlets		(12) Electric		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X		Drywall	Many		X	Ave.		Few	(13) Plumbing		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.25S	
(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1		Average Fixture(s)	1		3 Fixture Bath	1		2 Fixture Bath	(11) Heating System: Forced Air w/ Ducts	
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish		1		Public Water	1		Public Sewer	1		Water Well	Ground Area = 936 SF Floor Area = 1144 SF.		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer		1		1000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
X	Asphalt Shingle	(9) Basement Finish		1		Public Water	(10) Floor Support		1		Water Well	1		1000 Gal Septic	2000 Gal Septic		Building Areas			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic	Lump Sum Items:		1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Stories Exterior Foundation Size Cost New Depr. Cost			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		1.5 Story Siding Basement 520 416 Total: 165,679 107,699			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Other Additions/Adjustments			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Plumbing			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Deck			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Treated Wood 457 7,015 4,560 Treated Wood 82 2,265 1,472 Treated Wood 30 1,327 863			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Garages			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Base Cost 432 17,976 11,684			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Water/Sewer			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Public Sewer 1 1,473 957 Water Well, 100 Feet 1 5,725 3,721			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Built-Ins			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Appliance Allow. 1 2,727 1,773			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Fireplaces			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Exterior 1 Story 1 6,420 4,173			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Local Cost Items			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		SANITARY SEWER 1 0 0 *			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		Totals: 215,126 139,840			
				1		2000 Gal Septic			1		2000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOX HERMAN J & FOX CLOVER	FOX CLOVER G	0	08/15/2024	QC	09-FAMILY	2024-0297	PROPERTY TRANSFER	0.0				
FOX CLOVER G	FOX CLOVER G	0	08/15/2024	QC	15-LADY BIRD	2024-02098	PROPERTY TRANSFER	0.0				
FOX HERMAN J REV TRUST	FOX HERMAN J IRR TRUST	0	09/28/2011	OTH	07-DEATH CERTIFICATE	2024-02014	OTHER	0.0				
FOX HERMAN J & CLOVER G	FOX HERMAN J & CLOVER G T	0	09/19/1996	QC	09-FAMILY		DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6640 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FOX CLOVER G 112 MORNING STAR CAY ST NAPLES FL 34114		MAP #:										
		2025 Est TCV 516,468 TCV/TFA: 409.90										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 7 MISSAUKEE HEIGHTS 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
96 HS @ 12-96 BOR		Gravel Road		A50'@5000/FF	50.00	96.00	1.0000	0.9858	5000	100		246,453
		Paved Road		50 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =		246,453	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements								
		Sewer		Description				Rate	Size	% Good	Cash Value	
		Electric		LAND IMPROVE 1000				1,000.00	2	95	1,900	
		Gas		Total Estimated Land Improvements True Cash Value = 1,900								
		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	123,200	135,000	258,200		126,323C			
TPC 05/30/2022 INSPECTED		2024	103,900	125,100	229,000			122,525C				
TPC 04/30/2021 INSPECTED		2023	61,900	127,600	189,500			116,691C				
TPC 12/27/2017 INSPECTED		2022	62,500	115,000	177,500			111,135C				

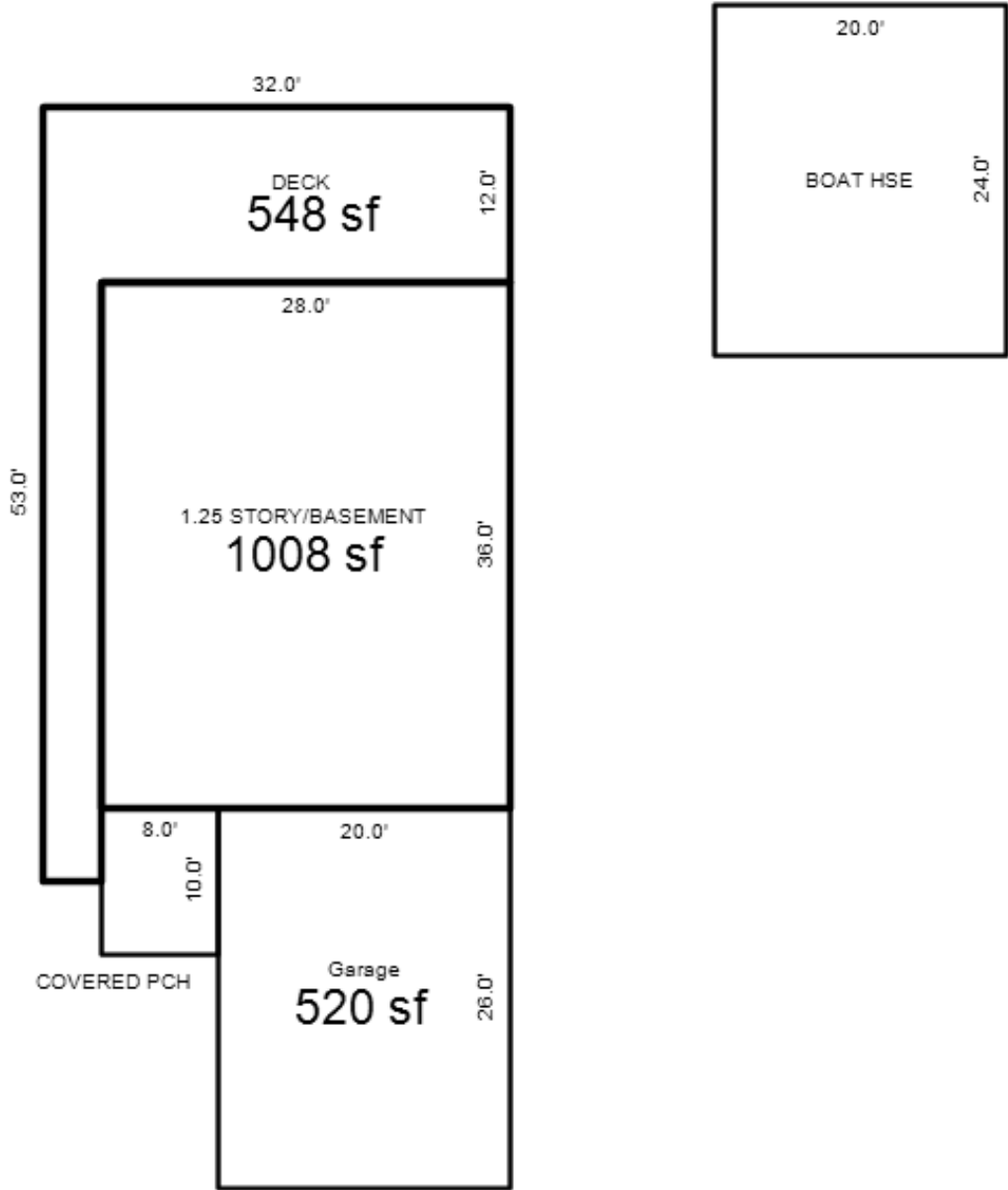


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 548	Type WCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 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: C +5 Effec. Age: 30 Floor Area: 1,260 Total Base New : 238,204 Total Depr Cost: 167,572 Estimated T.C.V: 268,115			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 Small		Doors Solid X H.C.					
Yr Built 1987	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			Central Air Wood Furnace			200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min					
Room List		Doors		Solid X H.C.			(5) Floors			(12) Electric			200 Amps Service			No./Qual. of Fixtures					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1987			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,008 Total: 179,019 125,299		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1987			Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,008 Total: 179,019 125,299		
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			(14) Water/Sewer					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			(14) Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			BOAT HOUSE (BY SQ FT) 480 2,501 1,926 *			Local Cost Items					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			BOAT HOUSE (BY SQ FT) 480 2,501 1,926 *			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.
COUWEHOVEN WAYNE M & CARO	COUWEHOVEN WAYNE M TRUST	1	09/29/2020	WD	09-FAMILY	2020-02896	PROPERTY TRANSFER	0.0
COUWENHOVEN MAURICE ETAL	COUWEHOVEN WAYNE M & CARO	220,000	01/13/2012	WD	09-FAMILY	2012-00146	PROPERTY TRANSFER	100.0
COUWEHOVEN WAYNE M & CARO	COUWENHOVEN ET EL 2ND JT	0	03/02/2001	QC	09-FAMILY	2001-00689	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6676 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
COUWEHOVEN WAYNE M TRUST 4575 KNPP COURT NE GRAND RAPIDS MI 49525	2025 Est TCV 600,467 TCV/TFA: 370.43

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	A50'@5000/FF	50.00	99.00	1.0000	0.9965	5000	100		249,122
	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 249,122

Tax Description	X	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 8 MISSAUKEE HEIGHTS 2.	X	

Comments/Influences	X	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: Brick on Sand	17.76	256 0	0	
	X	Sewer	D/W/P: 4in Ren. Conc.	8.06	480 0	0	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas					
	X	Curb	Description	Rate	Size % Good	Cash Value	
	X	Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,375				
	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
2025	124,600	175,600	300,200			174,111C
2024	104,700	162,700	267,400			168,876C
2023	62,300	155,400	217,700			160,835C
2022	62,500	140,000	202,500			153,177C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 18 168	Type CCP (1 Story) 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?: Yes Auto. Doors: 1 Mech. Doors: 0 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			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,621 Total Base New : 272,566 Total Depr Cost: 218,106 Estimated T.C.V: 348,970		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1993					
Yr Built 1993	Remodeled 0	X	Ex	Ord	Min	200 Amps Service			Ground Area = 1114 SF Floor Area = 1621 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas								
Room List		X	Lg	Ord	Small	(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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Crawl Space 676 1+ Story Siding Basement 294 1 Story Siding Crawl Space 144		Total: 215,181 172,150					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments		Exterior								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster	(7) Excavation			Exterior		Brick Veneer		128 2,168		1,734				
(2) Windows		(8) Basement		Basement: 294 S.F. Crawl: 820 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing		Average Fixture(s)		1 1,455		1,164				
X	Many Avg. Few	X	Large Avg. Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer		3 Fixture Bath 4,580 3,664 2 Fixture Bath 3,064 2,451		1 1,473 1,178 1 2,648 2,118						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		Treated Wood 168 3,639 2,911					
(3) Roof		(10) Floor Support		Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 572 29,292 23,434 Common Wall: 1 Wall 1 -2,647 -2,118 Door Opener 1 539 431						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Water/Sewer		Public Sewer 1 1,473 1,178 Water Well, 50 Feet 1 2,648 2,118						
X	Asphalt Shingle						Built-Ins			Appliance Allow. 1 2,727 2,182							
Chimney: Brick							Fireplaces			<<<<< 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.
COOPER FLOYD A & MARY M T	JOHNSON JANET M TRUST	0	05/22/2017	QC	09-FAMILY	2017-02101	DEED	0.0
COOPER MARY MARGARET	COOPER FLOYD A TRUST	0	08/20/2013	AFF	07-DEATH CERTIFICATE	2013-02960 DC	DEED	100.0
COOPER FLOYD A	COOPER FLOYD A TRUST	0	05/19/1994	AFF	07-DEATH CERTIFICATE		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6680 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/02/2021	2021-0613	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
JOHNSON JANET M TRUST 8507 MELTRICA DR GRAND BLANC MI 48439	2025 Est TCV 325,408 TCV/TFA: 813.52

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@5000/FF 51.00 99.00 0.9931 0.9965 5000 100 252,349
		51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 252,349

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W LOT 9 MISSAUKEE HEIGHTS 2.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 3.5 Concrete	5.70	254 0	0
	X	Sewer	Metal Prefab	17.64	40 0	0
	X	Electric	Residential Local Cost Land Improvements			
	X	Gas	Description	Rate	Size % Good	Cash Value
		Curb	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Street Lights	Total Estimated Land Improvements True Cash Value =			950
		Standard Utilities				
		Underground Utils.				

Comments/Influences	ADD SEWER FOR 05
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
	X									X				

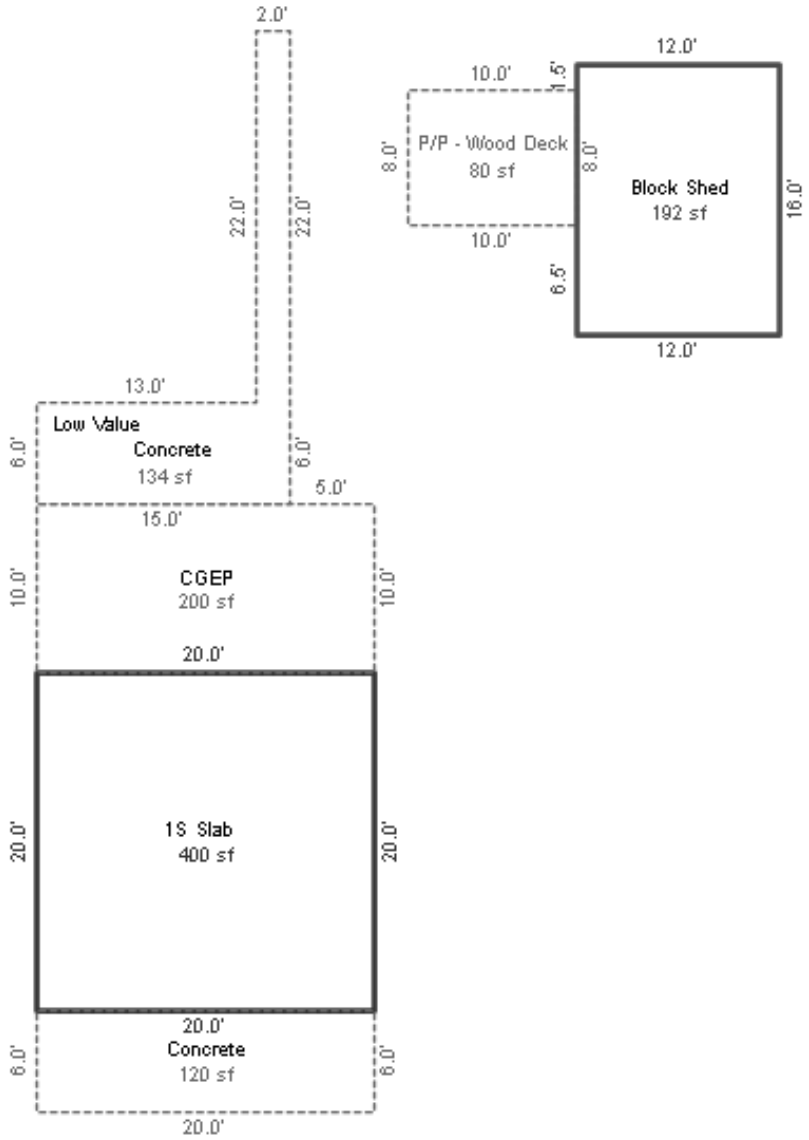
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	126,200	36,500	162,700			89,599C
2024	106,300	33,900	140,200			86,905C
2023	63,300	32,300	95,600			82,767C
2022	63,500	29,200	92,700			78,826C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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 200 80	Type CGEP (1 Story) Treated Wood	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: 192 % 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 1928		Remodeled 1974			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List			Lg		Ord	X	Small									
	Basement 1st Floor 2nd Floor 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	No./Qual. of Fixtures			No. of Elec. Outlets											
(2) Windows			Ex.		Ord.	X	Min									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 400 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		(13) Plumbing												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		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											
(3) Roof		(8) Basement		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:												
Chimney: Brick		(10) Floor Support		Notes:												
		Joists: Unsupported Len: Cntr.Sup:		Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Local Cost Items SANITARY SEWER Totals:												
				ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:												

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT LAWRENCE R & REBECC	WINKEL JAMES L & KIMBERLY	269,000	06/25/2015	WD	03-ARM'S LENGTH	2015-02208	PROPERTY TRANSFER	100.0
MELVIN ROBERT C	SCOTT LAWRENCE R & REBECC	270,000	01/03/2005	WD	03-ARM'S LENGTH	05-0/042	DEED	100.0
DICKERSON (FKA MELVIN) MA	MELVIN ROBERT C	0	01/24/2003	QC	21-NOT USED/OTHER	04-0/0041	DEED	0.0
		128,000	05/01/1995	WD	33-TO BE DETERMINED	293:969	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6684 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/29/2016	2016-0334	100%
	P.R.E. 100% 05/17/2016					

Owner's Name/Address	MAP #:	2025 Est TCV 594,397 TCV/TFA: 346.39
WINKEL JAMES L & KIMBERLY 6684 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. SEC 12 T22N R8W LOT 10 MISSAUKEE HEIGHTS 2.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Value
			A50'@5000/FF	51.00	95.00	248,733
			51 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value = 248,733

Topography of Site	Description	Rate	Size	% Good	Cash Value
	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
X Sewer	D/W/P: 3.5 Concrete	6.49	214	0	0
X Electric	D/W/P: 4in Ren. Conc.	8.06	1014	0	0
X Gas	Wood Frame/Conc.	32.45	160	50	2,596
	Residential Local Cost Land Improvements				
X Street Lights	Description	Rate	Size	% Good	Cash Value
	Standard Utilities				
	Underground Utils.				
	LAND IMPROVE 5000	5,000.00	1	95	4,750
	Total Estimated Land Improvements True Cash Value =				7,346

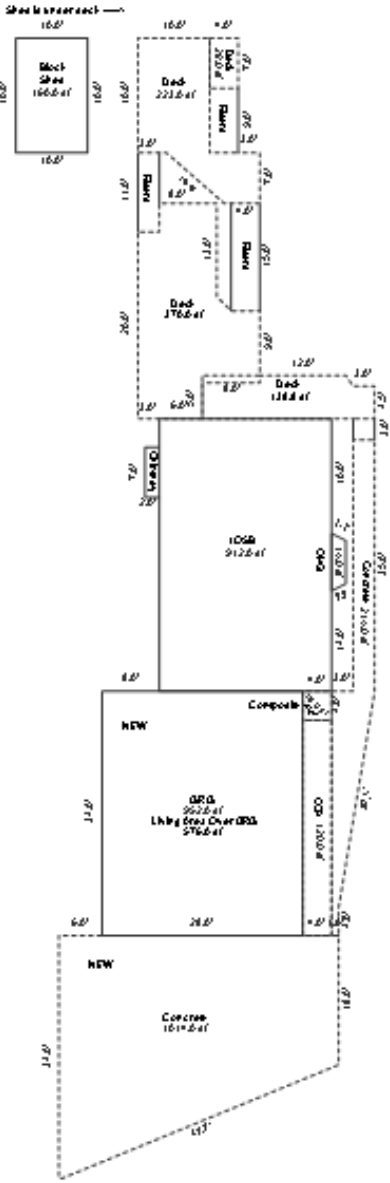
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	124,400	172,800	297,200			183,764C
2024	105,200	160,300	265,500			178,239C
2023	62,600	153,100	215,700			169,752C
2022	63,500	138,100	201,600			161,669C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	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	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: 2016 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: 952 % 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: 35 Floor Area: 1,716 Total Base New : 325,291 Total Depr Cost: 211,449 Estimated T.C.V: 338,318		120 CCP (1 Story) 147 Treated Wood 138 Treated Wood 741 Treated Wood		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		E.C.F. X 1.600												
Yr Built 1973		Remodeled 2016		Ex		Ord	X	Min	No./Qual. of Fixtures		Size of Closets										
Condition: Average		Lg	Ord	X	Small	150 Amps Service		No. of Elec. Outlets		Lump Sum Items:											
Room List		Doors	Solid	X	H.C.	(12) Electric		Ex. X Ord. Min		Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:							
(1) Exterior		(6) Ceilings		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		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160	
(2) Windows		(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
X	Insulation	(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
X	Many Avg. X Few	Large Avg. Small	Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
X	Asphalt Shingle	(9) Basement Finish		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
X	Gable Hip Flat	Gambrel Mansard Shed	426 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160		
X	Chimney: Block	(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Lump Sum Items:		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Water/Sewer		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Public Water		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Public Sewer		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Water Well		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
1000 Gal Septic		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
2000 Gal Septic		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Lump Sum Items:		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Water/Sewer		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
Public Sewer		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
1		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
1,473		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
957		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		(10) Floor Support		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.25 Story Siding 1 Story Siding		Foundation Basement Overhang		Size 912 576		Cost New 226,384		Depr. Cost 147,160			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN FULPEN LINDA & BROGLI	HAYS MARION S & LEWIS MAR	1	03/26/2018	QC	09-FAMILY	2018-01363	PROPERTY TRANSFER	0.0
POLANSKI MARTHA FRANCES	VAN FULPEN LINDA & BROGLI	1	03/23/2018	QC	09-FAMILY	2018-01362	PROPERTY TRANSFER	0.0
OSWALD LINNEA J	OSWALD TYSON	1	02/16/2018	QC	09-FAMILY	2018-01364	DEED	0.0
HAYS MARION SUSANNA	HAYS MARION S & FERGUSON	0	02/13/2018	QC	09-FAMILY	2018-01366	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6688 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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HAYS MARION S ET AL 11220 EAST T AVENUE SCOTTS MI 49088	2025 Est TCV 307,077 TCV/TFA: 556.30
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		A50'@5000/FF	51.00	93.00	0.9931	0.9749	5000	100		246,888	
		51 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	246,888

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 12 T22N R8W LOT 11 MISSAUKEE HEIGHTS 2.	X		Residential Local Cost Land Improvements				
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Sewer					
	X	Electric	LAND IMPROVE 1000	1,000.00	1	95	950
	X	Gas	Total Estimated Land Improvements True Cash Value =				950

X	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
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2025	123,400	30,100	153,500			57,326C
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2024	104,700	27,800	132,500			55,603C
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2023	62,300	26,600	88,900			52,956C
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2022	63,500	24,000	87,500			50,435C
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Who	When	What
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TPC 10/08/2019	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 04/06/2012	INSPECTED	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X	Ex	Ord	X	Min								
Yr Built 1950	Remodeled 0	Size of Closets			Lg	Ord	X	Small								
Condition: Average		Doors			Solid	X	H.C.									
Room List		(5) Floors		(12) Electric												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		100	Amps	Service										
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets												
	Ex.	X	Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many		X	Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing												
	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)											
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 552 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	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Public Water											
(3) Roof		(9) Basement Finish		1	Public Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Water Well											
X	Asphalt Shingle	(10) Floor Support		1	1000 Gal Septic 2000 Gal Septic											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1950

(11) Heating System: Wall/Floor Furnace

Ground Area = 552 SF Floor Area = 552 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 552 Total: 62,687 34,478

Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,010 555

Water/Sewer Public Sewer 1 1,158 637

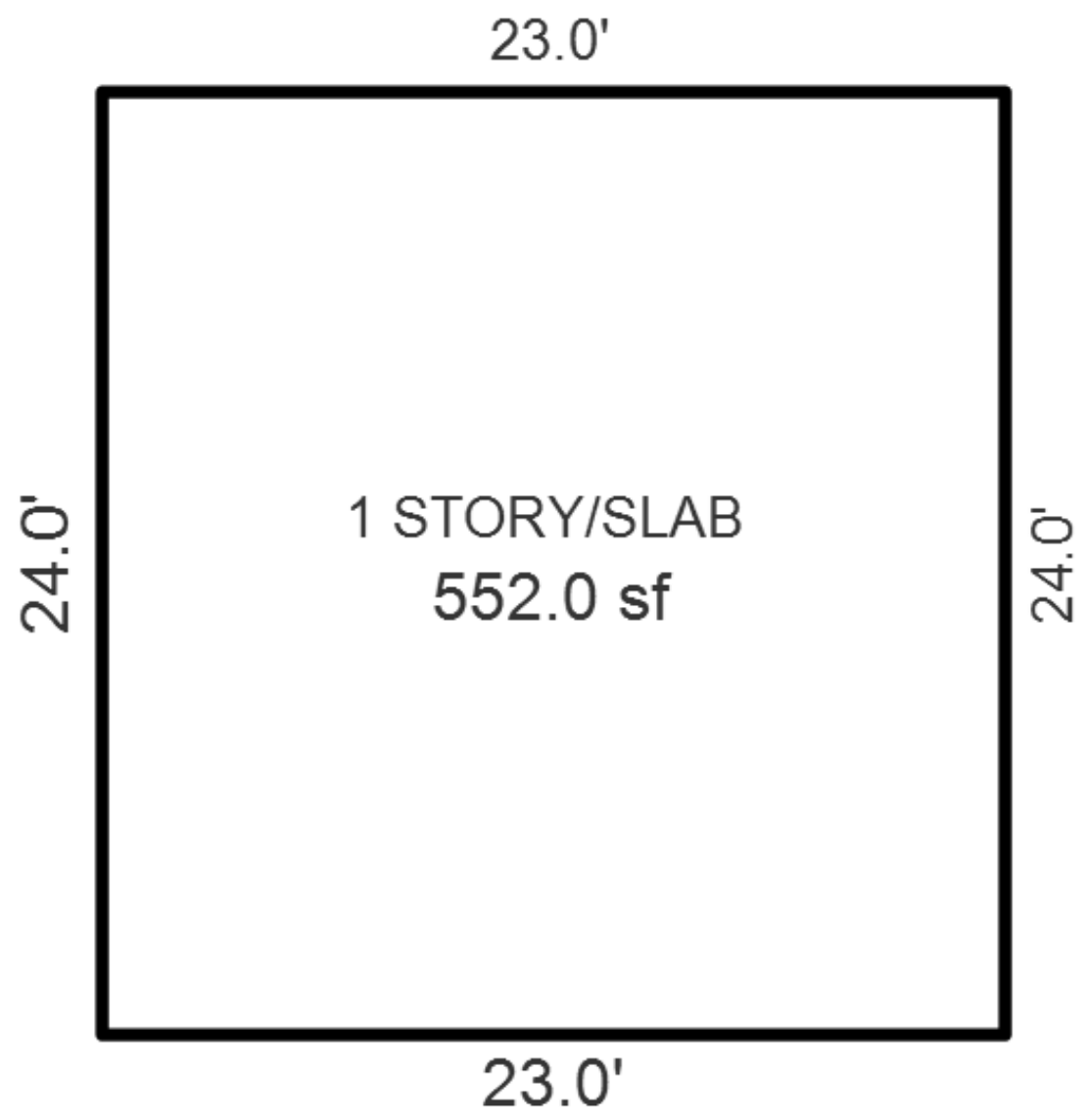
Water Well, 50 Feet 1 2,462 1,354

Local Cost Items SANITARY SEWER 1 0 0 *

Totals: 67,317 37,024

Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 59,239

*** 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				
6692 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		06/21/2019	2019-0279	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 607,298 TCV/TFA: 339.65						
DALY RICHARD J & DEBRA L 200 CANDACE LN NW KENNESAW GA 30144-5503		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 12 MISSAUKEE HEIGHTS 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A50'@5000/FF 51.00 95.00 0.9931 0.9822 5000 100 248,733								
NEW HOUSE FOR 04		Paved Road		51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 248,733								
8X11 SHED ON OUTLOT..NO VALUE		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 95 2,375								
		X Gas		Total Estimated Land Improvements True Cash Value = 2,375								
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2025	124,400	179,200	303,600				175,958C	
TPC 10/08/2019 INSPECTED				2024	105,200	166,100	271,300				170,668C	
TPC 12/27/2017 INSPECTED				2023	62,600	168,400	231,000				162,541C	
TPC 05/01/2012 INSPECTED				2022	63,500	151,800	215,300				154,801C	

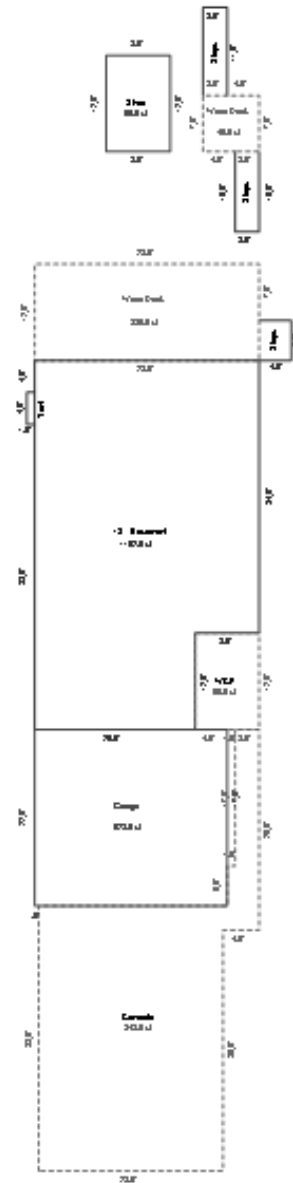


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 96 336 49	Type WCP (1 Story) Treated Wood 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: 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	(4) Interior Trim & Decoration			Size of Closets Ex Ord X Min Lg Ord X Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:			
Building Style: 1.5S		Yr Built 2004		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. Few Large Avg. Small		X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(3) Roof X Gable Hip Flat X Asphalt Shingle	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1192 SF Floor Area = 1788 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 1,192 Total: 220,965 176,783		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Porches WCP (1 Story) 96 4,599 3,679 Deck Treated Wood 336 5,739 4,591 Treated Wood 49 1,717 1,374 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 528 27,704 22,163 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 Direct-Vented Gas 1 2,979 2,383		Cls C 10 Blt 2004 Bsmnt Garage: Carport Area: Roof:	
<<<<< 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.
SHAFLEY ANDREW P & BRENDA	SHAFLEY ANDREW P & BRENDA	0	07/15/2019	QC	09-FAMILY	2019-02177	PROPERTY TRANSFER	0.0
FERRICK (HW) & MORGAN (H/	SHAFLEY ANDREW P & BRENDA	197,500	09/19/2008	WD	03-ARM'S LENGTH	2008/3329	DEED	100.0
THORPE NORA MAE	FERRICK & MORGAN T/C	152,500	06/25/2007	WD	03-ARM'S LENGTH	2007/2361	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6696 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	08/15/2023	2023-0512	100%
	P.R.E. 100% 08/21/2019		New House	01/20/2023	2023-0039	100%

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
SHAFLEY ANDREW P & BRENDA L TRUST 6696 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 825,072 TCV/TFA: 413.57	
	X Improved	Vacant
	Public Improvements	* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 13 MISSAUKEE HEIGHTS 2.	A50'@5000/FF	51.00	95.00	0.9931	0.9822	5000	100		248,733
Comments/Influences	51 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 248,733								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	Dock: Light posts	42.32	350	0	0
X Electric	D/W/P: 4in Ren. Conc.	8.06	806	50	3,248
X Gas	D/W/P: 4in Ren. Conc.	8.06	762	50	3,071
X Curb	D/W/P: Patio Blocks	15.39	58	50	446
X Street Lights	Total Estimated Land Improvements True Cash Value =				6,765

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



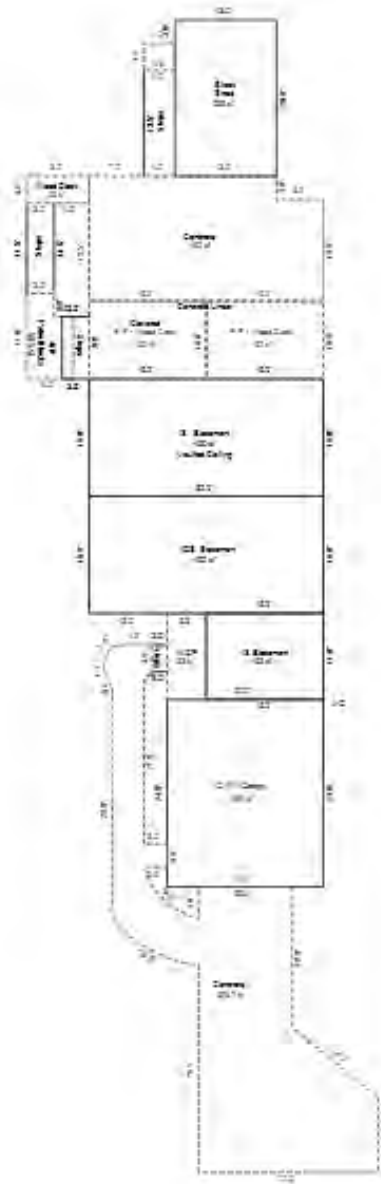
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/12/2024	INSPECTED	2025	124,400	288,100	412,500			328,975C
JWV	01/01/2023	INSPECTED	2024	105,200	207,900	313,100			257,396C
TPC	04/21/2023	INSPECTED	2023	62,600	56,300	118,900			88,302C
			2022	63,500	50,800	114,300			84,098C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 55 150 150 28	Type WCP (1 Story) WCP (1 Story) WPP Treated Wood	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: C +10 Effec. Age: 1 Floor Area: 1,995 Total Base New : 359,565 Total Depr Cost: 355,984 Estimated T.C.V: 569,574		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
	Building Style: LOG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1065 SF Floor Area = 1995 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas			Cls C 10 Blt 2024			
	Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets Lg Ord Small			Stories Exterior Foundation Size Cost New Depr. Cost							
	Condition: Average	Doors Solid H.C.		(5) Floors			No. of Elec. Outlets Many Ave. Few			1.5 Story Pine Logs Basement 900 1 Story Pine Logs Basement 165 1 Story Siding Overhang 480			Total: 264,111 261,487			
	Room List	(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Other Additions/Adjustments Recreation Room 450 8,577 8,491 Exterior Stone Veneer 160 5,987 5,927 Basement, Outside Entrance, Below Grade 1 2,523 2,498 Plumbing Average Fixture(s) 1 1,455 1,440 3 Fixture Bath 2 9,159 9,067						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Porches WCP (1 Story) 55 3,257 3,224 WCP (1 Story) 150 6,479 6,414 WPP 150 3,801 3,763						
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Deck Treated Wood 28 1,266 1,253						
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(7) Excavation		Basement: 1065 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			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 480 25,906 25,647 Common Wall: 1 Wall 1 -2,647 -2,621 Door Opener 1 539 534						
	(2) Windows	(7) Excavation		Basement: 1065 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Class: C Exterior: Block Foundation: 18 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
	Many Avg. Few Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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:						
	(3) Roof	(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:						
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:						
	Asphalt Shingle Metal	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES & SARAH J	LEMKE BETH & KEITH	675,000	07/08/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01760	PROPERTY TRANSFER	100.0
NASH JAMES D & SARAH J TU	NASH JAMES & SARAH J	0	02/21/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
NASH JAMES TRUST & SARA T	NASH JAMES D & SARAH J	1	04/11/2012	QC	21-NOT USED/OTHER	2012-01555 QD	DEED	0.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6702 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/01/2003	20030375	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LEMKE BETH & KEITH 5049 AINTREE CT ROCHESTER MI 48306	2025 Est TCV 588,207 TCV/TFA: 347.02

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@5000/FF</td> <td>50.00</td> <td>95.00</td> <td>1.0000</td> <td>0.9822</td> <td>5000</td> <td>100</td> <td></td> <td>245,552</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.11 Total Acres</td> <td>Total Est. Land Value = 245,552</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	95.00	1.0000	0.9822	5000	100		245,552	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 245,552
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@5000/FF	50.00	95.00	1.0000	0.9822	5000	100		245,552																					
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 245,552																					

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W LOT 14 MISSAUKEE HEIGHTS 2.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	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
		Curb	Total Estimated Land Improvements True Cash Value = 970			

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

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

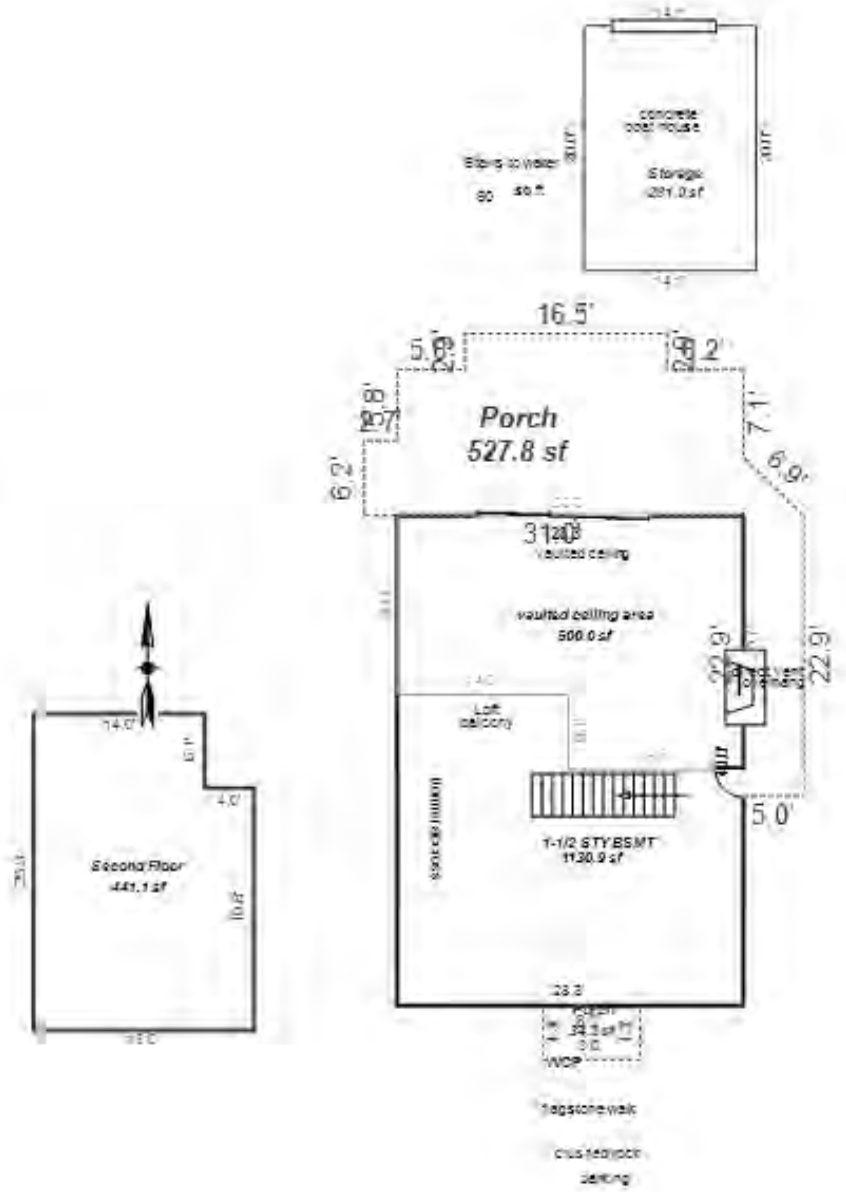
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	122,800	171,300	294,100			294,100S
2024	103,700	158,600	262,300			152,053C
2023	61,700	166,500	228,200			144,813C
2022	62,500	150,100	212,600			137,918C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 527 336 60 336 32	Type WPP WPP WPP Treated Wood Treated Wood	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: 0 Area: 281 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	(4) Interior		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: 20 Floor Area: 1,695 Total Base New : 266,968 Total Depr Cost: 213,553 Estimated T.C.V: 341,685		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:										
Yr Built 2004	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1130 SF Floor Area = 1695 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid		X	H.C.		(12) Electric			1.5 Story		Siding		Basement		1,130		219,459		175,547		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
(1) Exterior		(6) Ceilings		X Drywall			Many			X Ave.		Few		1		Average Fixture(s)		1		1,455		1,164		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1130 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
(2) Windows		Many Avg.		X	Large Avg. Small		Basement			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Water/Sewer		Public Water		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1		Public Water		1		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		Lump Sum Items:	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		1000 Gal Septic		2000 Gal Septic		Direct-Vented Gas		1		2,979		2,383					
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			1		2000 Gal Septic		Lump Sum Items:		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.
GENTNER KATHLEEN A	TRATTLES DAVID S & PATRIC	241,000	05/25/2017	WD	03-ARM'S LENGTH	2017-01744	PROPERTY TRANSFER	100.0
GENTNER CHARLES L & KATHL	GENTNER KATHLEEN A	0	12/02/2010	QC	09-FAMILY	2010-5388QC	PROPERTY TRANSFER	0.0
		133,000	09/01/1998	WD	33-TO BE DETERMINED	322:482	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6706 W LAKEVIEW 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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TRATTLES DAVID S & PATRICIA S 6446 KINGSWAY CT HOLLAND MI 49423	2025 Est TCV 453,312 TCV/TFA: 252.40
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50'@5000/FF	50.00	95.00	1.0000	0.9822	5000	100		245,552
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50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 245,552
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Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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Residential Local Cost Land Improvements						
--	--	--	--	--	--	--

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	94	940
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X Gas	BOAT LIFT	500.00	1	94	470
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X Curb	Total Estimated Land Improvements True Cash Value =				1,410
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X 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	
---------	--

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
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Who	When	What	2025	122,800	103,900	226,700			145,708C
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TPC 12/27/2017	INSPECTED		2024	103,700	96,200	199,900			141,327C
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TPC 06/05/2017	INSPECTED		2023	61,700	91,900	153,600			134,598C
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TPC 11/07/2011	INSPECTED		2022	62,500	82,800	145,300			128,189C
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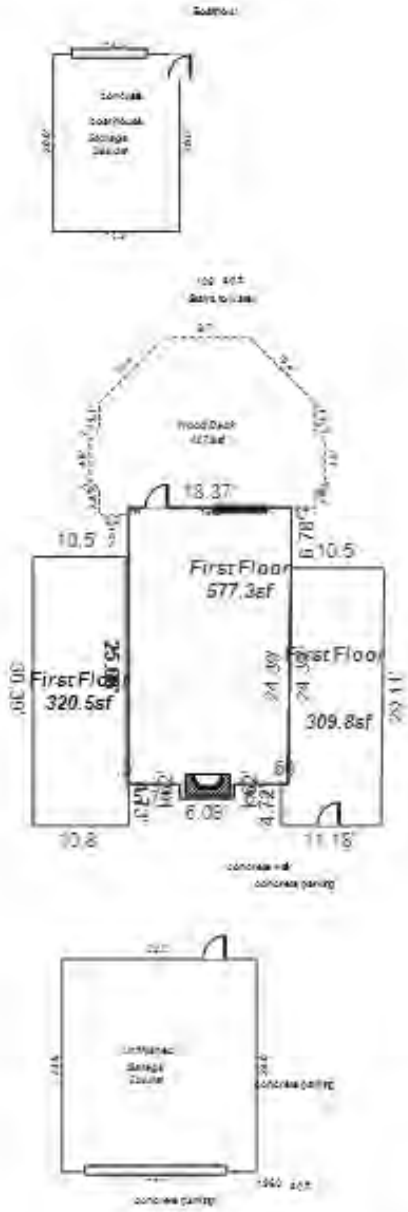


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*** Information herein deemed reliable but not guaranteed***

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 106 427	Type WPP Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Room List			
Building Style: 1.75S			Ex	X	Ord		Min										
Yr Built 1962	Remodeled 1982	Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service			No./Qual. of Fixtures				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			200			Ex.			X	Ord.		Min	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1206 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1206 SF Floor Area = 1796 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas			Cls CD Blt 1962	
(2) Windows		(8) Basement		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			Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Block Slab 577 1.25 Story Siding Slab 320 1.25 Story Siding Slab 309			Total: 174,930 96,212				
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1 1,193 656 3 3,744 2,059	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Lump Sum Items:			Porches			Deck			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WPP 106 2,604 1,432			Treated Wood 427 6,456 3,551			Class: D Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost 528 18,068 9,937		
X	Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Water/Sewer			Public Sewer 1 1,307 719 Water Well, 100 Feet 1 5,560 3,058			Built-Ins		Appliance Allow. 1 1,906 1,048		
(3) Roof		Asphalt Shingle		Fireplaces			Exterior 2 Story 1 6,950 3,822			<<<<< 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.
CHRISTNER BRIAN & KIMBERL	SELVES (LE) & TRUST UPON	0	12/04/2009	WD	21-NOT USED/OTHER	2009/4156	DEED	0.0
		140,000	09/01/1996	WD	33-TO BE DETERMINED	03-0:6016	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6714 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 468,490 TCV/TFA: 354.92					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 16 MISSAUKEE HEIGHTS 2.			A50'@5000/FF	50.00	95.00	245,552
Comments/Influences			50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 245,552			

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				
	X	Water	D/W/P: 3.5 Concrete	6.49	90 71	415
	X	Sewer	Metal Prefab	20.36	80 71	1,157
	X	Electric	Total Estimated Land Improvements True Cash Value = 1,572			
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	122,800	111,400	234,200			117,816C
Rolling							
Low							
X High	2024	103,700	103,200	206,900			114,274C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	61,700	98,500	160,200			108,833C
Ravine							
Wetland							
Flood Plain	2022	62,500	88,800	151,300			103,651C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 1984 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	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,320 Total Base New : 212,149 Total Depr Cost: 138,354 Estimated T.C.V: 221,366		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1972								
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		Ground Area = 1320 SF Floor Area = 1320 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas								
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,320		Total: 168,317 109,405							
Basement	1st Floor	(5) Floors		(12) Electric		No. of Elec. Outlets		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,455 946						
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		200 Amps Service		Many X Ave. Few		Average Fixture(s)		2 Fixture Bath		1 3,064 1,992								
(1) Exterior		(6) Ceilings		(13) Plumbing		1 Average Fixture(s)		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		528 20,676 13,439						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets		1 3 Fixture Bath		Plumbing		Average Fixture(s)		1 1,455 946		2 Fixture Bath		1 3,064 1,992				
(2) Windows		(7) Excavation		(13) Plumbing		1 2 Fixture Bath		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		528 20,676 13,439						
Many	X	Large	Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1 Softener, Auto		Water/Sewer		Public Sewer		1 1,473 957							
Avg.	X	Avg.			(13) Plumbing		1 Softener, Manual		Water/Sewer		Water Well, 100 Feet		1 5,725 3,721							
Few		Small			(13) Plumbing		1 Solar Water Heat		Built-Ins		Appliance Allow.		1 2,727 1,773							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing		No Plumbing		Fireplaces		Exterior 1 Story		1 6,420 4,173								
(3) Roof		(9) Basement Finish		(13) Plumbing		Extra Toilet		Unit-in-Place Cost Items		BOAT HOUSE (BY SQ FT)		440 2,292 1,948		*						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing		Extra Sink		Local Cost Items		SANITARY SEWER		1 0 0		*					
(3) Roof		(9) Basement Finish		(13) Plumbing		Separate Shower		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		221,366								
X	Asphalt Shingle	(10) Floor Support		(13) Plumbing		Ceramic Tile Floor														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing		Ceramic Tile Wains														
				(13) Plumbing		Ceramic Tub Alcove														
				(13) Plumbing		Vent Fan														
				(13) Plumbing		Lump Sum Items:														

*** 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.
PAULUS FIRMIN A	PAULUS FIRMIN A TRUST	0	03/21/2014	WD	09-FAMILY	2014-01010	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6728 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PAULUS FIRMIN A TRUST PAULUS FIRMIN A TRUSTEE 4500 CRUZ DR MIDLAND MI 48642	MAP #:					
	2025 Est TCV 386,027 TCV/TFA: 313.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 17 MISSAUKEE HEIGHTS 2.	X		A50'@5000/FF	50.00	95.00	1.0000	0.9822	5000	100	245,552
Comments/Influences			50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 245,552							

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

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	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
			122,800	103,700	61,700	62,500
			70,200	65,000	62,100	56,000
			193,000	168,700	123,800	118,500
			80,524C	78,103C	74,384C	70,842C

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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		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: 1.25S		Trim & Decoration		Size of Closets				Central Air Wood Furnace										
Yr Built 1960	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg		X	Ord		Small											
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric										
(1) Exterior		200		Amps Service				No./Qual. of Fixtures										
	Ex.	X	Ord.		Min													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets														
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 984 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing										
	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				(14) Water/Sewer										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:														
X	Storms & Screens	(9) Basement Finish																
(3) Roof		(10) Floor Support																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle																	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 984 SF Floor Area = 1230 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 984 Total: 132,477 79,486 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 Water/Sewer Public Sewer 1 1,307 784 Water Well, 50 Feet 1 2,548 1,529 Built-Ins Appliance Allow. 1 1,906 1,144 Fireplaces Exterior 1 Story 1 5,626 3,376 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 40 221 157 * Local Cost Items SANITARY SEWER 1 0 0 * Totals: 145,297 87,203 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 139,525																		

*** 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.
		250,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4779	DEED	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
6770 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%		MAP #:						
BARRETT PATRICIA A 1596 HUNTSHIRE HOLT MI 48842		2025 Est TCV 409,660 TCV/TFA: 379.31								
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
BARRETT PATRICIA A 1596 HUNTSHIRE HOLT MI 48842		X		Public Improvements		* Factors *				
Tax Description		X		Dirt Road		Description		Rate %Adj.		Reason Value
. SEC 12 T22N R8W LOT 18 MISSAUKEE HEIGHTS 2.		X		Gravel Road		A50'@5000/FF 50.00 95.00 1.0000 0.9822		5000 100		245,552
Comments/Influences		X		Paved Road		50 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =		245,552
		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 1000		1,000.00		1 97 970
		X		Gas		Total Estimated Land Improvements True Cash Value =		970		
		X		Curb						
		X		Street Lights						
				Standard Utilities						
				Underground Utils.						
				Topography of Site						
		X		Level		Year		Land Value		Building Value
		X		Rolling		2025		122,800		82,000
		X		Low		2024		103,700		75,900
		X		High		2023		61,700		72,600
		X		Landscaped		2022		62,500		65,400
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
				Who		When		What		Year
										2025
										2024
										2023
										2022
										2025
										2024
										2023
										2022

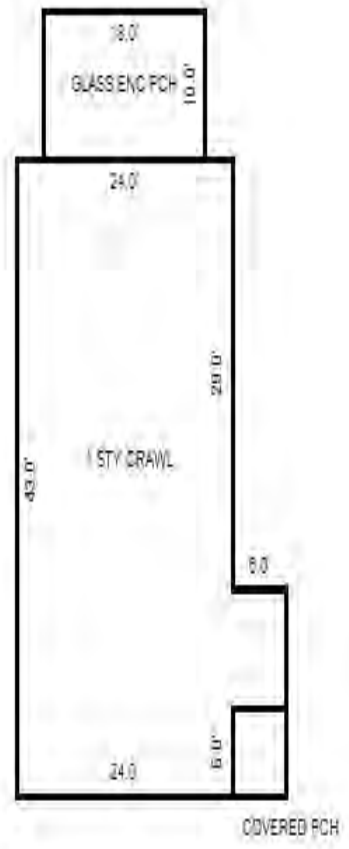


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*** Information herein deemed reliable but not guaranteed***


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 36	Type WGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
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: 1,080 Total Base New : 156,299 Total Depr Cost: 101,961 Estimated T.C.V: 163,138		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 = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1952					
Yr Built 1952	Remodeled 1990	Ex	X Ord	Min	200 Amps Service			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
Condition: Average		Size of Closets		Lg	X Ord	Small	(12) Electric			1 Story		Siding	Crawl Space	1,080	Total:	124,284	80,785		
Room List		Doors	Solid	X H.C.	(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	1,212	788		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663			
(2) Windows		Many Avg.	X Avg.	Large Small	(8) Basement			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663	
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing			Average Fixture(s)		2 Fixture Bath		1	2,559	1,663
Notes:															Totals:		156,299	101,961	
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:																	163,138		

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



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									
6782 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 495,377 TCV/TFA: 393.16											
Owner's Name/Address		WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
Taxpayer's Name/Address		WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330		X Dirt Road		Gravel Road		* Factors *											
Tax Description		. SEC 12 T22N R8W LOT 19 MISSAUKEE HEIGHTS 2.		X Paved Road		Storm Sewer		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Comments/Influences		X Electric		X Gas		X Street Lights		50 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 246,453											
		Standard Utilities		X Curb		X Waterfront		Land Improvement Cost Estimates											
		Underground Utils.		X Land IMPROVE 2500		X Ravine		Description Rate Size % Good Cash Value											
		Topography of Site		X High		X Wetland		X Flood Plain		D/W/P: 4in Ren. Conc. 8.06 840 0 0									
		Level		X Rolling		X Swamp		X Wooded		Residential Local Cost Land Improvements									
		Low		X High		X Pond		X Waterfront		Description Rate Size % Good Cash Value									
Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017		INSPECTED		2025		123,200		124,500		247,700						107,083C	
		TPC 05/01/2012		INSPECTED		2024		103,900		115,300		219,200						103,864C	
		TPC 11/15/2011		INSPECTED		2023		61,900		118,600		180,500						98,919C	
						2022		62,500		107,100		169,600						94,209C	

*** 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 424	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 25 Floor Area: 1,260 Total Base New : 205,125 Total Depr Cost: 154,109 Estimated T.C.V: 246,574		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 = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C 10 Blt 1991		Building Areas		
Yr Built 1991	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Basement 1,008		Total: 187,535 140,657			
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Deck		Treated Wood		424 6,682 5,011			
4	Basement	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s)			Water/Sewer		Public Sewer		1 1,473 1,105		
1	1st Floor	Kitchen:		200 Amps Service			1 3 Fixture Bath			Built-Ins		Appliance Allow.		1 2,727 2,045		
2	2nd Floor	Other:		No./Qual. of Fixtures			2 2 Fixture Bath			Unit-in-Place Cost Items		BOAT HOUSE (BY SQ FT)		500 2,605 2,214 *		
	Bedrooms	Other:		Ex. X Ord. Min			3 Softener, Auto			Local Cost Items		SANITARY SEWER		1 0 0 *		
(1) Exterior		(6) Ceilings		Many X Ave. Few			Softener, Manual			Totals:		205,125 154,109		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 246,574		
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		(7) Excavation			Solar Water Heat			Totals:		205,125 154,109				
Insulation		X Drywall		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Plumbing			Totals:		205,125 154,109				
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet			Totals:		205,125 154,109				
Many	X	Large	Conc. Block		Extra Sink			Separate Shower			Totals:		205,125 154,109			
Avg.	X	Avg.	8 Poured Conc.		Separate Shower			Ceramic Tile Floor			Totals:		205,125 154,109			
Few		Small	Stone		Ceramic Tile Wains			Ceramic Tub Alcove			Totals:		205,125 154,109			
X	Wood Sash	(9) Basement Finish		Treated Wood			Vent Fan			Totals:		205,125 154,109				
X	Metal Sash	Conc. Block		X Concrete Floor			(14) Water/Sewer			Totals:		205,125 154,109				
X	Vinyl Sash	8 Poured Conc.		Public Water			Public Sewer			Totals:		205,125 154,109				
X	Double Hung	Stone		1 Public Sewer			Water Well			Totals:		205,125 154,109				
X	Horiz. Slide	Treated Wood		1000 Gal Septic			2000 Gal Septic			Totals:		205,125 154,109				
X	Casement	X Concrete Floor		Lump Sum Items:						Totals:		205,125 154,109				
X	Double Glass	(10) Floor Support								Totals:		205,125 154,109				
X	Patio Doors	Joists:								Totals:		205,125 154,109				
X	Storms & Screens	Unsupported Len:								Totals:		205,125 154,109				
(3) Roof		Cntr.Sup:								Totals:		205,125 154,109				
X	Asphalt Shingle									Totals:		205,125 154,109				
Chimney: Metal										Totals:		205,125 154,109				

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITZEMA CHRISTOPHER & BIL	DUVALL L KIM TRUST	300,000	11/11/2011	WD	03-ARM'S LENGTH	2011-03486 WD	PROPERTY TRANSFER	100.0
VELTING MARK S & EARLINA	RITZEMA CHRISTOPHER & BIL	325,000	07/08/2005	WD	03-ARM'S LENGTH	05-0/2879	DEED	100.0
		135,000	05/01/1996	WD	33-TO BE DETERMINED	303:978	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6790 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/08/2010	20100121	100%
	P.R.E. 100% 05/02/2013		Other	10/20/2009	20090534	100%

Owner's Name/Address	MAP #:	2025 Est TC	2025 Est TC	2025 Est TC	2025 Est TC
DUVALL L KIM TRUST DUVALL L KIM TTEE 6790 W LAKEVIEW DR LAKE CITY MI 49651		605,922	TCV/TFA: 433.11		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
SEC 12 T22N R8W LOT 20 MISSAUKEE HEIGHTS 2. SPLIT ON 12/16/2009 INTO 009-460-021-50; Comments/Influences				* Factors *					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
				A50'@5000/FF	49.95	97.31	1.0004 0.9905	5000 100	247,464
				50 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =	247,464
2009 HOUSE MOVED TO ADJ 021-50 IN 2009 NEW GRG W/PBG FOR 99 Split/Comb. on 12/16/2009 completed 12/16/2009 RAY ; Parent Parcel(s): 009-460-020-00; Child Parcel(s): 009-460-021-50;	X			Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: 3.5 Concrete	6.49	612	0	0	
				D/W/P: Crushed Rock	2.24	100	0	0	
				Wood Frame	34.58	64	71	1,571	
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVE 2500	2,500.00	2	97	4,850	
				Total Estimated Land Improvements True Cash Value =				6,421	

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

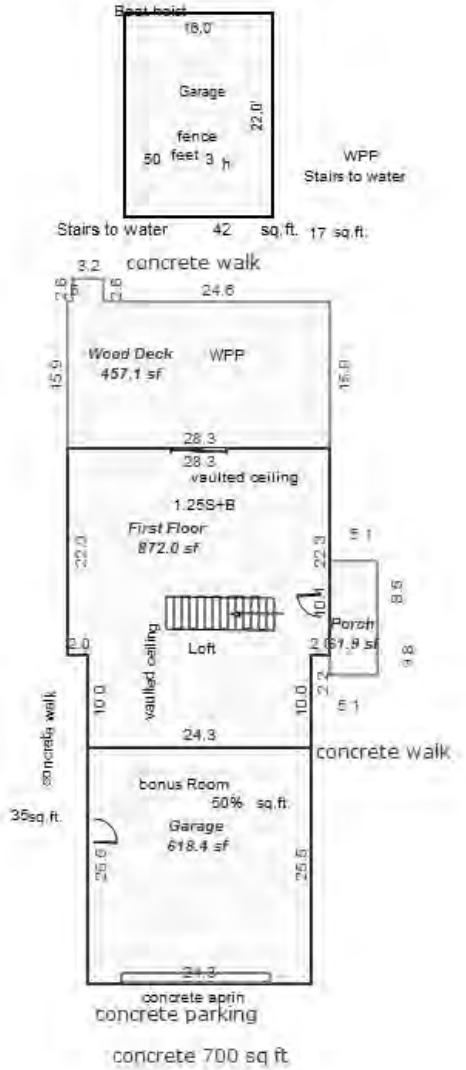
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	123,700	179,300	303,000			177,373C
2024	104,200	166,200	270,400			172,040C
2023	62,000	158,700	220,700			163,848C
2022	62,500	143,100	205,600			156,046C

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 457 61 42 17	Type WPP WPP WPP WPP	Year Built: 2010 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: 618 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 1,399 Total Base New : 244,464 Total Depr Cost: 220,023 Estimated T.C.V: 352,037			E.C.F. X 1.600		Bsmnt Garage:			
	Building Style: 1.25S	Drywall Paneled	Plaster Wood T&G		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 872 SF Floor Area = 1399 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					Cls C 10 Blt 2011			
	Yr Built 2011	Remodeled 0	Trim & Decoration		0 Amps Service			Building Areas								
	Condition: Average	Ex	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
	Room List	Lg	Ord	Small	Ex. Ord. Min			1.25 Story Siding Crawl Space 872 1 Story Siding Overhang 309								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments									
	(1) Exterior	Kitchen: Other: Other:		Many Ave. Few			Plumbing									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)									
	Insulation			1 Average Fixture(s)			1 3 Fixture Bath									
	(2) Windows	(7) Excavation		1 2 Fixture Bath			Softener, Auto									
	Many Avg. Few	Basement: 0 S.F. Crawl: 872 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Softener, Manual			Solar Water Heat									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No Plumbing			Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Porches									
		(9) Basement Finish		Extra Sink			WPP									
				Separate Shower			WPP									
				Ceramic Tile Floor			WPP									
				Ceramic Tile Wains			WPP									
				Ceramic Tub Alcove			WPP									
				Vent Fan			Garages									
				(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
				1 Public Water			Base Cost									
				1 Public Sewer			Common Wall: 1 Wall									
				1 Water Well			Door Opener									
				1000 Gal Septic			Class: D Exterior: Block Foundation: 18 Inch (Unfinished)									
				2000 Gal Septic			Base Cost									
				Lump Sum Items:			Water/Sewer									
							Public Sewer									
							Water Well, 100 Feet									
							Built-Ins									
							Appliance Allow.									
							<<<<< 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.
BRUBAKER ERIC J & HEATHER	OCONNELL GREGORY A	250,000	05/29/2019	WD	03-ARM'S LENGTH	2019-01812	DEED	100.0
BENNICK EDWARD C & CARLA	BRUBAKER ERIC J & HEATHER	265,000	08/25/2008	WD	03-ARM'S LENGTH	2008/2972	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6800 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OCONNELL GREGORY A 18229 LAUDER COURT CLINTON TOWNSHIP MI 48035	MAP #:					
	2025 Est TCV 386,588 TCV/TFA: 464.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W W 6 FT OF LOT 21 & LOT 22 EXC W 6 FT THEREOF MISSAUKEE HEIGHTS 2.	X		Dirt Road	48.26	100.00	0.9718	1.0000	5000 100	234,492
			Gravel Road	6.00	0.00	0.9718	0.0000	5000 100 SEPARATED BY THE ALLEY	
			54 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 234,492						

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
Water	X	D/W/P: 3.5 Concrete	6.07	2000 0	0
		Residential Local Cost Land Improvements			
Electric	X	Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	2 97	1,940
Gas	X	Total Estimated Land Improvements True Cash Value = 1,940			
Curb	X				
Street Lights	X				
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

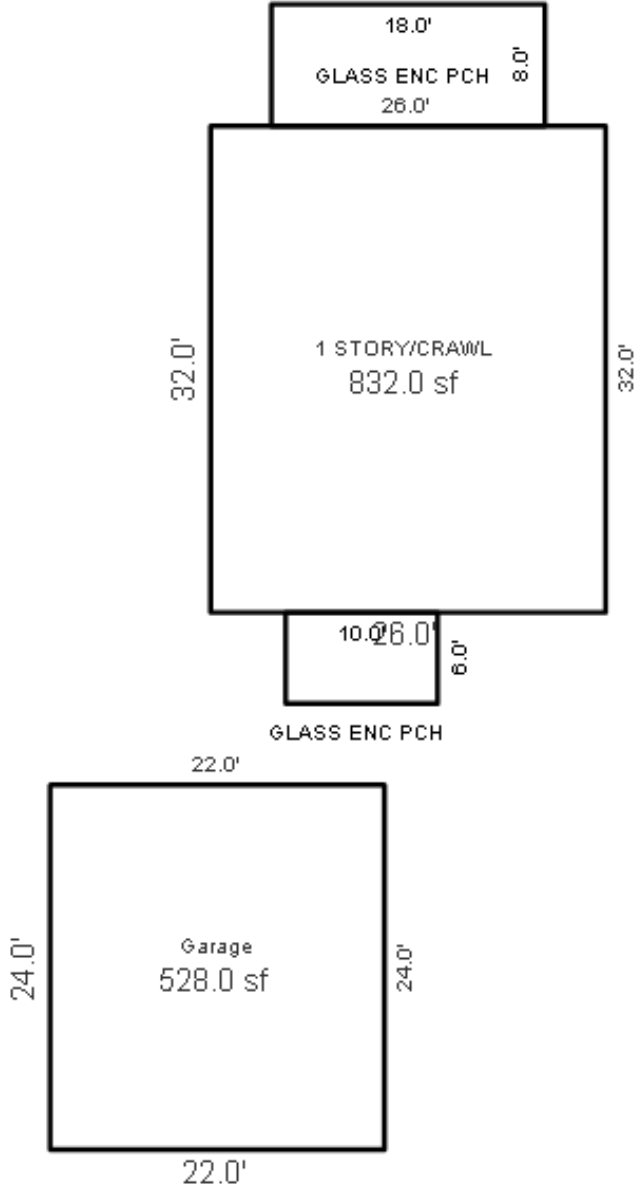
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	117,200	76,100	193,300			130,967C
TPC 04/30/2021	INSPECTED		2024	99,300	70,500	169,800			127,030C
TPC 04/19/2019	INSPECTED		2023	59,100	67,300	126,400			120,981C
TPC 12/27/2017	INSPECTED		2022	62,800	60,800	123,600			115,220C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 60	Type CGEP (1 Story) CGEP (1 Story)	Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																				
X	Wood Frame	(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 1958		Remodeled 0			X	Ex	Ord	X	Min																																																																																																								
Condition: Average		Trim & Decoration			Size of Closets																																																																																																												
Room List			Lg		Ord	X	Small																																																																																																										
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.		Ord.	X	Min	No. of Elec. Outlets																																																																																																							
(2) Windows					Many		Ave.	X	Few	(13) Plumbing																																																																																																							
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	Average Fixture(s)	1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																							
X	Wood 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	(14) Water/Sewer																																																																																																						
(3) Roof					(9) Basement Finish				1	Public Sewer	Public Water Water Well																																																																																																						
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Water Well	1000 Gal Septic 2000 Gal Septic																																																																																																						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:						SANITARY SEWER																																																																																																						
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:									Totals: 154,382 93,847																																																																																																						
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1958</p> <p>(11) Heating System: Wall/Floor Furnace</p> <p>Ground Area = 832 SF Floor Area = 832 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</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 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>96,968</td> <td>58,180</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</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>727</td> </tr> <tr> <td>Porches CGEP (1 Story)</td> <td>144</td> <td>8,626</td> <td>5,176</td> </tr> <tr> <td>CGEP (1 Story)</td> <td>60</td> <td>4,685</td> <td>4,029</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>528</td> <td>18,364</td> <td>11,018</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>478</td> <td>287</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>200</td> <td>9,650</td> <td>5,790</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,307</td> <td>784</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,560</td> <td>3,336</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,144</td> </tr> <tr> <td colspan="4">Fireplaces</td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>5,626</td> <td>3,376</td> </tr> <tr> <td colspan="4">Local Cost Items</td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals: 154,382 93,847</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	832			Total:				96,968	58,180	Item	Quantity	Unit Cost	Total	Plumbing Average Fixture(s)	1	1,212	727	Porches CGEP (1 Story)	144	8,626	5,176	CGEP (1 Story)	60	4,685	4,029	Garages				Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	528	18,364	11,018	Door Opener	1	478	287	Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)				Base Cost	200	9,650	5,790	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: 154,382 93,847			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACHAK ROBERT G & MARY T	MACHAK ROBERT G & MARY T	0	02/16/2014	QC	09-FAMILY	2014-00928	PROPERTY TRANSFER	0.0
RITZEMA CHRISTOPHER & BIL	MACHAK ROBERT G & MARY T	212,000	06/17/2011	WD	03-ARM'S LENGTH	2011-01963	PROPERTY TRANSFER	100.0
RITZEMA CHRISTOPHER & BIL		0	07/08/2005	OTH	21-NOT USED/OTHER	2005-2879	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6792 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/23/2024	PB24-0107	100%

Owner's Name/Address	MAP #:
MACHAK ROBERT G & MARY T TRUST MACHAK ROBERT G & MARY T TRUSTEES 48402 REMER AVE SHELBY TONWHSIP MI 48317-2639	2025 Est TCV 481,970 TCV/TFA: 463.43

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			A50'@5000/FF	44.00	99.33	229,526
			44 Actual Front Feet, 0.10 Total Acres			229,526

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 12 T22N R8W E 44 FT OF LOT 21 MISSAUKEE HEIGHTS 2. SPLIT ON 12/16/2009 FROM 009-460-020-00; Comments/Influences	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	1354 0	0
21100913 \$227,500	X	Gravel Road	Wood Frame	34.58	64 50	1,106
Split/Comb. on 12/16/2009 completed	X	Paved Road	Wood Frame	27.93	112 50	1,564
12/16/2009 RAY ;	X	Storm Sewer	Residential Local Cost Land Improvements			
Parent Parcel(s): 009-460-020-00;	X	Sidewalk	Description	Rate	Size % Good	Cash Value
Child Parcel(s): 009-460-021-50;	X	Water	LAND IMPROVE 2500	2,500.00	1 97	2,425
-----	X	Sewer	Total Estimated Land Improvements True Cash Value = 5,095			
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	114,800	126,200	241,000			141,046C
	X	Low	2024	95,200	106,100	201,300			125,263C
	X	High	2023	56,700	101,200	157,900			119,299C
	X	Landscaped	2022	56,400	91,400	147,800			113,619C
	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	09/12/2024	INSPECTED	2025	114,800	126,200	241,000			141,046C
TPC	04/30/2021	INSPECTED	2024	95,200	106,100	201,300			125,263C
JWV	09/30/2017	INSPECTED	2023	56,700	101,200	157,900			119,299C
			2022	56,400	91,400	147,800			113,619C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 572 144	Type Treated Wood Treated Wood	Year Built: 2024 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: 448 % 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: 1,040 Total Base New : 220,839 Total Depr Cost: 154,593 Estimated T.C.V: 247,349			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10		Blt 1955		
Yr Built 1955	Remodeled 2010	Ex	Ord	X	Min	100 Amps Service			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Total		170,794 119,563			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,040								
	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			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s) 2 Fixture Bath							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			(13) Plumbing			Deck							
(2) Windows		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Treated Wood Treated Wood							
X	Many Avg. X Few	Large Avg. Small	(8) Basement		No. of Elec. Outlets			Average Fixture(s) 2 Fixture Bath			Garages						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener							
X	Storms & Screens	(9) Basement Finish		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Water/Sewer							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Public Sewer Water Well, 100 Feet							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Built-Ins						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Appliance Allow. Fireplaces							
Chimney: Brick		Lump Sum Items:		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Direct-Vented Gas Local Cost Items SANITARY SEWER							
		Notes:		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Totals:							
		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TC		Many X Ave. Few			Average Fixture(s) 2 Fixture Bath			Totals:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		140,000	07/01/1996	WD	33-TO BE DETERMINED	305:541	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6810 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
O'CONNELL GREGORY & LINDA 25421 SHERWOOD WARREN MI 48091	2025 Est TCV 537,818 TCV/TFA: 422.81					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W WEST 6 FT OF LOT 22; LOT 23 & EAST 6 FT OF LOT 24 MISSAUKEE HEIGHTS 2.	X		A50'@5000/FF	66.00	102.00	301,525
Comments/Influences			66 Actual Front Feet, 0.16 Total Acres			301,525

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.49	624	0	0
Wood Frame	22.91	336	50	3,849
Wood Frame	22.91	336	50	3,849

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	97	2,425
Total Estimated Land Improvements True Cash Value =				10,123

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2025	150,800	118,100	268,900			132,598C
X High	2024	129,900	109,800	239,700			128,612C
X Waterfront	2023	77,400	104,700	182,100			122,488C
X Waterfront	2022	78,000	80,500	158,500			116,656C

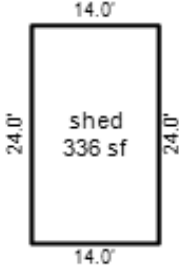
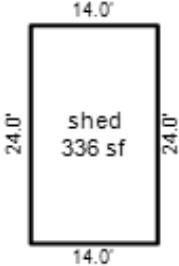
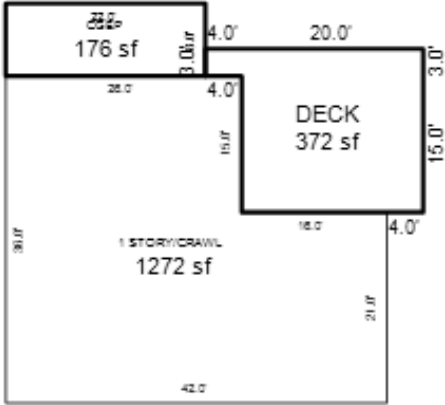
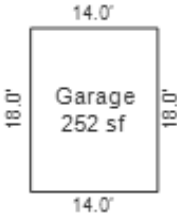


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Missaukee, Michigan


*** 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 1 Wood Stove Direct-Vented Ga		Area 176 372 252	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 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: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,272 Total Base New : 217,472 Total Depr Cost: 141,356 Estimated T.C.V: 226,170			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			Size of Closets Lg Ord X Small		Condition: Average	
Yr Built 1938	Remodeled 1990		Ex		Ord	X	Min	Room List Doors Solid X H.C.			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1272 SF Floor Area = 1272 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 1,272 Total: 162,913 105,893			Cls C Blt 1938			
(1) Exterior		(5) Floors		(12) Electric			100 Amps Service			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 Porches CGEP (1 Story) 176 11,213 7,288 Deck Treated Wood 372 6,134 3,987 Treated Wood 252 4,748 3,086 Garages Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 252 15,226 9,897 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 Exterior 1 Story 1 6,420 4,173 Wood Stove 1 2,515 1,635 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 217,472 141,356				
X	Basement 5 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Lump Sum Items:							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1272 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			Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic							
X	(2) Windows	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Local Cost Items SANITARY SEWER 1 0 0 *							
X	Many Avg. X Avg. Few Small	(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			Totals: 217,472 141,356							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>							
X	Double Glass Patio Doors Storms & Screens																
(3) Roof																	
X	Gable Hip Flat																
X	Gambrel Mansard Shed																
X	Asphalt Shingle																
Chimney: Metal																	

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



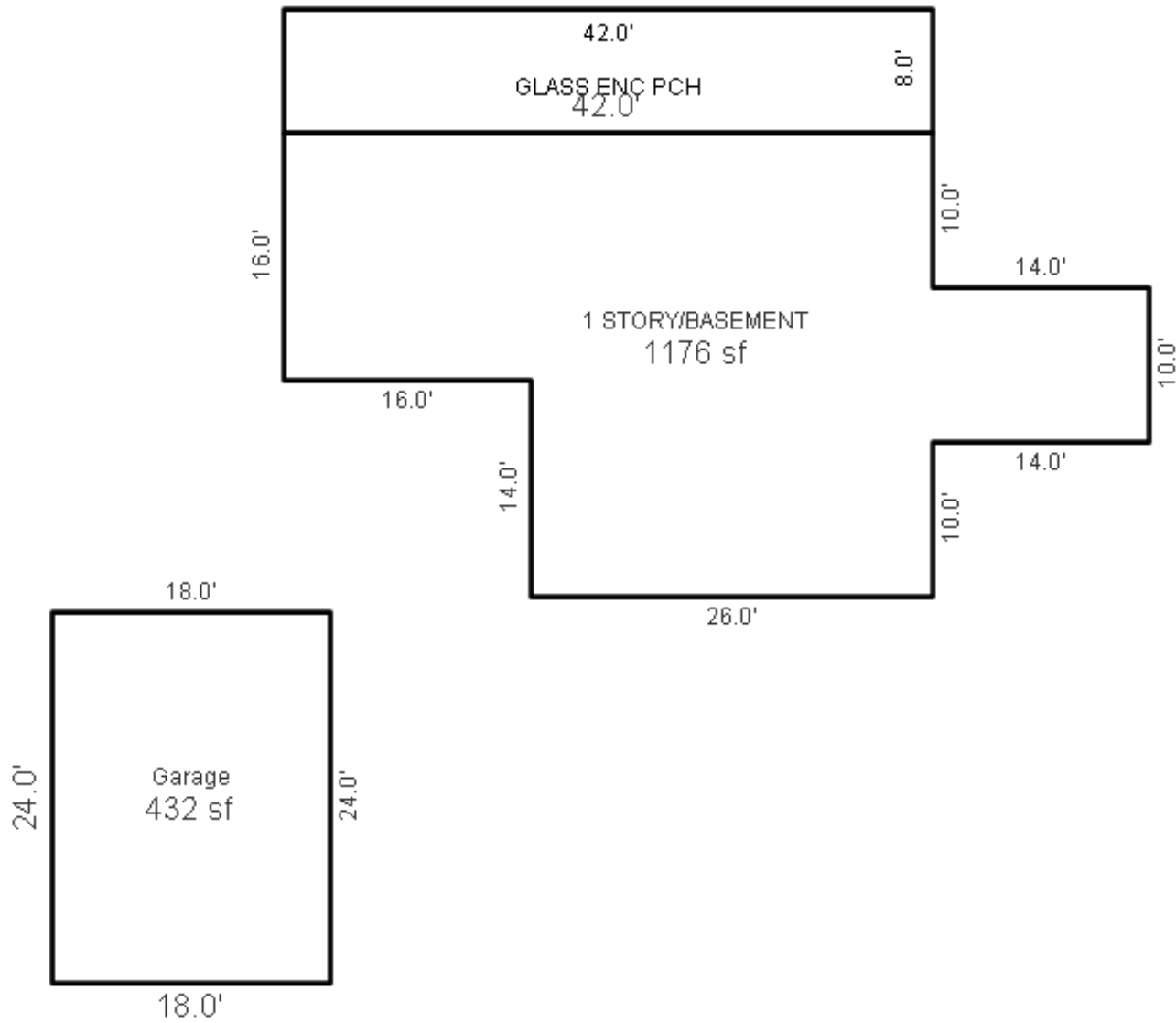
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OHLE RICHARD L & NANCY L	OHLE RICHARD L & NANCY L	0	06/01/2022	QC	09-FAMILY	2022-01915	REAL PROPERTY STA	0.0					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
6842 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
OHLE RICHARD L & NANCY L TRUST 4609 CONGRESS MIDLAND MI 48642		MAP #:		2025 Est TCV 740,359 TCV/TFA: 629.56									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
. SEC 12 T22N R8W WEST 44 FT OF LOT 24, LOTS 25, 26 & LOTS 45 TO 49 INC MISSAUKEE HEIGHTS 2.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
COTTAGE IS PHYSICALLY LOCATED ON THE LOT LINE OF LOTS 25 & 26. LOT 24 HAS THE GARAGE AND THE CONC. BLK BOAT HSE 21'X15' IS IN FRONT OF LOT #24. INCLUDES BACK LOTS 45 - 49		X	Gravel Road	B100'@5000/FF	141.00	109.00	0.8867	0.7172	5000	100		BACK LOTS	448,308
		X	Paved Road	BACK 50' @ 500	250.00	160.00	0.6687	1.1401	500	100	BACK LOTS	95,306	
		X	Storm Sewer	391 Actual Front Feet, 1.27 Total Acres			Total Est. Land Value =						543,614
		X	Sidewalk	Land Improvement Cost Estimates									
		X	Water	Description				Rate	Size % Good		Cash Value		
		X	Sewer	Residential Local Cost Land Improvements									
		X	Electric	Description				Rate	Size % Good		Cash Value		
		X	Gas	LAND IMPROVE 2500				2,500.00	1 97		2,425		
		X	Curb	Total Estimated Land Improvements True Cash Value = 2,425									
		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	271,800	98,400	370,200			169,834C			
		X	Rolling	2024	194,400	91,100	285,500			164,728C			
		X	Low	2023	117,800	87,000	204,800			156,884C			
		X	High	2022	122,800	78,500	201,300			149,414C			
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	271,800	98,400	370,200			169,834C		
		TPC 04/30/2021	INSPECTED		2024	194,400	91,100	285,500			164,728C		
		TPC 12/27/2017	INSPECTED		2023	117,800	87,000	204,800			156,884C		
		TPC 05/01/2012	INSPECTED		2022	122,800	78,500	201,300			149,414C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 WGEP (1 Story)	Year Built: 1985 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: 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 1950	Remodeled 1968		Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Condition: Average		Size of Closets			Lg	X	Ord		Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				200	Amps Service								
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min				No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1950		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few				(13) Plumbing			(11) Heating System: Wall/Floor Furnace		Ground Area = 1176 SF		Floor Area = 1176 SF.		
	Insulation	(7) Excavation		Average Fixture(s)				1			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	(2) Windows	Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1				1			1 Story Siding Basement 1,176		Total: 149,418		89,650		
X	Many Avg. X Large Avg. X Small	(8) Basement		1				1			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	8		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		Porches WGEP (1 Story) 336 19,848 11,909		Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		
	(3) Roof	(9) Basement Finish		1				1			Base Cost 432 15,975 9,585		Water/Sewer Public Sewer 1 1,307 784		Water Well, 100 Feet 1 5,560 3,336		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1				1			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 *		
X	Asphalt Shingle	(10) Floor Support		1				1			Notes:		Totals: 202,418		121,450		
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				1000 Gal Septic 2000 Gal Septic			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		194,320				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOPECK STELLA (WIDOW) & T	KOPECK THOMAS R & SUSAN (	0	06/06/2008	QC	21-NOT USED/OTHER	2008/2148	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6677 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/15/2021	2021-0184	100%
	P.R.E. 100% 11/07/2022		Demolition/Removal	12/30/2020	2020-0750	100%

Owner's Name/Address	MAP #:
KOPECK THOMAS R & SUSAN 6677 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 665,559 TCV/TFA: 267.94

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			Public Improvements			* Factors *		W PART OF 3 LOTS			
SEC 12 T22N R8W LOTS 27, 28 & 29 EXC E 27 1/2 FT OF ALL 3 LOTS THEREOF. MISSAUKEE HEIGHTS 2.	X	Paved Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 500	43.00	109.00	0.8199	0.9968	500	100			17,571
		Storm Sewer	BACK 50' @ 500	36.60	107.79	0.8199	0.9929	500	100		14,898
		Sidewalk	BACK 50' @ 500	31.05	50.00	0.8199	0.7588	500	100		9,660
		Water	111 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								42,129

Comments/Influences	X Sewer	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
	X Electric	D/W/P: 4in Ren. Conc.	8.06	1504	50	6,061		
	X Gas	Total Estimated Land Improvements True Cash Value =					6,061	
	X Curb							
	X Street Lights							
	Standard Utilities							
	Underground Utils.							



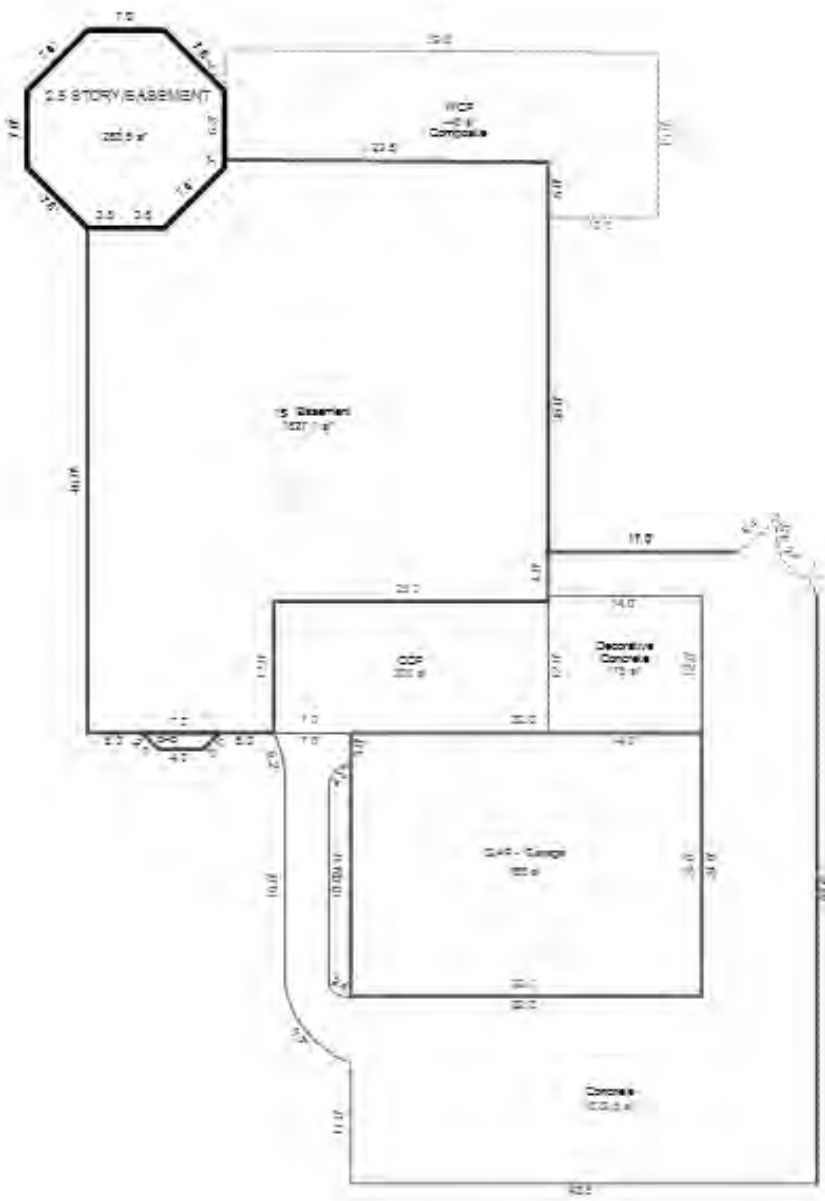
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2025	21,100	311,700	332,800			241,864C
X Rolling			2024	28,100	268,100	296,200			234,592C
X High			2023	18,800	238,100	256,900			223,421C
Landscaped			2022	15,000	171,000	186,000			171,544C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
JWV	09/07/2023	INSPECTED							
JWV	08/16/2022	INSPECTED							
JWV	04/14/2021	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300 446	Type CCP (1 Story) WCP (1 Story)	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 3 Floor Area: 2,484 Total Base New : 489,596 Total Depr Cost: 474,899 Estimated T.C.V: 617,369			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 2090 SF Floor Area = 2484 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls C 10 Blt 2022					
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets Lg Ord Small			No. of Elec. Outlets Many Ave. Few			Building Areas							
Condition: Average		Doors		Solid	H.C.	(12) Electric 0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			2.5 Story Siding Basement 1,827 1 Story Siding Basement 1,827			Total: 368,501 357,439					
Basement	1st Floor	Other:		(6) Ceilings			(14) Water/Sewer			Other Additions/Adjustments								
2nd Floor	2 Bedrooms	Basement: 2090 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 1000 19,060 18,488 Exterior Stone Veneer 150 5,613 5,445 Plumbing Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 2 9,159 8,884 2 Fixture Bath 1 3,064 2,972 Water/Sewer 2000 Gal Septic 1 9,530 9,244 Water Well, 100 Feet 1 5,725 5,553			Porches CCP (1 Story) 300 7,254 7,036 WCP (1 Story) 446 14,361 13,930							
(1) Exterior		(7) Excavation		(8) Basement			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 36,188 35,102 Door Opener 1 539 523								
Wood/Shingle	Aluminum/Vinyl	Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,645								
Brick	Insulation	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Built-Ins Appliance Allow. 1 2,727 2,645								
(2) Windows		Many Avg. Few Large Avg. Small		(10) Floor Support			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
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																		
(3) Roof		1000																
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle Metal																	
Chimney: Stone																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALEWITZ PATRICIA M	MALEWITZ BERNARD P & PATR	0	07/10/2024	WD	15-LADY BIRD	2024-01791	PROPERTY TRANSFER	0.0
MALEWITZ BERNARD & PATTY	MALEWITZ PATRICIA M	0	12/28/2016	WD	09-FAMILY	2017-00016	PROPERTY TRANSFER	0.0
WOLFFIS TODD & JOANNE &	MALEWITZ BERNARD & PATTY	100	09/19/2012	QC	21-NOT USED/OTHER	2012-03644	DEED	50.0
ARDIS CAROL A & CRISSMAN	WOLFFIS (H/W) & MALEWIZT	60,000	07/30/2007	WD	20-MULTI PARCEL SALE REF	2007/2731	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:
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MALEWITZ BERNARD P & PATRICIA M 2251 ONEKAMA DR SE GRAND RAPIDS MI 49506	2025 Est TCV 31,759
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	44.97	273.52	1.0269	1.3755	500	100		31,759
45 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								31,759

Tax Description
. SEC 12 T22N R8W LOT 30 EXC W 145 FT
THEREOF MISSAUKEE HEIGHTS 2.
Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	15,900	0	15,900			4,698C
2024	15,500	0	15,500			4,557C
2023	10,300	0	10,300			4,340C
2022	7,500	0	7,500			4,134C

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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELBLE JEFFERY E & ELIZABE	ELBLE JEFFRY B AND ELIZAB	0	10/25/2010	QC	23-PART OF REF	2010-4850QC	PROPERTY TRANSFER	0.0
BRANNAN ROBERT A & KAREN	ELBLE JEFFERY E & ELIZABE	110,000	05/12/2006	WD	03-ARM'S LENGTH	06-0/1780	DEED	100.0

Property Address: 6639 W LAKEVIEW 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: ELBLE JEFFERY B & ELIZABETH G
 2555 ALBERT DR SE
 Grand Rapids MI 49506
 2025 Est TCV 155,876 TCV/TFA: 165.30

2025 Est TCV 155,876 TCV/TFA: 165.30

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

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	103.00	148.00	0.8347	1.1094	500	100		47,692
103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =								47,692

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.07	230	0	0
Metal Prefab	19.57	54	50	528

Residential Local Cost Land Improvements

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				1,478

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,800	54,100	77,900			40,013C
2024	28,600	46,600	75,200			38,810C
2023	19,100	40,500	59,600			36,962C
2022	10,000	36,600	46,600			35,202C

Who When What

TPC 12/27/2017 INSPECTED

TPC 11/02/2015 INSPECTED

TPC 04/07/2012 INSPECTED



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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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: 1965 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: 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 1965		Remodeled 0			Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small									
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	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: 943 S.F. Height to Joists: 0.0		Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)											
(3) Roof		(9) Basement Finish			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	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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1965					
(11) Heating System: Space Heater																	
Ground Area = 943 SF Floor Area = 943 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																	
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Slab	943	104,423	62,654			
Other Additions/Adjustments																	
Plumbing										Average Fixture(s)		1	1,212	727			
3 Fixture Bath												1	3,805	2,283			
Garages																	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost		432	15,975	9,585			
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			
Notes:																	
ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:														106,706			
Totals:												136,802		82,082			

*** 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.
WINKLE TOD R & SHANNON M	MALEWITZ BERNARD	690,000	10/01/2024	WD	19-MULTI PARCEL ARM'S LE	2024-02538	PROPERTY TRANSFER	100.0
TROOST RANDAL C TRUST	WINKLE TOD R & SHANNON M	650,000	07/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02409	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6621 LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/15/2005	20050268	Complete

Owner's Name/Address	MAP #:
MALEWITZ BERNARD 6620 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 65,454 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W E 45 FT OF W 145 FT OF LOT 30 MISSAUKEE HEIGHTS 2.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	BACK 50' @ 500	45.00	140.00	1.0267	1.0881	500	100		25,135	
Gravel Road	45 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	25,135

Comments/Influences	Description	Rate	Size	% Good	Cash Value
616-874-6043	D/W/P: 3.5 Concrete	6.07	288	50	874

Land Improvement Cost Estimates					
Total Estimated Land Improvements True Cash Value = 874					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	12,600	20,100	32,700			32,700S
X Rolling	2024	14,000	17,400	31,400			25,725C
X Low	2023	9,400	15,100	24,500			24,500S
X High	2022	7,500	13,600	21,100			11,641C

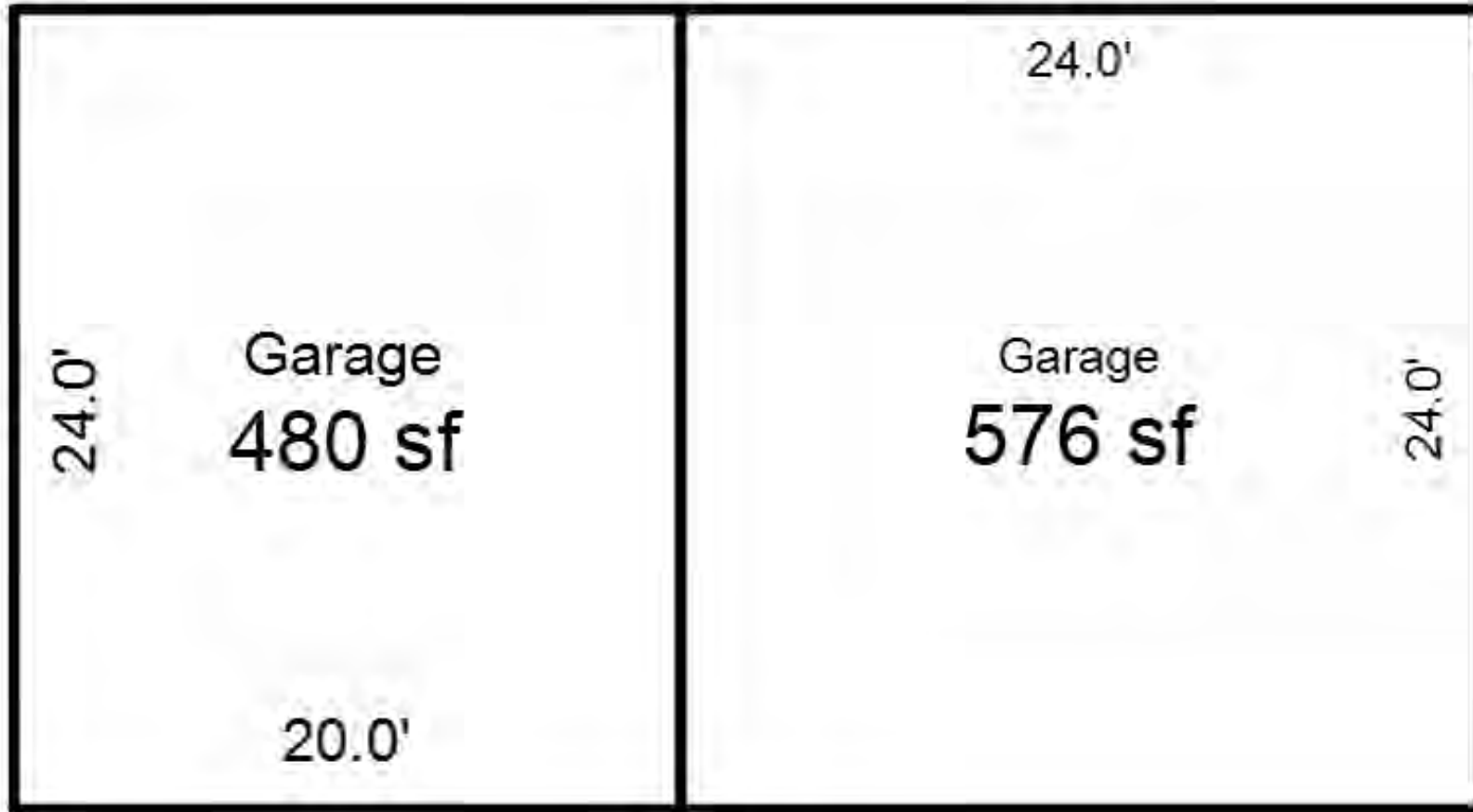


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*** Information herein deemed reliable but not guaranteed***

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: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % 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: CD Effec. Age: 10 Floor Area: 0 Total Base New : 33,713 Total Depr Cost: 30,342 Estimated T.C.V: 39,445
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1968		
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=90/100/100/100/90				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built Remodeled 1968 2005		Doors Solid H.C.		(7) Excavation			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Garages				
Room List		(5) Floors		(9) Basement Finish			Lump Sum Items:		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,831 15,148				
Basement 1st Floor 2nd Floor Bedrooms		Kitchens: Other: Other:		(10) Floor Support					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 19,358 17,422		Common Wall: 1 Wall 1 -2,476 -2,228				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(14) Water/Sewer					Totals: 33,713 30,342		Notes:				
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(14) Water/Sewer					ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 39,445						
(2) Windows		(7) Excavation		(14) Water/Sewer											
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer											
Asphalt Shingle		(10) Floor Support		(14) Water/Sewer											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELTING MARK S & EARLINA	DALY RICHARD J & DEBRA L	17,500	07/08/2005	WD	03-ARM'S LENGTH	05-0/2699	DEED	100.0
		16,200	07/01/1999	WD	33-TO BE DETERMINED	330:62	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
DALY RICHARD J & DEBRA L 200 CANDACE LN NW KENNESAW GA 30144-5503	2025 Est TCV 33,937					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	91.00	73.00	0.8610	0.8663	500	100		33,937	
91 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 33,937	

Tax Description
. SEC 12 T22N R8W LOT 32 MISSAUKEE HEIGHTS 2.

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
Standard Utilities
Underground Utils.

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	17,000	0	17,000			2,641C
TPC 04/30/2021	INSPECTED		2024	15,000	0	15,000			2,562C
TPC 05/06/2018	INSPECTED		2023	10,000	0	10,000			2,440C
TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500			2,324C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID PATRICK J & JAMES J	KOPECK THOMAS R & SUSAN M	68,000	06/10/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01835 & 0	PROPERTY TRANSFER	100.0
		32,000	07/01/2000	WD	33-TO BE DETERMINED	338:945	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KOPECK THOMAS R & SUSAN M 6677 W LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 47,010					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 500	111.00	121.00	0.8192	1.0339	500	100		47,010	
111 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	47,010	

Tax Description
. SEC 12 T22N R8W LOT 33 MISSAUKEE HEIGHTS 2.

Comments/Influences
1819113\$79,900 LOOKING FOR A PLACE TO BUILD A HOME WITH 11 ACRES OR DEVELOP TO CREATE POLE BARNs OR STORAGE UNITS AND HAVE THE BENEFIT OF LAKE MISSAUKEE, THIS PROPERTY COMES WITH A 10' SHARED ACCESS WHERE YOU CAN USE THE BEACH OR DOCK/MOOR YOUR BOAT. LOT IS ALREADY SURVEYED AND IT IS HAS THE SEWER SYSTEM LINES ARE TO LOT 33 SO YOU JUST NEED TO HOOK UP. THIS IS A

LAKE MISSAUKEE TO LARGE AMOUNT OF TO SELL LOT 33 AND EASEMENT WILL OR GET TO THE 11



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Who	When	What
X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
X		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
		TPC 04/30/2021 INSPECTED
		TPC 05/06/2018 INSPECTED
		TPC 12/27/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	23,500	0	23,500			7,043C
2024	15,000	0	15,000			6,832C
2023	10,000	0	10,000			6,507C
2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAFLEY ANDREW P & BRENDA	SHAFLEY ANDREW P & BRENDA	0	07/15/2019	QC	09-FAMILY	2019-02177	PROPERTY TRANSFER	0.0
NASH JAMES TRUST ETAL	SHAFLEY ANDREW P & BRENDA	17,500	05/18/2013	CD	21-NOT USED/OTHER	2013-01934 CD	PROPERTY TRANSFER	100.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0
VELTING MARK S & EARLINA	NASH JAMES D & SARAH J	17,500	07/08/2005	WD	03-ARM'S LENGTH	05-0/2698	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6697 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/18/2016	2016-0368	100%
	P.R.E. 100% 08/21/2019					

Owner's Name/Address	MAP #:
SHAFLEY ANDREW P & BRENDA L TRUST 6696 W LAKEVIEW DR LAKE CITY MI 49651	2025 Est TCV 89,298 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		BACK 50' @ 500 50.00 165.00 1.0000 1.1525 500 100 28,812
		50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 28,812

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 34 MISSAUKEE HEIGHTS 2.	X		Description Rate Size % Good Cash Value
Comments/Influences			D/W/P: 4in Concrete 6.87 384 0 0
	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 = 950

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	14,400	30,200	44,600			25,814C
X Rolling	2024	15,700	26,600	42,300			25,038C
X Low	2023	10,500	23,200	33,700			23,846C
X High	2022	7,500	20,900	28,400			22,711C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

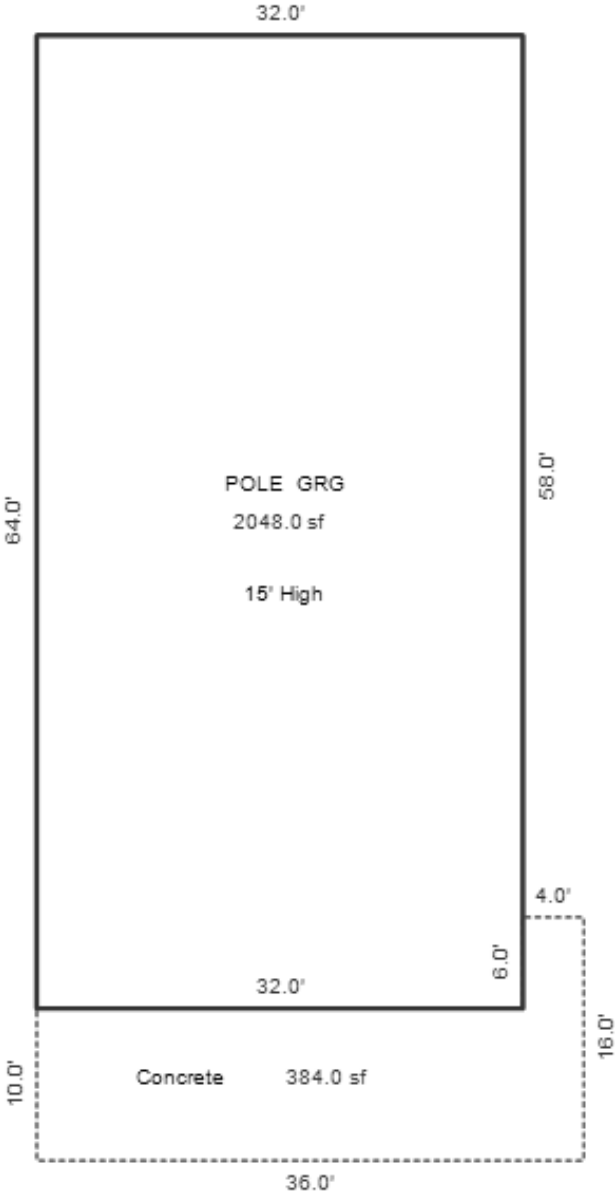


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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: 2016 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C +5 Effec. Age: 8 Floor Area: 0 Total Base New : 49,779 Total Depr Cost: 45,797 Estimated T.C.V: 59,536			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			X No Heating/Cooling								
Yr Built 2016	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	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			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C 5 Blt 2016		
(2) Windows		Many Avg. Few			Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
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			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92							
Gable Hip Flat	Gambrel Mansard Shed	(8) Basement			(13) Plumbing			Building Areas							
Asphalt Shingle		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			Stories Exterior Foundation			Size		Cost New Depr. Cost		
Chimney:		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments							
Joists: Unsupported Len: Cntr.Sup:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
					Lump Sum Items:			Class: C Exterior: Pole (Unfinished)							
								Door Opener			2		1,078 992		
								Base Cost			2048		48,701 44,805		
								Totals:			49,779		45,797		
								Notes: GRG ONLY - NO PLUMBING, 15' HIGH							
								ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv:					59,536		

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

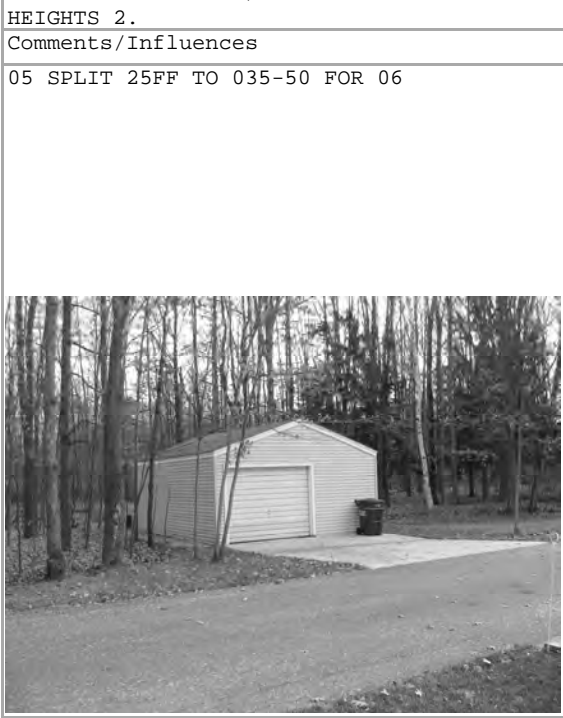


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES & SARAH J	LEMKE BETH & KEITH	675,000	07/08/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01760	DEED	100.0
NASH JAMES & SARAH TRUSTS	NASH JAMES & SARAH J	0	02/19/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
NASH JAMES D & SARAH J	NASH JAMES TRUST & NASH S	0	11/25/2008	WD	21-NOT USED/OTHER	2008/4292	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6702 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2025 Est TCV 30,631 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Public Improvements		* Factors *		1/2 OF LOT		Value	
SEC 12 T22N R8W E/2 OF LOT 35 MISSAUKEE HEIGHTS 2.	X		Description	Frontage	Depth	Front	Depth	Rate		%Adj.	Reason
Comments/Influences			BACK 50' @ 500 25.00 165.00 1.1892 1.1525 500 100							
05 SPLIT 25FF TO 035-50 FOR 06			25 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 17,132							



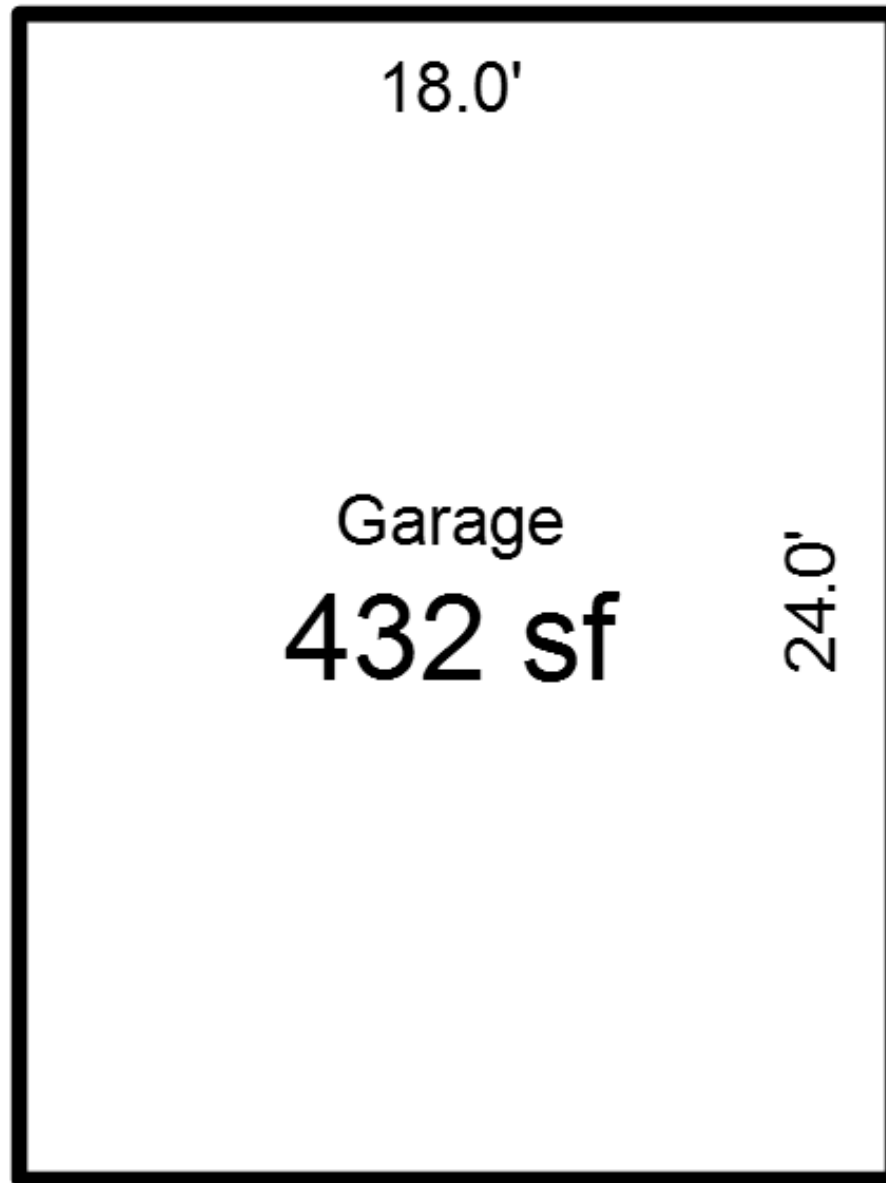
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	8,600	6,700	15,300			15,300S
		TPC 12/27/2017 INSPECTED	2024	8,700	5,800	14,500			5,257C
		TPC 11/07/2011 INSPECTED	2023	5,800	5,100	10,900			5,007C
			2022	3,800	4,500	8,300			4,769C

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*** Information herein deemed reliable 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: 1965 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: 432 % 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: CD Effec. Age: 35 Floor Area: 0 Total Base New : 15,975 Total Depr Cost: 10,384 Estimated T.C.V: 13,499
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1965		
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=65/100/100/100/65				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 1965		Remodeled 0		Doors Solid H.C.			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		(6) Ceilings			(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Garages			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			
(1) Exterior		(8) Basement			(9) Basement Finish			Notes:		Totals:		15,975 10,384			
Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCv:		13,499					
Insulation		(9) Basement Finish			Joists: Unsupported Len: Cntr.Sup:										
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few		Large Avg. Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof															
Gable Hip Flat		Gambrel Mansard Shed													
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASH JAMES & SARAH J	LEMKE BETH & KEITH	675,000	07/08/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01760	DEED	100.0
NASH JAMES D & SARAH J TR	NASH JAMES & SARA J	0	02/21/2019	QC	09-FAMILY	2019-00479	PROPERTY TRANSFER	0.0
GENTNER CHARLES L & KATHL	NASH JAMES D & SARAH J TR	8,750	05/18/2013	CD	21-NOT USED/OTHER	2013-01933	PROPERTY TRANSFER	100.0
NASH JAMES D & SARAH J	GENTNER CHARLES L & KATHL	1	07/08/2005	QC	21-NOT USED/OTHER	05-0/2696	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LEMKE BETH & KEITH 5049 ANTREE CT ROCHESTER MI 48306	2025 Est TCV 17,132					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements			* Factors *		1/2 OF LOT
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				BACK 50' @ 500	25.00	165.00	1.1892	1.1525	500	100		17,132
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				25 Actual Front Feet, 0.10 Total Acres		Total Est. Land Value =						17,132
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
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SEC 12 T22N R8W W/2 OF LOT 35 MISSAUKEE HEIGHTS 2.												
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Comments/Influences												
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05 SPLIT 25 FF FROM 035-00 FOR 06												
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Topography of Site	X	Level										
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		Rolling										
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		Low										
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		High										
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		Landscaped										
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		Swamp										
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		Wooded										
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		Pond										
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		Waterfront										
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,600	0	8,600			8,600S
2024	8,700	0	8,700			3,415C
2023	5,800	0	5,800			3,253C
2022	3,800	0	3,800			3,099C

*** 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.
GENTNER KATHLEEN A	TRATTLES DAVID S & PATRIC	241,000	05/25/2017	WD	19-MULTI PARCEL ARM'S LE	2017-01744	DEED	100.0
GENTNER CHARLES L & KATHL	GENTNER KATHLEEN A	0	12/02/2010	QC	09-FAMILY	2010-5388QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TRATTLES DAVID S & PATRICIA S 6446 KINGSWAY CT HOLLAND MI 49423	MAP #:					
	2025 Est TCV 28,812					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =			28,812

Tax Description	X	Value
. SEC 12 T22N R8W LOT 36 MISSAUKEE HEIGHTS 2.		
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	14,400	0	14,400			7,043C
X Rolling	2024	15,700	0	15,700			6,832C
X Low	2023	10,500	0	10,500			6,507C
X High	2022	7,500	0	7,500			6,198C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	15,700	0	15,700			6,832C
TPC	12/27/2017	INSPECTED	2023	10,500	0	10,500			6,507C
TPC	05/01/2012	INSPECTED	2022	7,500	0	7,500			6,198C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTNER BRIAN P & KIMBE	SELVES (LE) & UPON DEATH	0	12/04/2009	WD	21-NOT USED/OTHER	2009/4156	DEED	0.0
		28,000	12/01/2001	WD	33-TO BE DETERMINED	02-0:0032	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CHRISTNER BRIAN P & KIMBERLY J (LE) 3870 WINDWOOD DR NE ROCKFORD MI 49341-8515	MAP #:					
	2025 Est TCV 55,804 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 37 MISSAUKEE HEIGHTS 2.	X		BACK 50' @ 500	50.00	165.00	28,812
Comments/Influences			50 Actual Front Feet, 0.19 Total Acres	1.0000	1.1525	28,812

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size % Good	Cash Value
								D/W/P: 3.5 Concrete	6.07	48 94	274
								Total Estimated Land Improvements True Cash Value =			274

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



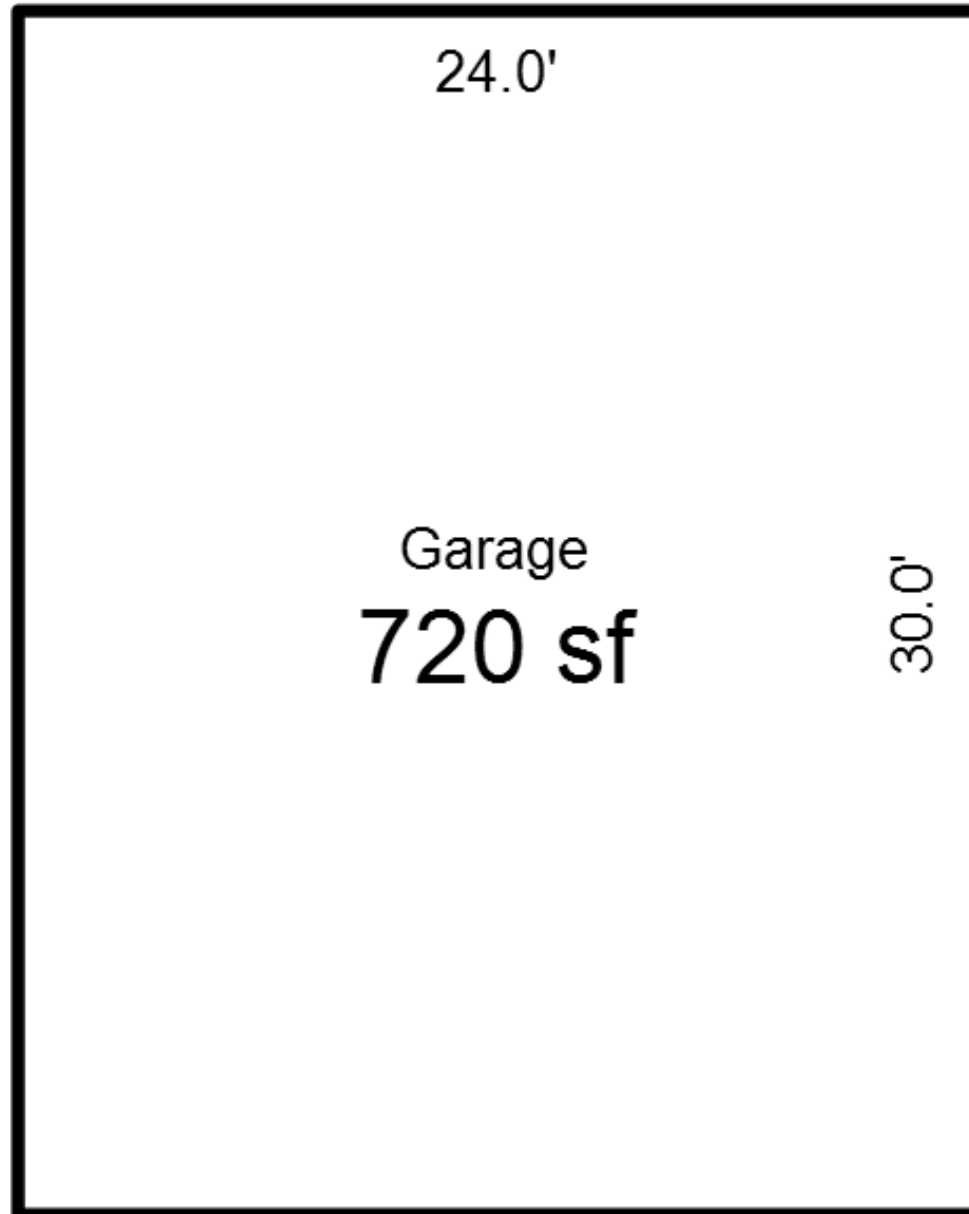
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	15,700	11,600	27,300			9,048C
TPC	12/27/2017	INSPECTED	2023	10,500	11,300	21,800			8,618C
TPC	12/17/2010	INSPECTED	2022	7,500	10,200	17,700			8,208C

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*** Information herein deemed reliable 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: 1992 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 25,690 Total Depr Cost: 20,552 Estimated T.C.V: 26,718
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1992		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 1992		Remodeled 0		Doors Solid H.C.			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		Lg Ord Small		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost				
Room List		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Lump Sum Items:		Totals:		25,690 20,552			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(8) Basement					Notes:		ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV: 26,718			
Insulation		(2) Windows			(9) Basement Finish										
Many Avg. Few		Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof			(10) Floor Support										
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:										
Gambrel Mansard Shed		(10) Floor Support													
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULUS FIRMIN A	PAULUS FIRMIN A TRUST	0	03/21/2014	WD	09-FAMILY	2014-01010	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: PAULUS FIRMIN A TRUST
 PAULUS FIRMIN A TRUSTEE
 4500 CRUZ DR
 MIDLAND MI 48642
 2025 Est TCV 28,812

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

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

BACK 50' @ 500 50.00 165.00 1.0000 1.1525 500 100 28,812
 50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 28,812

Tax Description: . SEC 12 T22N R8W LOT 38 MISSAUKEE HEIGHTS 2.

Comments/Influences: 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
- Standard Utilities
- Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,400	0	14,400			2,220C
2024	15,700	0	15,700			2,154C
2023	10,500	0	10,500			2,052C
2022	7,500	0	7,500			1,955C

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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 LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
BARRETT PATRICIA A 1596 HUNTSIRE HOLT MI 48842		MAP #:		2025 Est TCV 63,954 TCV/TFA: 0.00							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 39 MISSAUKEE HEIGHTS 2.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100	28,812
		Paved Road		50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =	28,812	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	7.24	52	94	353			
		X Sewer		Total Estimated Land Improvements True Cash Value = 353							
		X Electric									
		X Gas									
		Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	14,400	17,600	32,000		10,722C	
		TPC 04/30/2021 INSPECTED			2024	15,700	15,100	30,800		10,400C	
		TPC 12/27/2017 INSPECTED			2023	10,500	14,800	25,300		9,905C	
					2022	7,500	13,300	20,800		9,434C	

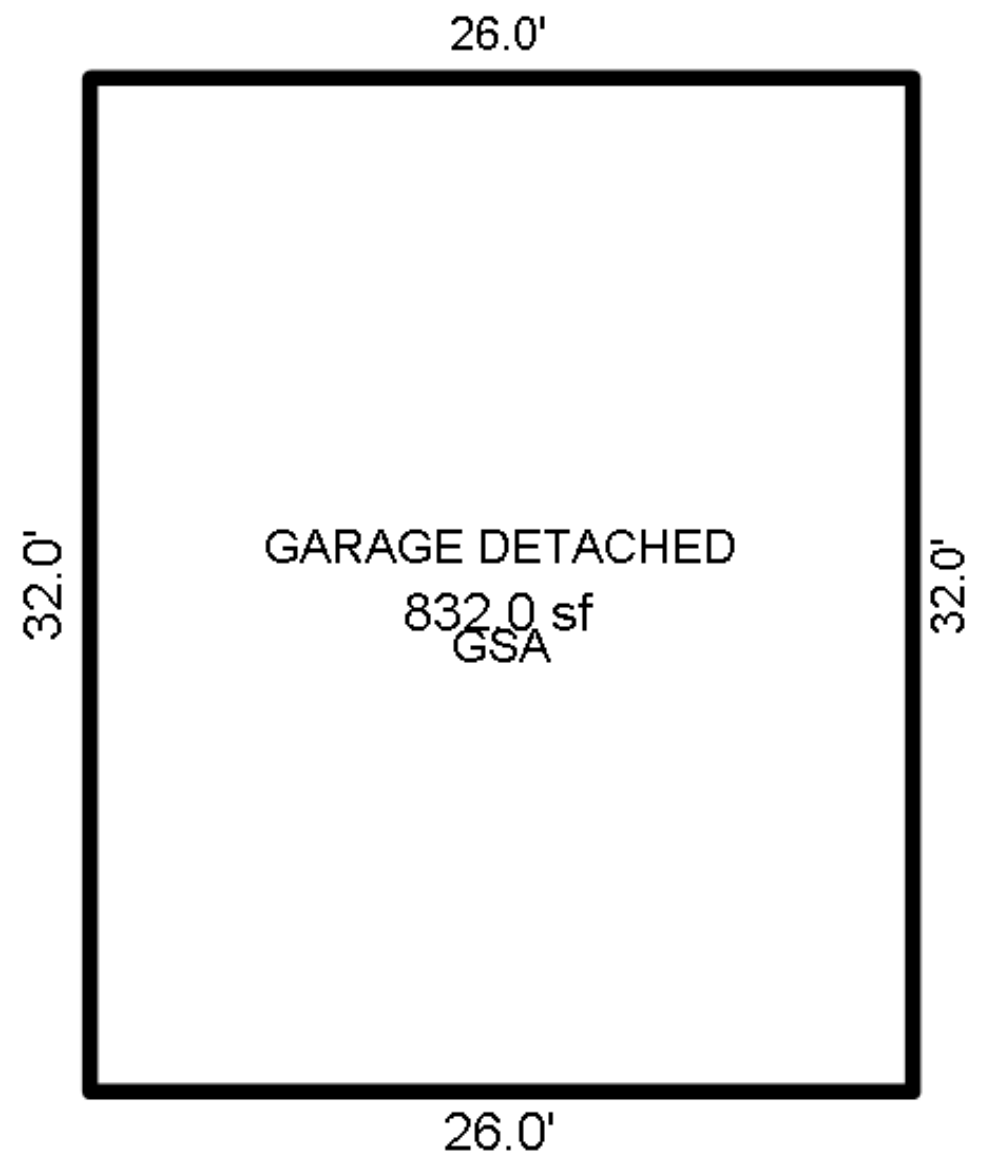


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 1991	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Class: CD					
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Siding			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Brick Ven.: 0			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Exterior 2 Story		Stone Ven.: 0		Common Wall: Detache		
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Prefab 1 Story		Prefab 2 Story		Foundation: 42 Inch			
		Paneled		Elec. Ceil. Radiant			Hot Tub	Heat Circulator		Raised Hearth		Finished?:			
	Building Style:	Plaster		Radiant (in-floor)			Unvented Hood	Wood Stove		Direct-Vented Ga		Auto. Doors: 0			
	GRG	Wood T&G		Electric Wall Heat			Vented Hood	Jacuzzi Tub		Class: CD		Mech. Doors: 2			
	Yr Built	Remodeled	Trim & Decoration			Space Heater			Intercom	Effec. Age: 20		Area: 832			
1991	0	Ex	Ord	Min	Wall/Floor Furnace			Jacuzzi repl.Tub	Floor Area: 0		% Good: 0				
Condition: Average		Size of Closets			Forced Heat & Cool			Oven	Total Base New : 33,451		E.C.F.		Storage Area: 415		
		Lg	Ord	Small	Heat Pump			Microwave	Total Depr Cost: 26,761		X 1.300		No Conc. Floor: 0		
Room List		Doors	Solid	H.C.	X No Heating/Cooling			Standard Range	Estimated T.C.V: 34,789				Bsmnt Garage:		
Basement		(5) Floors			Central Air			Self Clean Range					Carport Area:		
1st Floor		Kitchen:			Wood Furnace			Sauna					Roof:		
2nd Floor		Other:			(12) Electric			Trash Compactor							
Bedrooms		Other:			0 Amps Service			Central Vacuum							
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Security System							
		Ex.	Ord.	Min	Many			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1991			
Wood/Shingle		(6) Ceilings			Ave.			(11) Heating System: No Heating/Cooling							
Aluminum/Vinyl					Few			Ground Area = 0 SF Floor Area = 0 SF.							
Brick					(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
Insulation		(7) Excavation			Average Fixture(s)			Building Areas							
(2) Windows		Basement: 0 S.F.			1			Stories Exterior Foundation		Size		Cost New		Depr. Cost	
		Many	Large	Crawl: 0 S.F.	3 Fixture Bath			Other Additions/Adjustments							
		Avg.	Avg.	Slab: 0 S.F.	2 Fixture Bath			Garages							
		Few	Small	Height to Joists: 0.0	Softener, Auto			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Wood Sash		(8) Basement			Softener, Manual			Base Cost		832		28,446		22,757	
Metal Sash		Conc. Block			Solar Water Heat			Storage Over Garage		415		5,005		4,004	
Vinyl Sash		Poured Conc.			No Plumbing			Totals:		33,451		33,451		26,761	
Double Hung		Stone			Extra Toilet			Notes:							
Horiz. Slide		Treated Wood			Extra Sink			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:						34,789	
Casement		Concrete Floor			Separate Shower										
Double Glass		(9) Basement Finish			Ceramic Tile Floor										
Patio Doors					Ceramic Tile Wains										
Storms & Screens					Ceramic Tub Alcove										
(3) Roof		(10) Floor Support			Vent Fan										
		Recreation SF			(14) Water/Sewer										
Gable		Living SF			Public Water										
Hip		Walkout Doors (B)			Public Sewer										
Flat		No Floor SF			Water Well										
Asphalt Shingle		Walkout Doors (A)			1000 Gal Septic										
Chimney:		Joists:			2000 Gal Septic										
		Unsupported Len:			Lump Sum Items:										
		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				
6787 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330		MAP #:		2025 Est TCV 67,999 TCV/TFA: 0.00								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
WILDEBOER STEVE 4276 15 MILE ROAD KENT CITY MI 49330		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 40 MISSAUKEE HEIGHTS 2.		Gravel Road		BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
Comments/Influences		Paved Road		50 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		28,812	
Topography of Site		Storm Sewer		Land Improvement Cost Estimates								
X Level		Sidewalk		Description					Rate	Size	% Good	Cash Value
X Rolling		Water		D/W/P: 4in Ren. Conc.					8.06	480	0	0
X Low		Sewer		Residential Local Cost Land Improvements								
X High		Electric		Description					Rate	Size	% Good	Cash Value
X Landscaped		Gas		LAND IMPROVE 1000					1,000.00	1	97	970
X Swamp		Curb		Total Estimated Land Improvements True Cash Value =							970	
X Wooded		Street Lights		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Pond		Standard Utilities		2025	14,400	19,600	34,000			13,231C		
X Waterfront		Underground Utils.		2024	15,700	16,900	32,600			12,834C		
X Ravine		Topography of Site		2023	10,500	16,500	27,000			12,223C		
X Wetland		Who		2022	7,500	15,700	23,200			11,641C		
X Flood Plain		When		What								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021 INSPECTED										
		TPC 12/27/2017 INSPECTED										
		TPC 05/01/2012 INSPECTED										



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RITZEMA CHRISTOPHER & BIL	DUVALL L KIM TRUST	1	11/11/2011	WD	03-ARM'S LENGTH	2011-03487 WD	PROPERTY TRANSFER	100.0
VELTING MARK S EARLINA A	RITZEMA CHRISTOPHER & BIL	0	07/08/2005	WD	20-MULTI PARCEL SALE REF	05-0/2879	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6791 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/18/2017	2017-0190	100%
	P.R.E. 100% 05/02/2013		Garage	11/27/2012	2012-0625	100%

Owner's Name/Address	MAP #:	2025 Est TCV	88,812 TCV/TFA:	0.00
DUVALL L KIM TRUST DUVALL L KIM TTEE 6790 W LAKEVIEW DR LAKE CITY MI 49651				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
. SEC 12 T22N R8W LOT 41 MISSAUKEE HEIGHTS 2.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500 100	28,812	
			50 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =		28,812	
			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.	8.06	928	0		0	
	X		Sewer	D/W/P: Crushed Rock	2.24	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
			Standard Utilities							
			Underground Utils.							

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

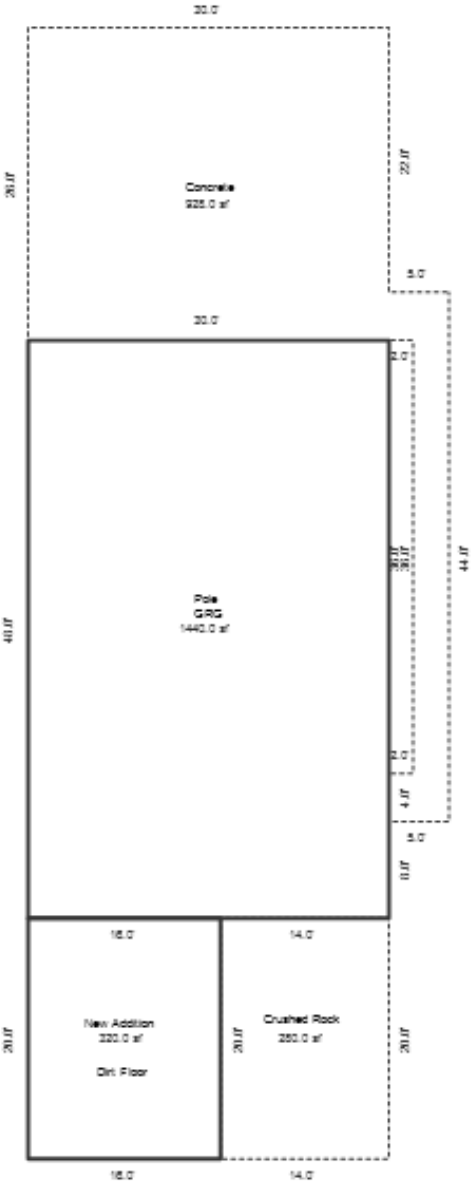
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	14,400	30,000	44,400			23,510C
2024	15,700	26,000	41,700			22,804C
2023	10,500	24,100	34,600			21,719C
2022	7,500	21,900	29,400			20,685C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 364 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: 10 Floor Area: 0 Total Base New : 49,252 Total Depr Cost: 44,327 Estimated T.C.V: 57,625
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2013		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 2013		Remodeled 0		Doors Solid H.C.			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			Garages		Other Additions/Adjustments		Class: C Exterior: Pole (Unfinished)			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		4,929 4,436	
(1) Exterior		(6) Ceilings			(8) Basement			Notes:		Door Opener		Base Cost		1,078 970	
Wood/Shingle		Kitchen: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:		Base Cost		No Concrete Floor		34,243 30,819	
Aluminum/Vinyl		No./Qual. of Fixtures			(9) Basement Finish			Totals:		Class: C Exterior: Pole (Unfinished)		Totals:		49,252 44,327	
Brick		Ex. Ord. Min			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Base Cost		Totals:		49,252 44,327	
Insulation		No. of Elec. Outlets			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
(2) Windows		Many Avg. Few Large Avg. Small			Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Wood Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Metal Sash		(7) Excavation			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Vinyl Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Double Hung		(8) Basement			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Horiz. Slide		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Casement		(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Double Glass		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Patio Doors		(10) Floor Support			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Storms & Screens		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Gable		(11) Heating/Cooling			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Hip		Gas Wood Oil Coal Elec. Steam			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Flat		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Asphalt Shingle		(12) Electric			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
Chimney:		(13) Plumbing			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	
		(14) Water/Sewer			Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Totals:		49,252 44,327	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNICK EDWARD C & CARLA	OCONNELL GREGORY & LINDA	100,000	05/18/2022	WD	03-ARM'S LENGTH	2022-01646	PROPERTY TRANSFER	100.0
		33,220	12/01/1999	WD	33-TO BE DETERMINED	333:697	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6799 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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OCONNELL GREGORY & LINDA 25421 SHERWOOD AVE WARREN MI 48091	MAP #:					
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	2025 Est TCV 115,477 TCV/TFA: 185.06					
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 500	50.00	165.00	1.0000	1.1525	500	100		28,812
50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 28,812

Tax Description	Land Improvement Cost Estimates				
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. SEC 12 T22N R8W LOT 42 MISSAUKEE HEIGHTS 2.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.06	400	50	1,612
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	X	Paved Road	Wood Frame	29.11	96	50	1,397
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	X	Storm Sewer	Total Estimated Land Improvements True Cash Value = 3,009				
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	X	Sidewalk					
--	---	----------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Rolling	2025	14,400	43,300	57,700			46,657C
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	X	Low	2024	15,700	37,500	53,200			45,255C
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	X	High	2023	10,500	32,600	43,100			43,100S
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	X	Landscaped	2022	7,500	24,700	32,200			16,790C
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		Swamp							
--	--	-------	--	--	--	--	--	--	--

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

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

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

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

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

		Flood Plain							
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Who	When	What	2025	14,400	43,300	57,700			46,657C
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TPC 04/30/2021	INSPECTED	2024	15,700	37,500	53,200				45,255C
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TPC 12/27/2017	INSPECTED	2023	10,500	32,600	43,100				43,100S
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TPC 05/01/2012	INSPECTED	2022	7,500	24,700	32,200				16,790C
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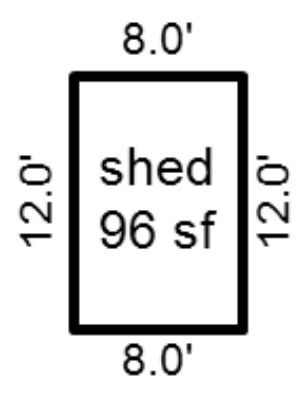
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*** Information herein deemed reliable but not guaranteed***

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: 35 Floor Area: 624 Total Base New : 99,002 Total Depr Cost: 64,351 Estimated T.C.V: 83,656		E.C.F. X 1.300		Bsmnt Garage:				
Building Style: 1+S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1965			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			200 Amps Service		Building Areas		Size		Cost New	Depr. Cost		
1965	1993	Ex	Ord	X	Min	No. of Elec. Outlets			Stories	Exterior	Foundation	624	87,622	56,954		
Condition: Average		Lg	Ord	X	Small	Many Ave. X Few			1+ Story	Siding	Slab	Total:				
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments							
	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			Plumbing						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Average Fixture(s)						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Public Sewer						
	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			Notes:			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)			ECF (4015 BUENA VISTA AREA BACK LOTS) 1.300 => TCV:			Water Well						
(3) Roof		(11) Heating/Cooling		Chimney:			Joints: Unsupported Len: Cntr.Sup:			SANITARY SEWER		Totals:		99,002	64,351	*
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			SANITARY SEWER		Totals:		99,002	64,351	*	
X	Asphalt Shingle	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:			SANITARY SEWER		Totals:		99,002	64,351	*

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

Concrete



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	07/01/1996	WD	33-TO BE DETERMINED	305:542	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
O'CONNELL GREGORY & LINDA 25421 SHERWOOD WARREN MI 48091	MAP #:					
	2025 Est TCV 48,456					

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Taxpayer's Name/Address	X	Dirt Road	BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100	24,228
O'CONNELL GREGORY & LINDA 25421 SHERWOOD WARREN MI 48091		Gravel Road	BACK 50' @ 500	50.00	165.00	0.8409	1.1525	500	100	24,228
		Paved Road	100 Actual Front Feet, 0.38 Total Acres				Total Est. Land Value =	48,456		

	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								

Tax Description	X	Electric								
. SEC 12 T22N R8W LOTS 43 & 44 MISSAUKEE HEIGHTS 2.	X	Gas								
Comments/Influences	X	Curb								

	X	Street Lights								
		Standard Utilities								
		Underground Utils.								

		Topography of Site								
	X	Level								

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

			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2025	24,200	0	24,200		3,337C
				2024	28,400	0	28,400		3,237C
				2023	18,900	0	18,900		3,083C
				2022	15,000	0	15,000		2,937C

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



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