

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORELL DAVE	CORELL DAVID J	0	10/15/2019	QC	09-FAMILY	2019-03810	PROPERTY TRANSFER	0.0
KIRBY BENJAMIN R & LYNETT	CORELL DAVE	255,000	06/01/2018	WD	03-ARM'S LENGTH	2018-01781	PROPERTY TRANSFER	100.0
INGRAO SALVATORE & ANNE (	KIRBY (H/W) & SWINEHART (	228,000	02/07/2007	WD	03-ARM'S LENGTH	2007/482	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1876 S SCHNEIDER 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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CORELL DAVID J 1470 WOODLAWN AVE CLARE MI 48617-1020	2025 Est TCV 364,593 TCV/TFA: 311.62					
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	79.00	100.00	0.8521	1.0000	1600	100		107,700
79 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value = 107,700

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

X Sewer				
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X Electric				
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X Gas				
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X Curb				
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Street Lights				
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Standard Utilities				
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Underground Utils.				
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Topography of Site				
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Level				
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Rolling				
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Low				
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X High				
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Landscaped				
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Swamp				
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Wooded				
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Pond				
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X Waterfront				
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Ravine				
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Wetland				
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Flood Plain				
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X Private Drive				
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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	53,900	128,400	182,300			134,910C
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TPC 12/27/2017	INSPECTED		2024	42,300	126,800	169,100			130,854C
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TPC 09/26/2017	INSPECTED		2023	33,500	121,100	154,600			124,623C
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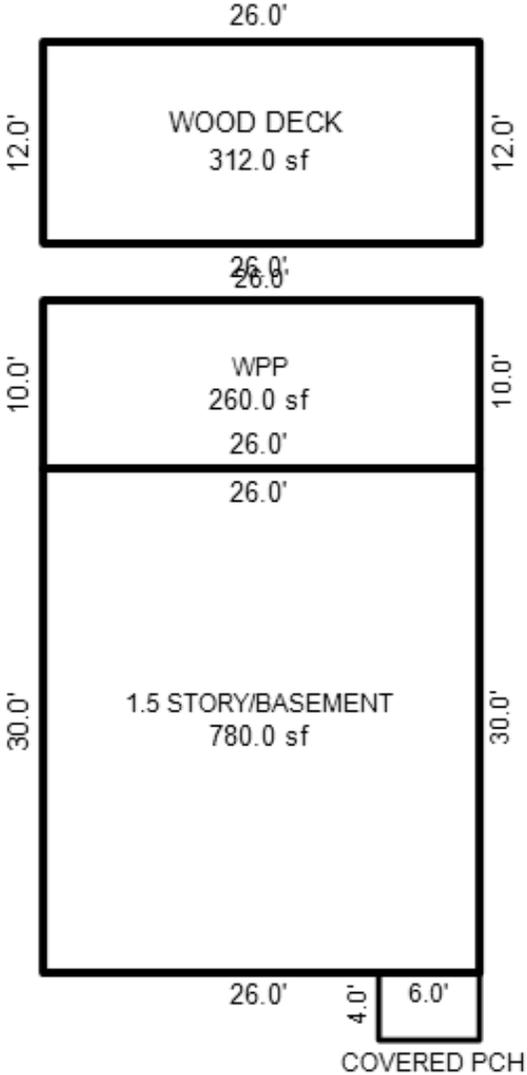
TPC 03/30/2015	INSPECTED		2022	23,300	109,200	132,500			118,689C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWAGER SUSANNA	SCHWAGER SUSANNA	0	05/23/2023	QC	09-FAMILY	2023-01484	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1850 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Alteration	02/12/2024	PE24-0022	100%
	P.R.E. 100% 07/27/1994					

Owner's Name/Address	MAP #:
SCHWAGER SUSANNA 1850 SCHNEIDER PARK RD LAKE CITY MI 49651	2025 Est TCV 219,397 TCV/TFA: 280.92

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
LOT 2 AND BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR LOT 1, TH S 83 DEG 52'51"W 7.84 FT, N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.	X		Dirt Road	60.00	110.00	93,120
	X		Gravel Road			
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

* Factors *		Description	Rate	Size	% Good	Cash Value
A50'@1600/	60 Actual Front Feet, 0.15 Total Acres		1600	100	72	3,059
Total Est. Land Value =						93,120

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Wood Frame		25.75	165	72	3,059
X	Wood Frame		23.41	288	72	4,854
Total Estimated Land Improvements True Cash Value =						7,913

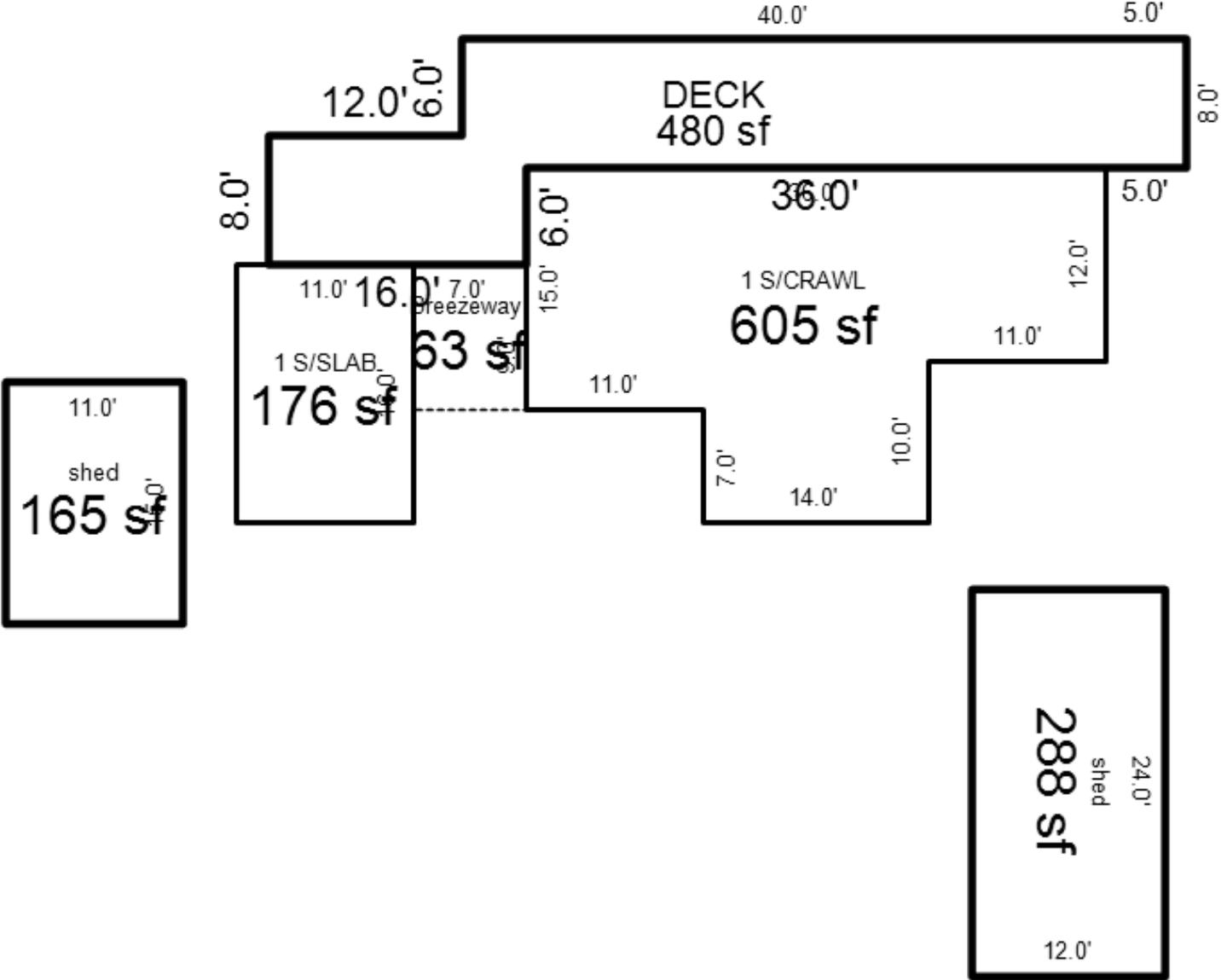
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	46,600	63,100	109,700			51,292C
X	Rolling	2024	35,200	62,500	97,700			49,750C
X	Low	2023	27,900	57,500	85,400			47,381C
X	High	2022	19,500	51,800	71,300			45,125C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	Private Drive							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 63	Type Treated Wood Brzwy, FW	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: 1S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.	Room List		
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 1958		Bsmnt Garage:		
1958	1983	Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		Ground Area = 781 SF		Floor Area = 781 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Average Fixture(s)		Building Areas		Stories		Exterior		Foundation		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many	X	Ave.	Few	1	3 Fixture Bath	1 Story		Siding	Foundation	Size	Cost New	Depr. Cost	Total: 99,442 64,641	
(2) Windows		(7) Excavation		Average Fixture(s)		Plumbing		1	2 Fixture Bath	1 Story		Siding	Slab	176			Other Additions/Adjustments	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 605 S.F. Slab: 176 S.F. Height to Joists: 0.0		No. of Elec. Outlets		1	Softener, Auto	1 Story		Siding	Slab	176			Plumbing	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Manual		Plumbing		1	Solar Water Heat	1 Story		Siding	Slab	176			Average Fixture(s)	
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing		Plumbing		1	No Plumbing	1 Story		Siding	Slab	176			Deck	
X		(9) Basement Finish		Extra Toilet		Plumbing		1	Extra Toilet	1 Story		Siding	Slab	176			Treated Wood	
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink		Plumbing		1	Separate Shower	1 Story		Siding	Slab	176			Water/Sewer	
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor		Plumbing		1	Ceramic Tile Floor	1 Story		Siding	Slab	176			Public Sewer	
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains		Plumbing		1	Ceramic Tile Wains	1 Story		Siding	Slab	176			Water Well, 100 Feet	
				Ceramic Tub Alcove		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			Built-Ins	
				Vent Fan		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			Appliance Allow.	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			Breezeways	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			Frame Wall	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			SANITARY SEWER	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			Local Cost Items	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			SANITARY SEWER	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			SANITARY SEWER	
				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			SANITARY SEWER	
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				Lump Sum Items:		Plumbing		1	Vent Fan	1 Story		Siding	Slab	176			SANITARY SEWER	
				Lump Sum Items:		Plumbing		1										



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLOGG PAULA M & KAMILOS	EDBERG KENETH D & WENDY S	77,000	03/15/2012	WD	03-ARM'S LENGTH	2012-00780	PROPERTY TRANSFER	100.0
FEDRIGO MICHAEL G & KIMBE	KELLOGG PAULA M & KAMILOS	92,000	02/19/2004	WD	03-ARM'S LENGTH	04-0/0718	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1846 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2019	2019-0173	100%

Owner's Name/Address	MAP #:
EDBERG KENETH D & WENDY S 1846 S SCHNEIDER ST LAKE CITY MI 49651	2025 Est TCV 468,709 TCV/TFA: 334.79

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
. LOT 3 SAPPHIRE LAKE ACRES.	X		* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value	
21100836 \$89,500			A50'@1600/	65.00	110.00	0.9123 1.0339	1600 100	
			65 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =	98,094

Tax Description	Improved	Vacant	Land Improvement Cost Estimates				
. LOT 3 SAPPHIRE LAKE ACRES.	X		Description	Rate	Size % Good	Cash Value	
Comments/Influences			D/W/P: 4in Concrete	6.87	180 0	0	
21100836 \$89,500			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 100	1,000	
			Total Estimated Land Improvements True Cash Value =				1,000

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



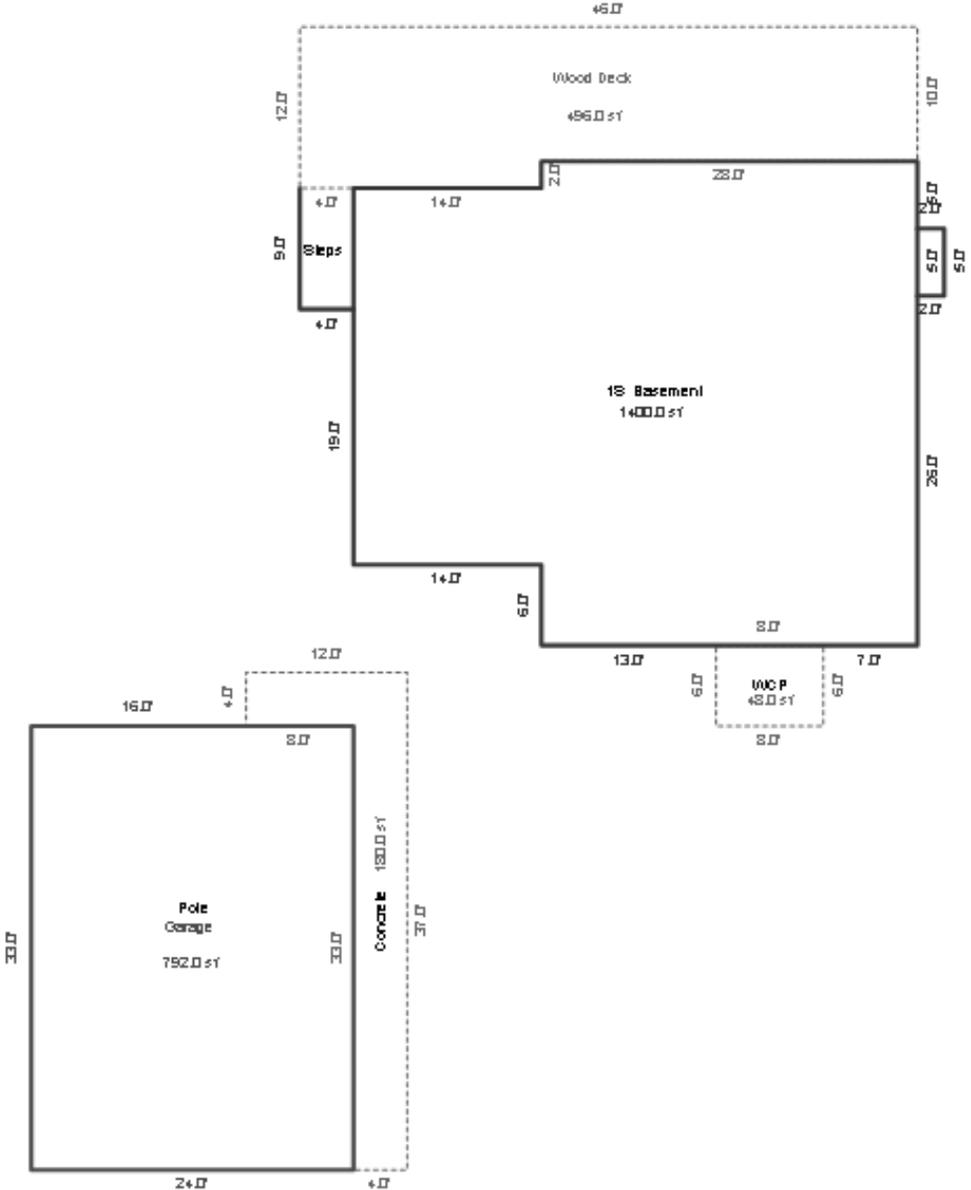
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	49,000	185,400	234,400			186,714C
2024	37,400	183,000	220,400			181,100C
2023	29,600	180,100	209,700			172,477C
2022	20,500	162,300	182,800			164,264C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 48 496	Type WCP (1 Story) Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 792 % 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 Effec. Age: 4 Floor Area: 1,400 Total Base New : 256,677 Total Depr Cost: 246,410 Estimated T.C.V: 369,615			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C		Blt 2020			
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas			Total: 205,653		197,427			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			1,400					
	Insulation			Ex. Ord. Min			1 Story Siding Basement 1,400			205,653		197,427			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			1		1,770			
Many Avg. Few	Large Avg. Small	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Basement, Outside Entrance, Above Grade			1		1,844 1,770			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Plumbing			1		1,455 1,397			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			48		2,971 2,852			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck			496		7,405 7,109			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood			792		27,522 26,421			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Garages			792		27,522 26,421			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			792		27,522 26,421			
							Water/Sewer			1		1,473 1,414			
							Public Sewer			1		2,648 2,542			
							Water Well, 50 Feet			1		2,727 2,618			
							Built-Ins			1		2,979 2,860			
							Appliance Allow.			1		256,677 246,410			
							Fireplaces			1					
							Direct-Vented Gas			1					
							Notes:								
							ECF (4087 SAPPHERE LAKE) 1.500 => TCV:					369,615			

\*\*\* 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.						
PRANGLEY JEAN L	KORNACKI MICHAEL & LESLEY	175,000	10/07/2021	WD	03-ARM'S LENGTH	2021-03438	PROPERTY TRANSFER	100.0						
BALL MARIE	PRANGLEY JEAN L	135,000	05/24/2021	WD	03-ARM'S LENGTH	2021-02320	PROPERTY TRANSFER	100.0						
CHANDLER DONNA J	BALL MARIE	75,000	07/09/2019	WD	03-ARM'S LENGTH	2019-02092	PROPERTY TRANSFER	100.0						
CHANDLER WAYNE L	CHANDLER DONNA J	0	08/10/2016	AFF	07-DEATH CERTIFICATE	2018-00022	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
1840 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%		MAP #:										
KORNACKI MICHAEL & LESLEY 1684 CHESTNUT ST CADILLAC MI 49601		2025 Est TCV 151,159 TCV/TFA: 503.86												
Tax Description		X	Improved	Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. LOT 4 SAPPHIRE LAKE ACRES.		Public Improvements				* Factors *								
Comments/Influences		Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM		Gravel Road				A50'@1600/	65.00	110.00	0.9123	1.0339	1600	100		98,094
		Paved Road				65 Actual Front Feet, 0.16 Total Acres						Total Est. Land Value =	98,094	
		Storm Sewer				Land Improvement Cost Estimates								
		Sidewalk				Description			Rate	Size % Good		Cash Value		
		Water				Wood Frame			33.03	49 50		809		
		Sewer				Residential Local Cost Land Improvements								
		Electric				Description			Rate	Size % Good		Cash Value		
		Gas				LAND IMPROVE 1000			1,000.00	1 100		1,000		
		Curb				Total Estimated Land Improvements True Cash Value =							1,809	
		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		
		Who	When	What	2025	49,000	26,600	75,600			48,990C			
		TPC 07/27/2021	INSPECTED		2024	37,400	26,200	63,600			47,517C			
		TPC 01/08/2018	INSPECTED		2023	29,600	25,000	54,600			45,255C			
		TPC 12/27/2017	INSPECTED		2022	20,500	22,600	43,100			43,100S			

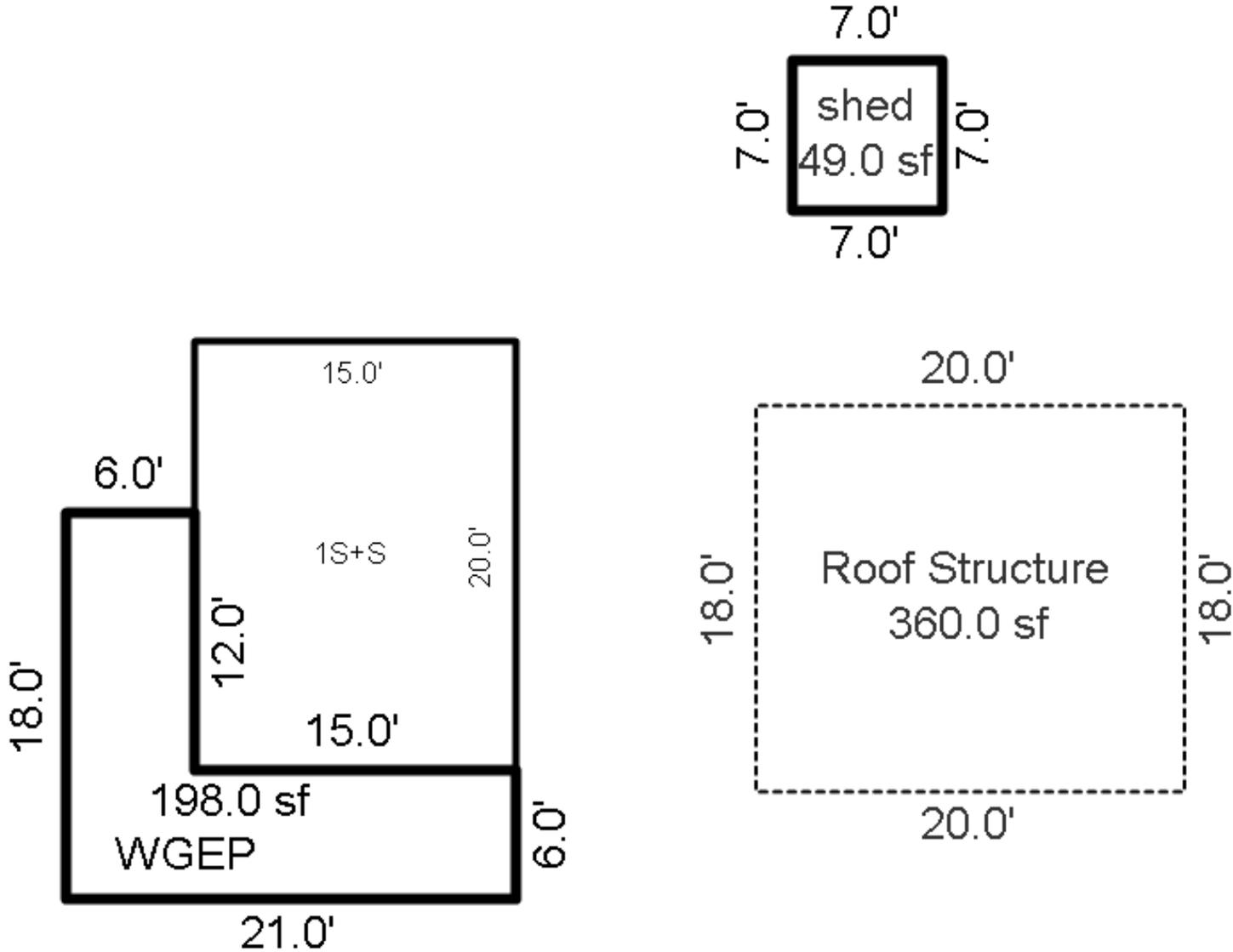


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 198	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1942		Remodeled 2014		Ex	X	Ord	Min										
Condition: Fair		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(12) Electric													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				0 Amps Service												
(2) Windows		(7) Excavation		No./Qual. of Fixtures													
X	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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 300 S.F. Height to Joists: 0.0		No. of Elec. Outlets													
				Many	X	Ave.	Few										
(3) Roof		(8) Basement		(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer													
	Chimney:	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												
		(10) Floor Support		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1942					
(11) Heating System: Wall/Floor Furnace																	
Ground Area = 300 SF Floor Area = 300 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 300																	
Total: 37,789 22,674																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,212		727			
Porches																	
WGEP (1 Story)										198		13,484		8,090			
Foundation: Shallow										198		-1,295		-777			
Water/Sewer																	
Public Sewer										1		1,307		784			
Water Well, 50 Feet										1		2,548		1,529			
Built-Ins																	
Appliance Allow.										1		1,906		1,144			
Local Cost Items																	
SANITARY SEWER										1		0		0			
Notes:										Totals:		56,951		34,171			
ECF (4087 SAPPHERE LAKE) 1.500 => TCV:														51,256			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VERPLANCK JACK A & MARY L	SYKORA DANIEL & JAMIE	380,000	08/03/2020	WD	03-ARM'S LENGTH	2020-02280	PROPERTY TRANSFER	100.0
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0
VER PLANCK JACK & MARY LO	VERPLANCK JACK A & MARY L	0	04/21/2016	QC	09-FAMILY	2016-0120	DEED	0.0
VER PLANCK MARY LOU	VER PLANCK JACK & MARY LO	0	09/16/2004	QC	21-NOT USED/OTHER	04-0/3876	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1830 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		New House	07/30/2009	20090370	Complete
	P.R.E. 100% 10/07/2022					

Owner's Name/Address	MAP #:
SYKORA DANIEL & JAMIE 1830 S SCHNEIDER ST LAKE CITY MI 49651	2025 Est TCV 490,309 TCV/TFA: 304.16

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
X	Dirt Road		A50'@1600/	66.00	113.00	0.9074 1.0437 1600 100	100,009
	Gravel Road		66 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value = 100,009

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	6.49	1028 0	0
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	Description	Rate	Size % Good	Cash Value
REMOVE MH ADD NEW HOUSE FOR 2010. 04 Combo w/580-006-50 for 05	D/W/P: 3.5 Concrete	6.49	1028 0	0
	Residential Local Cost Land Improvements			
	Description	Rate	Size % Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1 94	2,350
	Total Estimated Land Improvements True Cash Value = 2,350			

Topography of Site
X Level
X 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	50,000	195,200	245,200			205,951C
2024	38,100	192,700	230,800			199,759C
2023	30,200	183,900	214,100			190,247C
2022	20,700	165,900	186,600		186,600W	181,188C

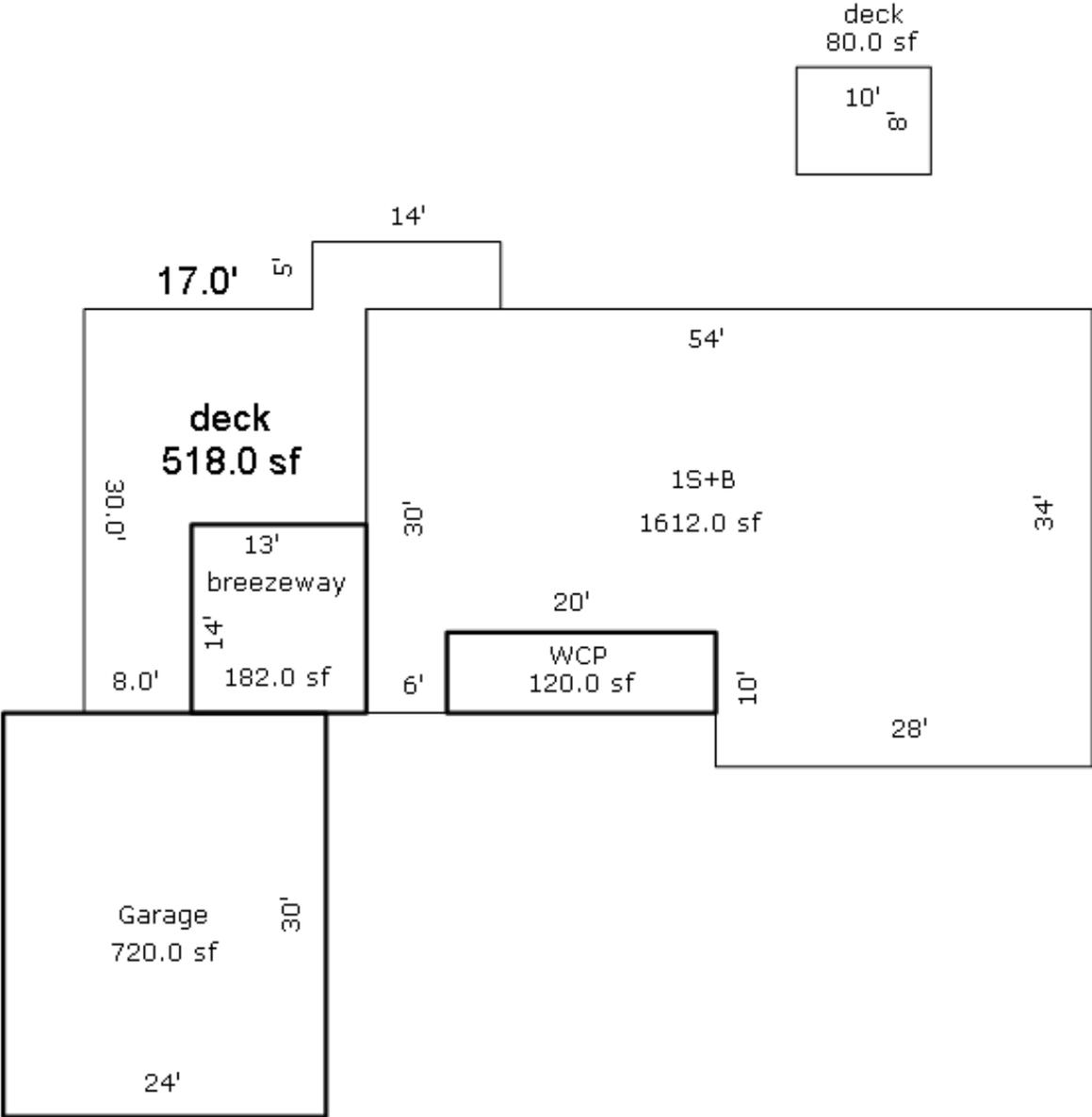
Who	When	What
TPC 05/06/2019	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 03/30/2015	INSPECTED	

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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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							120 518 80 182	CCP (1 Story) Treated Wood Treated Wood Brzwy, FW							
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 1,612 Total Base New : 287,371 Total Depr Cost: 258,633 Estimated T.C.V: 387,950			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:					
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 287,371 Total Depr Cost: 258,633 Estimated T.C.V: 387,950			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			Total Base New : 287,371 Total Depr Cost: 258,633 Estimated T.C.V: 387,950			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1612 SF Floor Area = 1612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C -5 Blt 2009							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement 1,612			Total: 220,345 198,309							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1612 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Above Grade			1 1,844 1,660							
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Porches CCP (1 Story)			Deck Treated Wood Treated Wood				
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener			720 1 -2,647 1 539 485						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Water/Sewer Public Sewer Water Well Public Sewer Water Well, 50 Feet			Built-Ins Appliance Allow.			1 2,727 2,454				
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Chimney: Vinyl			Water/Sewer Public Sewer Water Well, 50 Feet			Breezeways			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



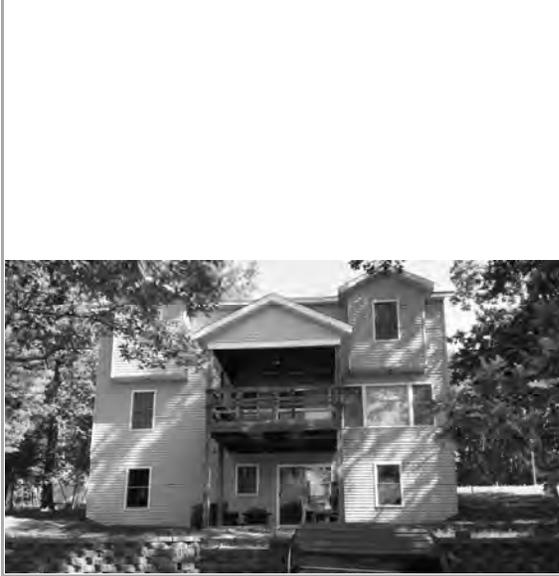
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	SMITH CHRISTOPHER (M/M)	95,000	11/14/2007	WD	03-ARM'S LENGTH	2008/0202	DEED	100.0
HOLLINGSWORTH RICHARD L	HOLLINGSWORTH RICHARD L E	0	04/17/2007	OTH	21-NOT USED/OTHER	2007/3968	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		Other	12/27/2018	2008-05021	100%
Owner's Name/Address	P.R.E. 0%		New House	08/28/2008	20080502	100%
SMITH CHRISTOPHER 5958 STONEHILL LN GRAND RAPIDS MI 49508	MAP #:					
	2025 Est TCV 486,656 TCV/TFA: 248.29					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
		Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason	Value	
SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.	X	Dirt Road		A50'@1600/	68.00	121.00	0.8980 1.0690	1600 100	104,440
Comments/Influences		Gravel Road		68 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	104,440
ADD SEWER FOR 05		Paved Road		Land Improvement Cost Estimates					
REMOVE OLD MH FOR 05..NO VALUE	X	Storm Sewer		Description		Rate	Size % Good	Cash Value	
04 Combo w/568-006-00 for 05	X	Sidewalk		D/W/P: 4in Ren. Conc.		6.52	792 50	2,582	
	X	Water		Total Estimated Land Improvements True Cash Value =				2,582	
	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
Level	2025	52,200	191,100	243,300			132,372C
X Rolling	2024	39,600	188,800	228,400			128,392C
Low	2023	31,400	190,600	222,000			122,279C
High	2022	21,200	171,700	192,900			116,457C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							

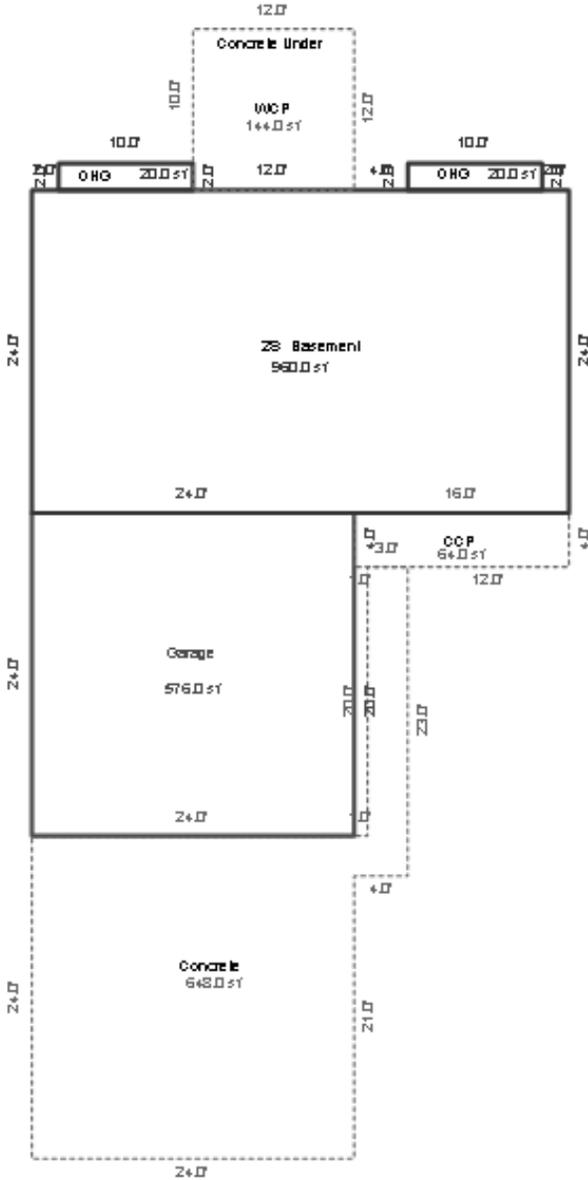


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 144	Type CCP (1 Story) WCP (2 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1,960 Total Base New : 297,766 Total Depr Cost: 253,089 Estimated T.C.V: 379,634			E.C.F. X 1.500			
Building Style: 2S		Yr Built 2008		Remodeled 0		Condition: Average			Room List Basement 1st Floor 2nd Floor 4 Bedrooms			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.			
(1) Exterior		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C 5 Blt 2008					
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		0 Amps Service			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 960 SF Floor Area = 1960 SF.								
X	Many Avg. X Few	Large Avg. X Small		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Building Areas								
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:						1 Story Siding Overhang 20 1 Story Siding Overhang 20								
Chimney:		(10) Floor Support								Total: 242,832 206,396								
		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)								Other Additions/Adjustments								
		Joists: Unsupported Len: Cntr.Sup:								Basement, Outside Entrance, Below Grade 1 2,523 2,145								
										Plumbing								
										Average Fixture(s) 1 1,455 1,237								
										3 Fixture Bath 2 9,159 7,785								
										Porches								
										CCP (1 Story) 64 1,859 1,580								
										WCP (2 Story) 144 7,664 6,514								
										Garages								
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
										Base Cost 576 24,457 20,788								
										Common Wall: 1 Wall 1 -2,647 -2,250								
										Door Opener 1 539 458								
										Water/Sewer								
										Public Sewer 1 1,473 1,252								
										Water Well, 100 Feet 1 5,725 4,866								
										Built-Ins								
										Appliance Allow. 1 2,727 2,318								
										Local Cost Items								
										SANITARY SEWER 1 0 0 *								
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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



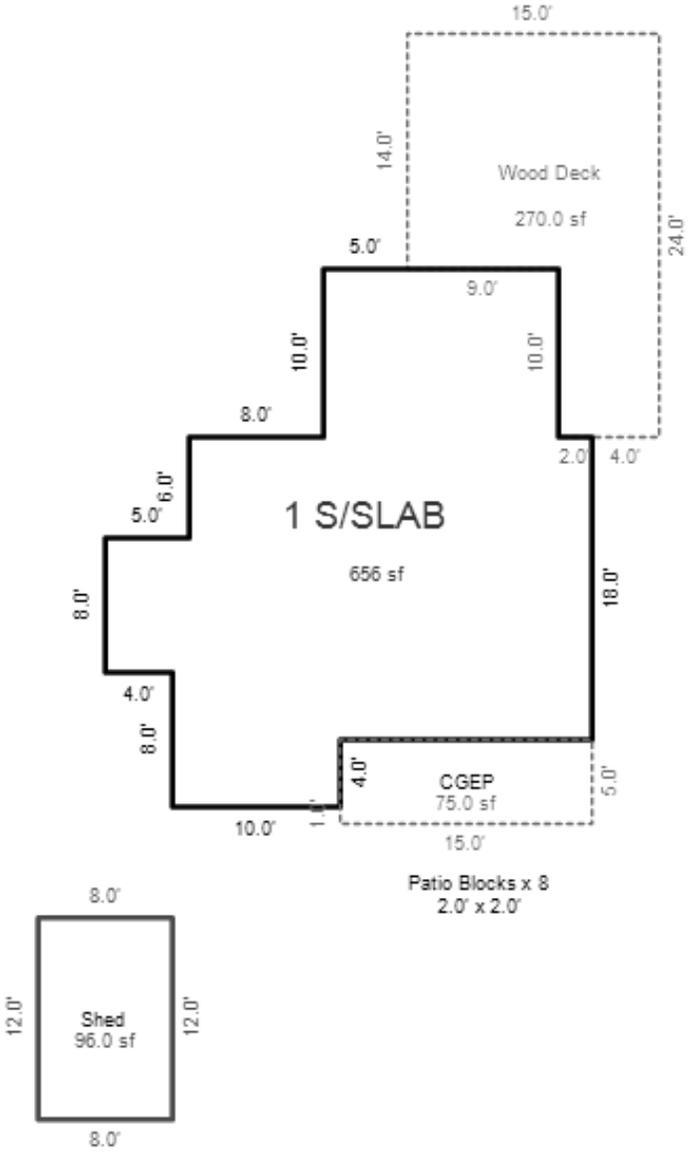
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SEJAT JOSEPH J & SUSAN Y	SEJAT JOSEPH J & SUSAN Y	0	06/27/2023	WD	09-FAMILY	2023-01775	PROPERTY TRANSFER	0.0		
COLLINS WILLIAM C TRUSTEE	SEJAT JOSEPH J & SUSAN Y	85,000	09/06/2011	WD	03-ARM'S LENGTH	2011-02773	PROPERTY TRANSFER	100.0		
ALLEN DORENE S &	COLLINS WILLIAM C TRUSTEE	0	04/20/2010	WD	23-PART OF REF	2010_1323WD	DEED	50.0		
ALLEN DORENE S	ALLEN DOREN S & COLLINS W	0	09/25/2009	QC	21-NOT USED/OTHER	2009/3408	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
1792 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
SEJAT JOSEPH J & SUSAN Y 3282 W SISSON RD FREEPORT MI 49325		MAP #:								
		2025 Est TCV 180,375 TCV/TFA: 274.96								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. LOT 8 SAPPHIRE LAKE ACRES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
21100638 \$99,000		Gravel Road		A50'@1600/	60.00	110.00	0.9382 1.0339	1600 100	93,120	
		Paved Road		60 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =	93,120
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: Patio Blocks	14.27	16	50	114		
		X Sewer		Wood Frame	26.25	96	50	1,260		
		X Electric		Total Estimated Land Improvements True Cash Value =					1,374	
		X Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Low		2025	46,600	43,600	90,200			53,397C
		High		2024	35,200	42,500	77,700			51,792C
		Landscaped		2023	27,900	40,500	68,400			49,326C
		X Swamp		2022	19,500	36,800	56,300			46,978C
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X Private Drive								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	46,600	43,600	90,200		53,397C
		TPC 04/30/2021	INSPECTED		2024	35,200	42,500	77,700		51,792C
		TPC 09/14/2019	INSPECTED		2023	27,900	40,500	68,400		49,326C
		TPC 12/27/2017	INSPECTED		2022	19,500	36,800	56,300		46,978C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
LUDDEN JULIE B & GREG A	LUDDEN JULIE B & GREG A	0	05/04/2022	WD	15-LADY BIRD	2022-01528	PROPERTY TRANSFER	0.0							
HORNER TIMOTHY L TR	LUDDEN JULIE B & GREG A	475,000	07/12/2021	WD	03-ARM'S LENGTH	2021-02489	PROPERTY TRANSFER	100.0							
SMITH RICK A & SUSAN L	HORNER TIMOTHY L TR	259,900	06/25/2010	WD	03-ARM'S LENGTH	2010-2467WD	PROPERTY TRANSFER	100.0							
DEVELOPMENTS BY HOFFMAN L	SMITH RICK A & SUSAN L (H	269,500	07/30/2007	WD	25-PARTIAL CONSTRUCTION	2007/2733	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
1790 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/31/2007		20070505	Complete						
Owner's Name/Address		P.R.E. 0%		Addition		09/26/2006		20060320	Complete						
LUDDEN JULIE B & GREG A 4825 SUNNY MEADOW CIR OKEMOS MI 48864		MAP #:		2025 Est TCV 549,488 TCV/TFA: 260.17											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
. LOT 9 SAPPHIRE LAKE ACRES.		Public Improvements				* Factors *									
Comments/Influences		X Dirt Road				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road				A50'@1600/		60.00	107.00	0.9382	1.0240	1600	100		92,224
		X Paved Road				60 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =		92,224	
		X Storm Sewer				Land Improvement Cost Estimates									
		X Sidewalk				Description		Rate	Size	% Good	Cash Value				
		X Water				Dock: Light posts		46.88	160	0	0				
		X Sewer				D/W/P: 3.5 Concrete		7.48	160	0	0				
		X Electric				Metal Prefab		30.54	70	46	983				
		X Gas				Residential Local Cost Land Improvements									
		X Curb				Description		Rate	Size	% Good	Cash Value				
		X Street Lights				LAND IMPROVE 2500		2,500.00	1	95	2,375				
		X Standard Utilities				Total Estimated Land Improvements True Cash Value =					3,358				
		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		2025	46,100	228,600	274,700			250,295C	
		TPC 07/12/2021		INSPECTED				2024	35,000	225,700	260,700			242,770C	
		TPC 12/27/2017		INSPECTED				2023	27,700	223,300	251,000			231,210C	
		TPC 03/30/2015		INSPECTED				2022	19,500	200,700	220,200			220,200S	

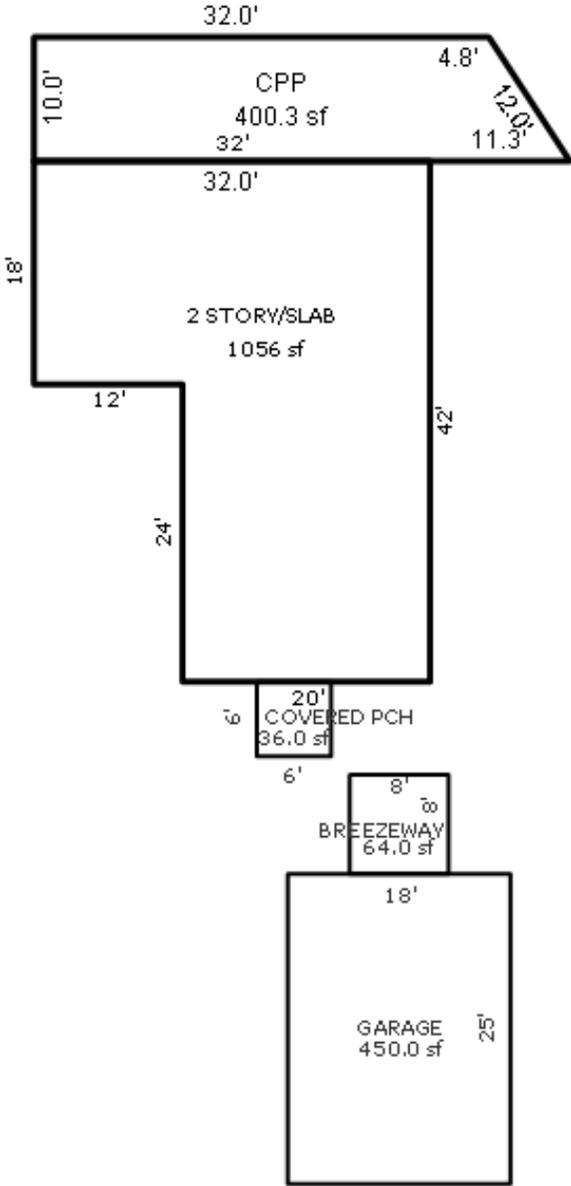


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 36 WCP (1 Story) 400 CPP 64 Brzwy, FW		Year Built: 2007 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 450 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 18 Floor Area: 2,112 Total Base New : 368,099 Total Depr Cost: 302,604 Estimated T.C.V: 453,906			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1941	Remodeled 2007	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Radiant (in-floor) Ground Area = 1056 SF Floor Area = 2112 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82								
Condition: Average		Size of Closets		0 Amps Service			Building Areas									
Room List		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	H.C.	(13) Plumbing			2 Story Siding Slab 1,056 Total: 300,683 246,560								
(1) Exterior		(5) Floors		(12) Electric			Other Additions/Adjustments									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:		Ex. X Ord. Min			Plumbing									
(2) Windows		(6) Ceilings		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									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 S.F. Height to Joists: 0.0		(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	(7) Excavation		Lump Sum Items:			Water Well, 50 Feet									
X	Many Avg. X Few	Large Avg. Small	Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow. Fireplaces Direct-Vented Gas Breezeways Frame Wall									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			* 4,486 4,441									

\*\*\* 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.				
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)	0	11/06/2009	QC	15-LADY BIRD	2009/3888	DEED	0.0				
ST PIERRE MARGARET E, BRIA	ST PIERRE MARGARET	0	12/30/2006	QC	21-NOT USED/OTHER	07-0/255	DEED	0.0				
ST PIERRE MARGARET E	SELF & ST PIERRE B & J (T	0	12/04/2006	QC	21-NOT USED/OTHER	06-0/4364	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/01/1995								
Owner's Name/Address		MAP #:		2025 Est TCV 86,125								
ST PIERRE M EILEEN (LE) 11424 LAKESIDE DR RIVERDALE MI 48877		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Tax Description		Public Improvements		* Factors *								
. LOT 10 SAPPHIRE LAKE ACRES.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A50'@1600/	60.00	88.00	0.9382	0.9562	1600	100		86,125
		X	Paved Road	60 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		86,125		
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Private Drive	2025	43,100	0	43,100			20,280C		
				2024	33,300	0	33,300			19,671C		
				2023	26,400	0	26,400			18,735C		
				2022	24,000	0	24,000			17,843C		
		Who	When	What								
		TPC 05/06/2018	INSPECTED									
		TPC 12/27/2017	INSPECTED									
		TPC 03/30/2015	INSPECTED									



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VERPLANCK JACK A & MARY L	BENITES RICARDO & DEBORAH	139,000	07/09/2020	WD	03-ARM'S LENGTH	2020-01933	PROPERTY TRANSFER	100.0
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1774 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BENITES RICARDO & DEBORAH 3912 MICHAEL AVE SW WYOMING MI 49509	MAP #:	2025 Est TCV 213,318				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. LOT 11 SAPPHIRE LAKE ACRES.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			A50'@1600/	101.62	441.51	0.7802	1.6816	1600	100	213,318
				102 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =							213,318

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	106,700	0	106,700			69,862C
X Gravel Road	2024	95,700	0	95,700			67,762C
X Paved Road	2023	75,800	0	75,800			64,536C
X Storm Sewer	2022	68,000	0	68,000			61,463C
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							
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 Drive							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2025 Est TCV 78,956					

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description	Public Improvements			* Factors *		PUBLIC BEACH						
SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X Gravel Road			A50'@1600/	49.00	100.00	1.0071	1.0000	1600	100		78,956
	X Paved Road			49 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =						78,956

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,500	0	39,500			19,569C
2024	29,500	0	29,500			18,981C
2023	23,400	0	23,400			18,078C
2022	19,700	0	19,700			17,218C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842 WD	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1784 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 163,416 TCV/TFA: 208.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Rate	Value			
. SEC 10 T22N R8W LOT 2 SAPPHIRE LAKE PLAT.				A50'@1600/	49.00	100.00	1.0071	1.0000	1600	100	78,956
Comments/Influences				49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =			78,956

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
	X	Sewer		23.07	96 78	1,728	
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
			Total Estimated Land Improvements True Cash Value =				1,728

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	39,500	42,200	81,700			41,558C
2024	29,500	41,800	71,300			40,309C
2023	23,400	39,800	63,200			38,390C
2022	19,700	35,900	55,600			36,562C

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Sketch by Apex IVTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECK JOHN M & MARY LOU	BECK JOHN S	0	09/28/2018	WD	09-FAMILY	2018-03301	PROPERTY TRANSFER	0.0
BECK JOHN M	BECK JOHN M & MARY LOU	0	04/20/2010	QC	09-FAMILY	2010_01299QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	06/30/2009	20090289	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	06/30/2009	20090288	Complete
BECK JOHN S 126 WYNHURST COURT NE GRAND RAPIDS MI 49546	MAP #:					
	2025 Est TCV 354,216 TCV/TFA: 301.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
			Description	Frontage	Depth	Value	
SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT.	X		A50'@1600/	51.00	100.00	81,036	
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres			81,036	
			* Factors * PUBLIC BEACH				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 3.5 Concrete	6.07	260 99	1,562	
			Wood Frame	25.88	96 78	1,938	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 94	940	
			Total Estimated Land Improvements True Cash Value =				4,440

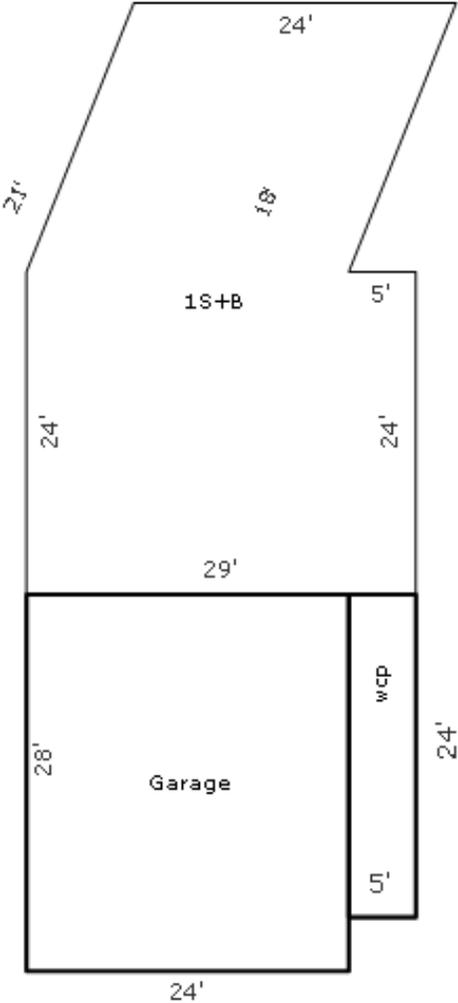
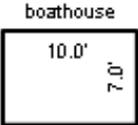


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2025	40,500	136,600	177,100			104,856C
TPC 12/27/2017 INSPECTED	2024	30,400	135,000	165,400			101,704C
TPC 03/30/2015 INSPECTED	2023	24,100	128,800	152,900			96,861C
TPC 11/08/2010 INSPECTED	2022	20,300	116,000	136,300			92,249C

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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.								
STOLP KIMBERLY & STAFFORD	STOLP KIMBERLY & STAFFORD	0	10/30/2023	QC	09-FAMILY	2023-03008	DEED	0.0								
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	AFF	07-DEATH CERTIFICATE	2017-03980	PROPERTY TRANSFER	0.0								
STAFFORD CHARLES E LE/ETA	STOLP K & STAFFORD B & ST	0	08/12/2010	AFF	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0								
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E LE/ETA	0	07/16/2004	AFF	07-DEATH CERTIFICATE		DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
1760 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		09/24/2009		20090506	100%							
Owner's Name/Address		P.R.E. 0%		MAP #:												
STOLP KIMBERLY & STAFFORD BRUCE 6734 LEXINGTON PLACE TEMPERANCE MI 48182		2025 Est TCV 188,018 TCV/TFA: 203.48														
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.		X		Public Improvements		* Factors *		PUBLIC BEACH								
Comments/Influences		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		A50'@1600/		51.00		100.00	0.9931	1.0000	1600	100		81,036
		X		Paved Road		51 Actual Front Feet, 0.12 Total Acres									Total Est. Land Value =	81,036
		X		Storm Sewer												
		X		Sidewalk												
		X		Water												
		X		Sewer												
		X		Electric												
		X		Gas												
				Curb												
				Street Lights												
				Standard Utilities												
				Underground Utils.												
				Topography of Site												
		X		Level												
		X		Rolling												
				Low												
		X		High												
				Landscaped												
				Swamp												
				Wooded												
				Pond												
		X		Waterfront												
				Ravine												
				Wetland												
				Flood Plain												
		X		Private Road												
				Who		When		What		2025	40,500	53,500	94,000			44,605C
				TPC 12/27/2017		INSPECTED				2024	30,400	52,900	83,300			43,264C
				TPC 03/30/2015		INSPECTED				2023	24,100	50,700	74,800			41,204C
				TPC 11/08/2010		INSPECTED				2022	20,300	45,600	65,900			39,242C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 175 259 217 132 115	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: D Effec. Age: 45 Floor Area: 924 Total Base New : 129,673 Total Depr Cost: 71,321 Estimated T.C.V: 106,982		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1942		
Yr Built 1942	Remodeled 2009	Ex	Ord	X	Min	100 Amps Service		(11) Heating System: Electric Wall Heat						
Condition: Average		Size of Closets		No. of Elec. Outlets		Plumbing		Ground Area = 924 SF Floor Area = 924 SF.						
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:		Average Fixture(s)		Building Areas		Stories Exterior Foundation		Size		Cost New Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Plumbing		1 Story Siding Slab		924		95,296 52,413		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many Ave. X Few		Average Fixture(s)		Other Additions/Adjustments		Total:		95,296 52,413		
	Insulation	(8) Basement		1		3 Fixture Bath		Plumbing		Average Fixture(s)		1 1,010 555		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 924 S.F. Height to Joists: 0.0		1		2 Fixture Bath		Porches		CGEP (1 Story)		175 8,834 4,859		
X	Many Avg. X Few	Large Avg. Small	(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		Deck		Treated Wood Treated Wood Treated Wood Treated Wood		259 4,621 2,542 217 4,121 2,267 132 2,975 1,636 115 2,683 1,476	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		1		Public Water		Water/Sewer		Public Sewer		1 1,158 637		
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		Public Sewer		Built-Ins		Appliance Allow.		1 1,615 888		
(3) Roof		(14) Water/Sewer		1		Water Well		Fireplaces		Exterior 1 Story		1 4,898 2,694		
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Floor Support		1		1000 Gal Septic 2000 Gal Septic		Local Cost Items		SANITARY SEWER		1 0 0	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		Totals:		129,673		71,321		
Chimney:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:		106,982										

\*\*\* 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.
CARLEY KAREN L	GILLESPIE ALICEN J & BUNT	0	04/19/2024	QC	09-FAMILY	2024-0858	PROPERTY TRANSFER	0.0
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	09-FAMILY	2012-00950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1750 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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RITCHIE J C & GILLESPIE M J JT & LE GILLESPIE, BUNTING, MOCERI & CARLEY 30668 WHITTIER AVE MADISON HEIGHTS MI 48071	2025 Est TCV 183,327 TCV/TFA: 254.62					
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements	* Factors * PUBLIC BEACH				
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	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	A50'@1600/	51.00	100.00	0.9931	1.0000	1600	100		81,036
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	51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	81,036
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Tax Description	X	Dirt Road	Land Improvement Cost Estimates							
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. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.	X	Gravel Road	Description	Rate	Size	% Good	Cash Value			
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Comments/Influences	X	Paved Road	Residential Local Cost Land Improvements	Rate	Size	% Good	Cash Value			
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	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1	94	940			
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	X	Sidewalk	Total Estimated Land Improvements True Cash Value =								940
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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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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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		Level								
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		Rolling								
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	X	Low								
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	X	High								
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		Landscaped								
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		Swamp								
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		Wooded								
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	X	Pond								
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	X	Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	40,500	51,200	91,700			50,577C
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		2024	30,400	53,300	83,700			49,057C
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		2023	24,100	50,800	74,900			46,721C
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		2022	20,300	45,800	66,100			44,497C
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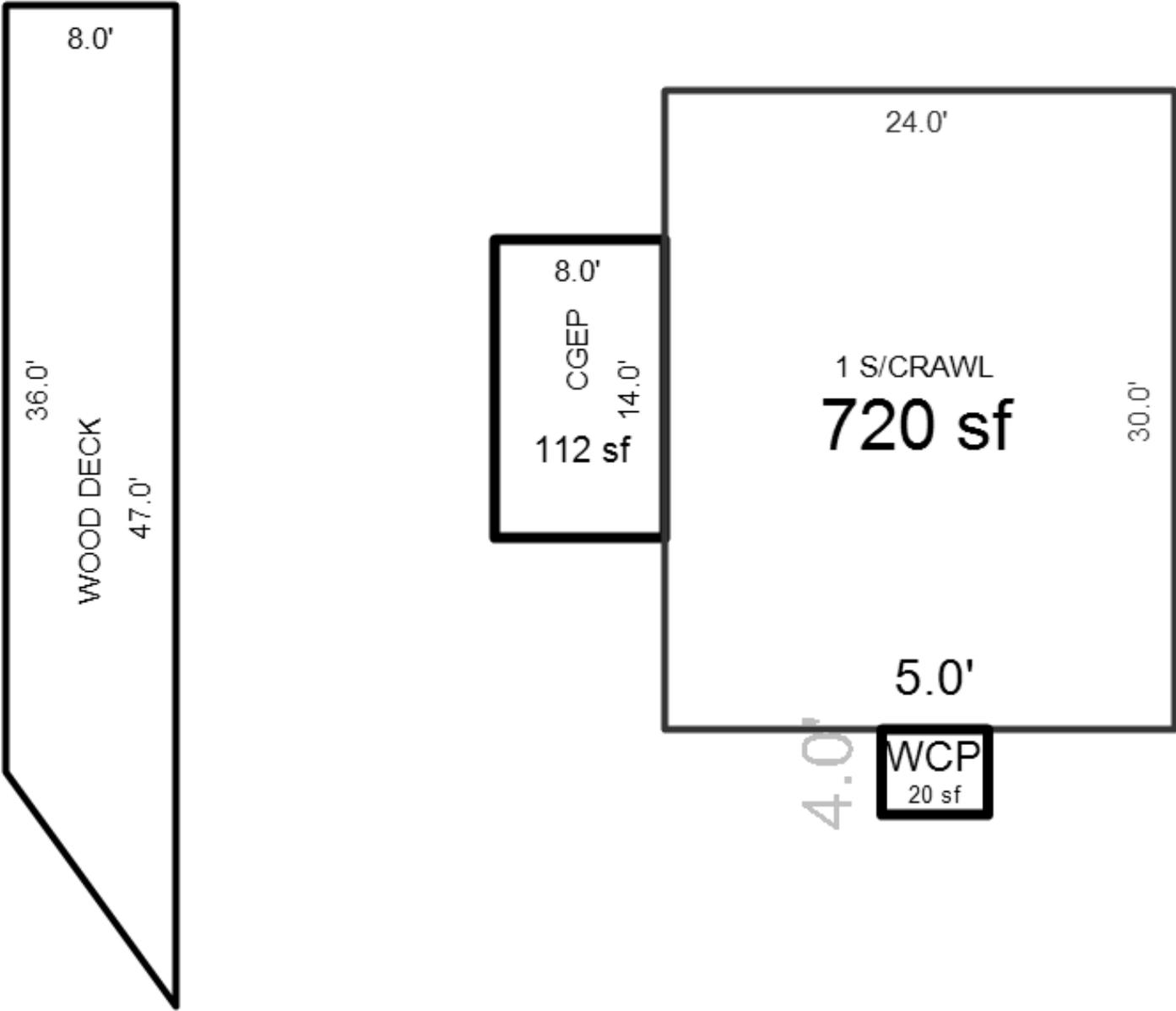


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 112 20 332	Type CGEP (1 Story) WCP (1 Story) 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		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: 720 Total Base New : 112,612 Total Depr Cost: 67,568 Estimated T.C.V: 101,351		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD	Blt 1976	
Yr Built 1976	Remodeled 0	Ex	Ord		X	Min	100 Amps Service		Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Size of Closets		No. of Elec. Outlets		(13) Plumbing		Building Areas							
Room List		Doors	Solid	X	H.C.	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		1		1 Story Siding Crawl Space		Total:		86,917	52,151		
(1) Exterior		Kitchen: Other: Other:		100 Amps Service		1		Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures		1		Plumbing							
(2) Windows		(7) Excavation		Ex. Ord. X Min		1		Average Fixture(s)							
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. X Few		3		Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets		1		Porches							
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1		CGEP (1 Story) WCP (1 Story)							
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1		Deck								
X	Asphalt Shingle	(10) Floor Support		1		1		Pine							
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Water/Sewer							
		Joists: Unsupported Len: Cntr.Sup:		1		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
		Lump Sum Items:		1		1		Fireplaces							
				1		1		Exterior 1 Story							
				1		1		Local Cost Items							
				1		1		SANITARY SEWER							
				1		1		Notes:							
				1		1		ECF (4087 SAPPHIRE LAKE) 1.500 => TCv:							
				1		1		Totals:		112,612		67,568	*		

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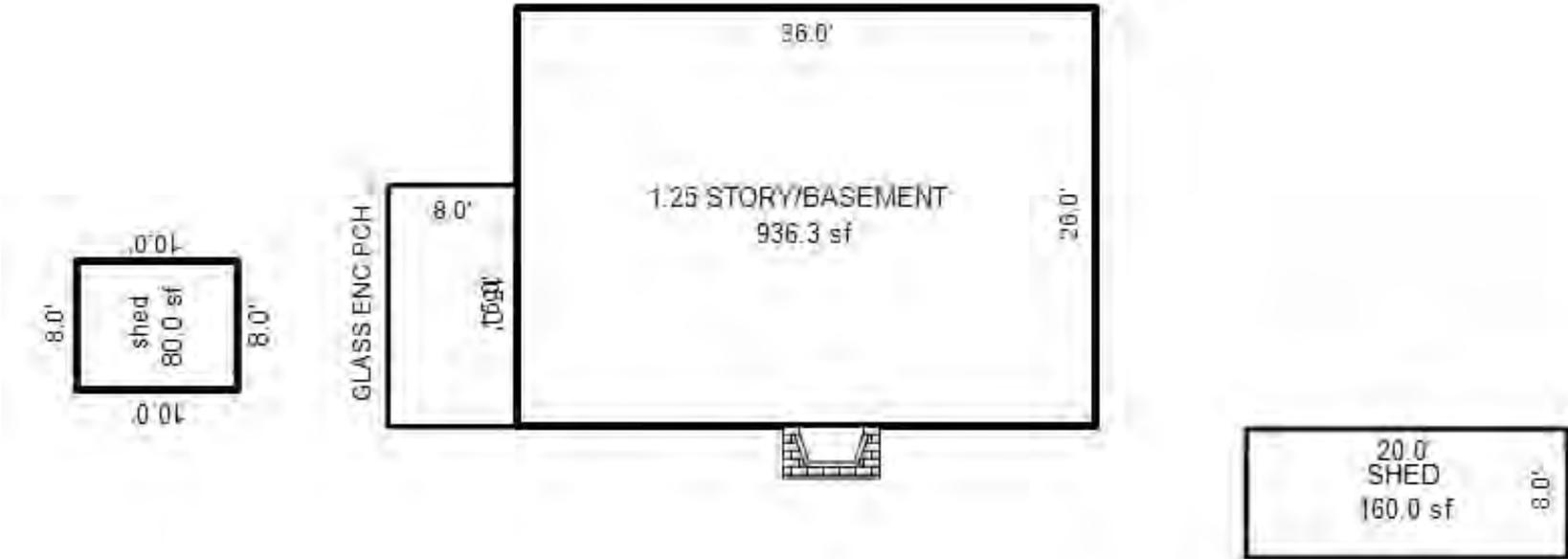
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status
1740 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154		MAP #:		2025 Est TCV 217,726 TCV/TFA: 186.09				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		A50'@1600/	51.00	100.00	0.9931	1.0000
		Paved Road		51 Actual Front Feet, 0.12 Total Acres		Rate	%Adj.	Reason
		Storm Sewer				1600	100	Value
		Sidewalk				Total Est. Land Value = 81,036		
		Water		Land Improvement Cost Estimates				
		X Sewer		Description	Rate	Size	% Good	Cash Value
		X Electric		Wood Frame	20.57	160	50	1,645
		X Gas		Wood Frame	25.24	80	50	1,009
		Curb		Total Estimated Land Improvements True Cash Value = 2,654				
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling		2025	40,500	68,400	108,900	Tribunal/Other
		Low		2024	30,400	67,600	98,000	Taxable Value
		X High		2023	24,100	64,400	88,500	
		Landscaped		2022	20,300	58,000	78,300	
		Swamp						
		Wooded						
		Pond						
		X Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		X Private Drive						
Who		When	What					
TPC 12/27/2017		INSPECTED						
TPC 03/30/2015		INSPECTED						
TPC 04/27/2014		INSPECTED						



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOGUSZ ROMAN ETAL	LOGUSZ ROMAN ETAL	0	06/10/2004	QC	21-NOT USED/OTHER	04-0/2733	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1730 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER DR DEARBORN HEIGHTS MI 48127	MAP #:	2025 Est TCV 192,990 TCV/TFA: 226.25				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.	X		A50'@1600/	51.00	100.00	81,036
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres			81,036
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			Water	30.75	64 94	1,850
			Wood Frame			
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			Gas	1,000.00	1 95	950
			LAND IMPROVE 1000			
			Total Estimated Land Improvements True Cash Value =			2,800



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	40,500	56,000	96,500			52,688C
X Rolling	2024	30,400	55,400	85,800			51,104C
X Low	2023	24,100	52,800	76,900			48,671C
X High	2022	20,300	47,600	67,900			46,354C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

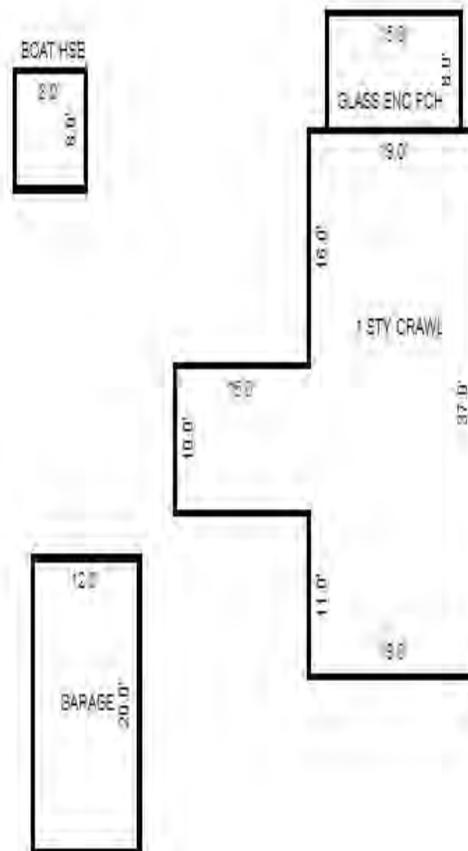
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2025	40,500	56,000	96,500			52,688C
TPC	03/30/2015	INSPECTED	2024	30,400	55,400	85,800			51,104C
TPC	11/22/2011	INSPECTED	2023	24,100	52,800	76,900			48,671C
			2022	20,300	47,600	67,900			46,354C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WGEP (1 Story)	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall		Plaster Wood T&G												
Yr Built 1934		Remodeled 1982			Ex	X	Ord										
Condition: Average			Trim & Decoration														
Room List			Lg	X	Ord												
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets														
(1) Exterior																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(5) Floors														
(2) Windows			Kitchen:														
X	Many Avg.	X	Other:														
X	Large Avg.		Other:														
X	Few Small		No./Qual. of Fixtures														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		No. of Elec. Outlets														
(3) Roof			Many		X	Ave.											
X	Gable Hip Flat		Few														
X	Gambrel Mansard Shed		(6) Ceilings														
X	Asphalt Shingle		No. of Elec. Outlets														
Chimney:			Many		X	Ave.											
			Few														
			(7) Excavation														
			Basement: 0 S.F. Crawl: 853 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														
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
			(12) Electric														
			100 Amps Service														
			(13) Plumbing														
			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Lump Sum Items:														
			(15) Heating/Cooling														
			Central Air Wood Furnace														
			(16) Porches/Decks														
			Class: CD Effec. Age: 45 Floor Area: 853 Total Base New : 132,310 Total Depr Cost: 72,769 Estimated T.C.V: 109,154														
			(17) Garage														
			E.C.F. X 1.500														
			Bsmnt Garage: Carport Area: Roof:														
Cost Est. for Res. Bldg: 1 Single Family 1S														Cls	CD	Blt	1934
(11) Heating System: Space Heater																	
Ground Area = 853 SF Floor Area = 853 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 853																	
Total: 98,858 54,371																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,212 667																	
Porches																	
WGEP (1 Story) 120 9,859 5,422																	
Garages																	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 240 10,994 6,047																	
Water/Sewer																	
Public Sewer 1 1,307 719																	
Water Well, 50 Feet 1 2,548 1,401																	
Built-Ins																	
Appliance Allow. 1 1,906 1,048																	
Fireplaces																	
Exterior 1 Story 1 5,626 3,094																	
Local Cost Items																	
SANITARY SEWER 1 0 0																	
Totals: 132,310 72,769																	
Notes:																	
ECF (4087 SAPPHERE LAKE) 1.500 => TCv: 109,154																	

\*\*\* 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.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/2773	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PROMER JODY R & MARLENE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	2025 Est TCV 246,854 TCV/TFA: 214.28					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.	X		A50'@1600/	51.00	100.00	81,036
			51 Actual Front Feet, 0.12 Total Acres			81,036

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value
					Wood Frame	25.88	96 94	2,335
					Residential Local Cost Land Improvements			
					LAND IMPROVE 2500	2,500.00	1 95	2,375
					Total Estimated Land Improvements True Cash Value =			4,710

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



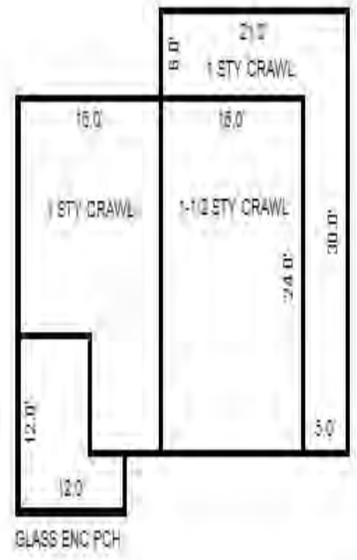
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	30,400	82,000	112,400			74,761C
TPC	03/30/2015	INSPECTED	2023	24,100	78,200	102,300			71,201C
TPC	11/22/2011	INSPECTED	2022	20,300	70,600	90,900			67,811C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 126 240	Type CGEP (1 Story) Treated Wood	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: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,152 Total Base New : 165,239 Total Depr Cost: 107,405 Estimated T.C.V: 161,108			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1965			
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Building Areas			Total: 125,533 81,596					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments						
Room List		Doors	Solid X	H.C.	(12) Electric			(13) Plumbing			Plumbing					
	Basement 1st Floor 2nd Floor 2 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			Porches CGEP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Lump Sum Items:						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile			Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			1 1						
X	Many Avg. X Few	Large Avg. Small			(8) Basement			Lump Sum Items:			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			Lump Sum Items:			1 1						
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1 1						
X	Gable Hip Flat	Gambrel Mansard Shed			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1 1					
X	Asphalt Shingle			Chimney: Stone			Lump Sum Items:			1 1						

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



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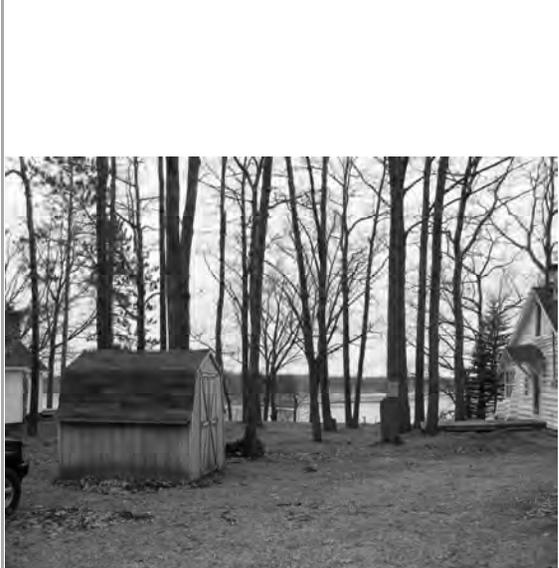
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
KERASTAS FAMILY TRUST 1691 PARK SIDE COURT ANN ARBOR MI 48108	2025 Est TCV 81,106					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.				PUBLIC BEACH			
				Description	Frontage	Depth	Value
				A50'@1600/	50.00	100.00	80,000
				50 Actual Front Feet, 0.12 Total Acres			80,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
	Dirt Road	Description	Rate	Size % Good	Cash Value
	X Gravel Road	Wood Frame	34.58	64 50	1,106
	X Paved Road	Total Estimated Land Improvements True Cash Value = 1,106			
	X Storm Sewer				
	X Sidewalk				
	X Water				
	X Sewer				
	X Electric				
	X Gas				
	X Curb				
	X Street Lights				
	X Standard Utilities				
	X Underground Utils.				



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	40,000	600	40,600			19,651C
	X High	2024	30,000	600	30,600			19,061C
	X Landscaped	2023	23,800	500	24,300			18,154C
	X Swamp	2022	20,000	600	20,600			17,290C
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	30,000	600	30,600			19,061C
TPC	12/27/2017	INSPECTED	2023	23,800	500	24,300			18,154C
TPC	03/30/2015	INSPECTED	2022	20,000	600	20,600			17,290C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1698 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/30/2024	PB24-0155	20%
Owner's Name/Address	P.R.E. 0%		Construction (new)	08/28/2024	PE24-0159	20%
KERASTAS FAMILY TRUST 1691 PARK SIDE COURT ANN ARBOR MI 48108	MAP #:					
	2025 Est TCV 141,602 TCV/TFA: 83.79					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH			
ADD SEWER FOR 05	X		Description	Frontage	Depth	Value
			A50'@1600/	50.00	100.00	80,000
			50 Actual Front Feet, 0.12 Total Acres			80,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
	Dirt Road	Description	Rate	Size % Good	Cash Value
	Gravel Road	Wood Frame	29.11	96 94	2,627
	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 = 3,577			

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	40,000	30,800	70,800			45,758C
	X Low	2024	30,000	49,600	79,600			41,490C
	X High	2023	23,800	47,200	71,000			39,515C
	Landscaped	2022	20,000	42,600	62,600			37,634C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:	
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Exterior 1 Story		Two Sided		Class:		Exterior:	
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Prefab 1 Story		Auto. Doors:		Stone Ven.:	
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Prefab 2 Story		Heat Circulator		Mech. Doors:		Common Wall:	
	Wood Frame	Drywall		Electric Baseboard			Vent Fan	Heat Raised Hearth		Raised Hearth		Area:		Foundation:	
	Building Style:	Paneled		Elec. Ceil. Radiant			Hot Tub	Wood Stove		Wood Stove		% Good:		Finished ?	
	1S	Plaster		Radiant (in-floor)			Unvented Hood	Direct-Vented Ga		E.C.F.		Storage Area:		Auto. Doors:	
	Yr Built	Trim & Decoration		Electric Wall Heat			Vented Hood	Class: C		X 1.500		No Conc. Floor:		Mech. Doors:	
	Remodeled	Ex		Space Heater			Intercom	Effec. Age: 1		Floor Area: 1,690		Bsmnt Garage:		Area:	
	2025	Ord		Wall/Floor Furnace			Jacuzzi Tub	Total Base New : 195,371		Total Depr Cost: 193,417		Storage Area:		% Good:	
	0	Min		Forced Heat & Cool			Jacuzzi repl.Tub	Estimated T.C.V: 290,126		E.C.F.		Roof:		Storage Area:	
	Condition: Average	Size of Closets		Heat Pump			Oven	Cls C		X 1.500		Bsmnt Garage:		Storage Area:	
	Part. Construct.: 20%	Lg		X No Heating/Cooling			Microwave	Cls C		X 1.500		Roof:		Storage Area:	
	Room List	Ord		Central Air			Standard Range	Cls C		X 1.500		Roof:		Storage Area:	
	Basement	Solid		Wood Furnace			Self Clean Range	Cls C		X 1.500		Roof:		Storage Area:	
	1st Floor	H.C.		(5) Floors			Sauna	Cls C		X 1.500		Roof:		Storage Area:	
	2nd Floor			Kitchen:			Trash Compactor	Cls C		X 1.500		Roof:		Storage Area:	
	Bedrooms			Other:			Central Vacuum	Cls C		X 1.500		Roof:		Storage Area:	
	(1) Exterior			Other:			Security System	Cls C		X 1.500		Roof:		Storage Area:	
	Wood/Shingle			(6) Ceilings			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 2025		Storage Area:	
	Aluminum/Vinyl			No./Qual. of Fixtures			(11) Heating System: No Heating/Cooling			Cls C		Blt 2025		Storage Area:	
	Brick			Ex.			Ground Area = 1690 SF Floor Area = 1690 SF.			Cls C		Blt 2025		Storage Area:	
	Insulation			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C		Blt 2025		Storage Area:	
	(2) Windows			Min			Building Areas			Cls C		Blt 2025		Storage Area:	
	Many			No. of Elec. Outlets			Stories Exterior Foundation			Cls C		Blt 2025		Storage Area:	
	Avg.			Many			1 Story Siding Crawl Space			Cls C		Blt 2025		Storage Area:	
	Few			Ave.			Other Additions/Adjustments			Cls C		Blt 2025		Storage Area:	
	Large			Few			Plumbing			Cls C		Blt 2025		Storage Area:	
	Avg.			(7) Excavation			Average Fixture(s)			Cls C		Blt 2025		Storage Area:	
	Small			Basement: 0 S.F.			3 Fixture Bath			Cls C		Blt 2025		Storage Area:	
	Wood Sash			Crawl: 1690 S.F.			2 Fixture Bath			Cls C		Blt 2025		Storage Area:	
	Metal Sash			Slab: 0 S.F.			Softener, Auto			Cls C		Blt 2025		Storage Area:	
	Vinyl Sash			Height to Joists: 0.0			Softener, Manual			Cls C		Blt 2025		Storage Area:	
	Double Hung			(8) Basement			Solar Water Heat			Cls C		Blt 2025		Storage Area:	
	Horiz. Slide			Conc. Block			No Plumbing			Cls C		Blt 2025		Storage Area:	
	Casement			Poured Conc.			Extra Toilet			Cls C		Blt 2025		Storage Area:	
	Double Glass			Stone			Extra Sink			Cls C		Blt 2025		Storage Area:	
	Patio Doors			Treated Wood			Separate Shower			Cls C		Blt 2025		Storage Area:	
	Storms & Screens			Concrete Floor			Ceramic Tile Floor			Cls C		Blt 2025		Storage Area:	
	(3) Roof			(9) Basement Finish			Ceramic Tile Wains			Cls C		Blt 2025		Storage Area:	
	Gable			Recreation SF			Ceramic Tub Alcove			Cls C		Blt 2025		Storage Area:	
	Hip			Living SF			Vent Fan			Cls C		Blt 2025		Storage Area:	
	Flat			Walkout Doors (B)			(14) Water/Sewer			Cls C		Blt 2025		Storage Area:	
	Asphalt Shingle			No Floor SF			Public Water			Cls C		Blt 2025		Storage Area:	
	Chimney:			Walkout Doors (A)			Public Sewer			Cls C		Blt 2025		Storage Area:	
				Concrete Floor			Water Well			Cls C		Blt 2025		Storage Area:	
				(10) Floor Support			1000 Gal Septic			Cls C		Blt 2025		Storage Area:	
				Joists:			2000 Gal Septic			Cls C		Blt 2025		Storage Area:	
				Unsupported Len:			Lump Sum Items:			Cls C		Blt 2025		Storage Area:	
				Cntr.Sup:						Cls C		Blt 2025		Storage Area:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS ESTATE	SKUKALEK JOHN M & BARBARA	115,000	03/17/2008	WD	03-ARM'S LENGTH	2008/859	DEED	100.0
COLLINS DONALD M & JEAN L	SKUKALEK JOHN M & BARBARA	110,000	02/18/2008	WD	21-NOT USED/OTHER	2008/549	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1688 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Alteration	05/06/2024	PM24-0063	100%

Owner's Name/Address	MAP #:
SKUKALEK JOHN M & BARBARA A 9849 KATERI WAY CALEDONIA MI 49316	2025 Est TCV 182,852 TCV/TFA: 268.90

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 11 SAPPHIRE LAKE PLAT.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100		80,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	80,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Wood Frame		29.84	70	50	1,044
	Total Estimated Land Improvements True Cash Value =					1,044

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



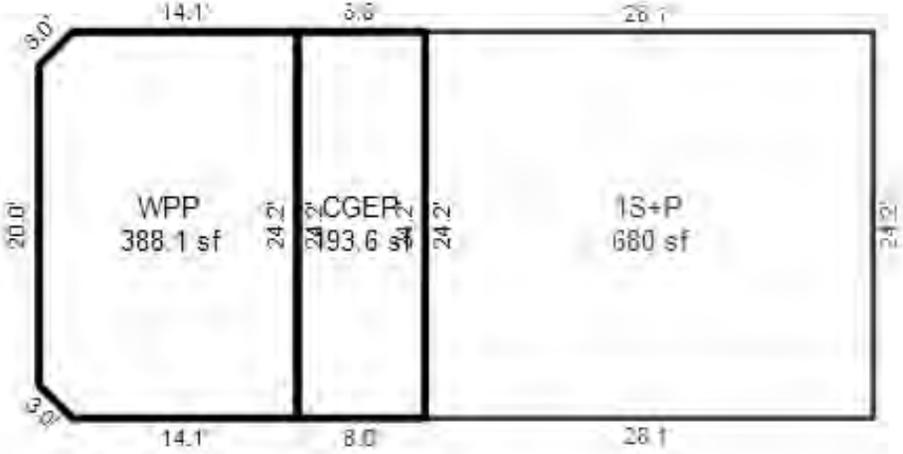
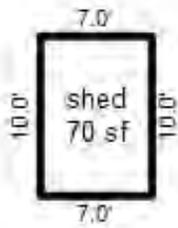
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2025	40,000	51,400	91,400			50,469C
TPC 03/30/2015	INSPECTED		2024	30,000	50,800	80,800			48,952C
TPC 10/20/2014	INSPECTED		2023	23,800	48,400	72,200			46,621C
			2022	20,000	37,200	57,200			44,401C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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									193 386 20 60	CGEP (1 Story) WPP CPP Treated Wood																																																																						
Building Style: 1S			Drywall Paneled																																																																																
Yr Built 1965		Remodeled 0	Plaster Wood T&G																																																																																
Condition: Average			Trim & Decoration																																																																																
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Cost Est. for Res. Bldg: 1 Single Family 1S (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 <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>680</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>81,292</td> <td>48,774</td> </tr> </tbody> </table> Other Additions/Adjustments <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>193</td> <td>10,598</td> <td>6,359</td> </tr> <tr> <td>WPP</td> <td>386</td> <td>5,647</td> <td>3,388</td> </tr> <tr> <td>CPP</td> <td>20</td> <td>520</td> <td>312</td> </tr> <tr> <td>Deck Treated Wood</td> <td>60</td> <td>1,886</td> <td>1,132</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1</td> <td>1,307</td> <td>784</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,548</td> <td>1,529</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,144</td> </tr> <tr> <td>Fireplaces Exterior 1 Story</td> <td>1</td> <td>5,626</td> <td>3,376</td> </tr> <tr> <td>Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT)</td> <td>70</td> <td>365</td> <td>347</td> </tr> <tr> <td>Local Cost Items SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>112,907</td> <td>67,872</td> </tr> </tbody> </table> Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 101,808												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	680			Total:				81,292	48,774	Item	Quantity	Unit Cost	Total	Plumbing Average Fixture(s)	1	1,212	727	Porches CGEP (1 Story)	193	10,598	6,359	WPP	386	5,647	3,388	CPP	20	520	312	Deck Treated Wood	60	1,886	1,132	Water/Sewer Public Sewer	1	1,307	784	Water Well, 50 Feet	1	2,548	1,529	Built-Ins Appliance Allow.	1	1,906	1,144	Fireplaces Exterior 1 Story	1	5,626	3,376	Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT)	70	365	347	Local Cost Items SANITARY SEWER	1	0	0	Totals:				112,907	67,872
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIND BEVERLY J	LIND BEVERLY J TRUSTEE OF	0	11/10/2011	QC	21-NOT USED/OTHER	2011-03716	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1678 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
LIND BEVERLY J TRUST 1950 STATE ST ROSCOMMON MI 48653	2025 Est TCV 203,604 TCV/TFA: 281.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.	X		A50'@1600/	50.00	100.00	80,000
			50 Actual Front Feet, 0.12 Total Acres			80,000

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates		
				Description	Rate	Cash Value
				D/W/P: 3.5 Concrete	6.07	1,207
				Total Estimated Land Improvements True Cash Value =		1,207

Topography of Site	X Level	X High	X Waterfront	PUBLIC BEACH			
				Description	Rate	Size % Good	Cash Value



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	40,000	61,800	101,800			53,527C
2024	30,000	61,000	91,000			51,918C
2023	23,800	58,200	82,000			49,446C
2022	20,000	52,500	72,500			47,092C

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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	30,000	61,000	91,000			51,918C
TPC	03/30/2015	INSPECTED	2023	23,800	58,200	82,000			49,446C
TPC	11/22/2011	INSPECTED	2022	20,000	52,500	72,500			47,092C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 280	Type Treated Wood Brzwy, FW	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 724 Total Base New : 135,997 Total Depr Cost: 81,598 Estimated T.C.V: 122,397		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1955		
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Ground Area = 724 SF Floor Area = 724 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 724		Total: 85,111 51,066				
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 724 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			Deck						
(2) Windows		(8) Basement		Basement Finish			Public Water			Treated Wood						
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Average Fixture(s)					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Treated Wood						
(3) Roof		(10) Floor Support		Notes:			Base Cost			728		23,121		13,873		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1 1,307		784	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water Well, 50 Feet			Water Well		1 2,548		1,529		
Chimney: Brick		(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.		1 1,906		1,144		
		(10) Floor Support		Lump Sum Items:			Fireplaces			Exterior 1 Story		1 5,626		3,376		
		(10) Floor Support		Lump Sum Items:			Breezeways			Frame Wall		280 13,104		7,862		
		(10) Floor Support		Lump Sum Items:			Local Cost Items			SANITARY SEWER		1 0		0 *		
		(10) Floor Support		Lump Sum Items:			Totals:			135,997		81,598				
		(10) Floor Support		Lump Sum Items:			Notes:			ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:		122,397				

\*\*\* 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.	
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	03-ARM'S LENGTH	2010-4053wd &	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status	
1666 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		07/12/2011	2011-0342	100%	
Owner's Name/Address		P.R.E. 0%		MAP #:					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY CT WHITEHOUSE OH 43571		2025 Est TCV 233,584 TCV/TFA: 243.32							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
. SEC 10 T22N R8W LOT 13 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *				PUBLIC BEACH	
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
21000771 \$115,000-10 20808943 \$134,9-08		Gravel Road		A50'@1600/	50.00	100.00	1.0000 1.0000	1600 100	80,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	80,000
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size % Good	Cash Value		
		Water		Metal Prefab	24.73	36 0	0		
		X Sewer		Residential Local Cost Land Improvements					
		X Electric		Description	Rate	Size % Good	Cash Value		
		X Gas		LAND IMPROVE 1000	1,000.00	1 95	950		
		X Curb		Total Estimated Land Improvements True Cash Value =				950	
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Topography of Site									
Level									
X	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When	What	2025	40,000	76,800	116,800		72,120C
TPC 12/27/2017 INSPECTED				2024	30,000	75,800	105,800		69,952C
TPC 03/30/2015 INSPECTED				2023	23,800	72,400	96,200		66,621C
TPC 11/22/2011 INSPECTED				2022	20,000	65,300	85,300		63,449C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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													
	Building Style: 1.25S	X	Drywall Paneled													
	Yr Built 1950		Plaster Wood T&G													
	Remodeled 2011		Trim & Decoration													
	Condition: Average		Ex		Ord	X	Min									
	Room List		Size of Closets													
	Basement 1st Floor 2nd Floor 1 Bedrooms		Lg		Ord	X	Small									
	(1) Exterior		Doors		Solid	X	H.C.									
	(2) Windows		(5) Floors													
	(3) Roof		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings													
	(4) Interior		(7) Excavation													
	(5) Floors		Basement: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	(6) Ceilings		(8) Basement													
	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	(8) Basement		(9) Basement Finish													
	(9) Basement Finish		(10) Floor Support													
	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	(11) Heating/Cooling		(12) Electric													
	(12) Electric		60 Amps Service													
	(13) Plumbing		No./Qual. of Fixtures													
	(14) Water/Sewer		Ex.		Ord.	X	Min									
	(15) Fireplaces		No. of Elec. Outlets													
	(16) Porches/Decks		Many		Ave.	X	Few									
	(17) Garage		(13) Plumbing													
	Chimney: Block			1	Average Fixture(s)											
				1	3 Fixture Bath											
				1	2 Fixture Bath											
				1	Softener, Auto											
				1	Softener, Manual											
				1	Solar Water Heat											
				1	No Plumbing											
				1	Extra Toilet											
				1	Extra Sink											
				1	Separate Shower											
				1	Ceramic Tile Floor											
				1	Ceramic Tile Wains											
				1	Ceramic Tub Alcove											
				1	Vent Fan											
				1	Public Water											
				1	Public Sewer											
				1	Water Well											
				1	1000 Gal Septic											
				1	2000 Gal Septic											
				1	Lump Sum Items:											
				1	Notes:											
				1	ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:											
				1												

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



Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	03-ARM'S LENGTH	2012-02787	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1656 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	07/20/2022	2022-0491	100%

Owner's Name/Address	MAP #:	2025 Est TCV 246,028 TCV/TFA: 220.85
MULLEN ERIN 1656 S SAPPHIRE AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.	X		A50'@1600/	50.00	100.00	80,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			80,000

Comments/Influences	X	Description	* Factors *		Rate %Adj.	Reason	Value
			Front	Depth			
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete		6.49	36 50	117
	X	Sewer	D/W/P: Crushed Rock		2.24	576 50	645
	X	Electric	Wood Frame		35.26	60 50	1,058
	X	Gas	Wood Frame		31.16	84 50	1,308
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
			Total Estimated Land Improvements True Cash Value =				3,128

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
																2024	30,000	82,000	112,000			70,421C
																2023	23,800	78,200	102,000			67,068C
																2022	20,000	58,100	78,100			50,827C

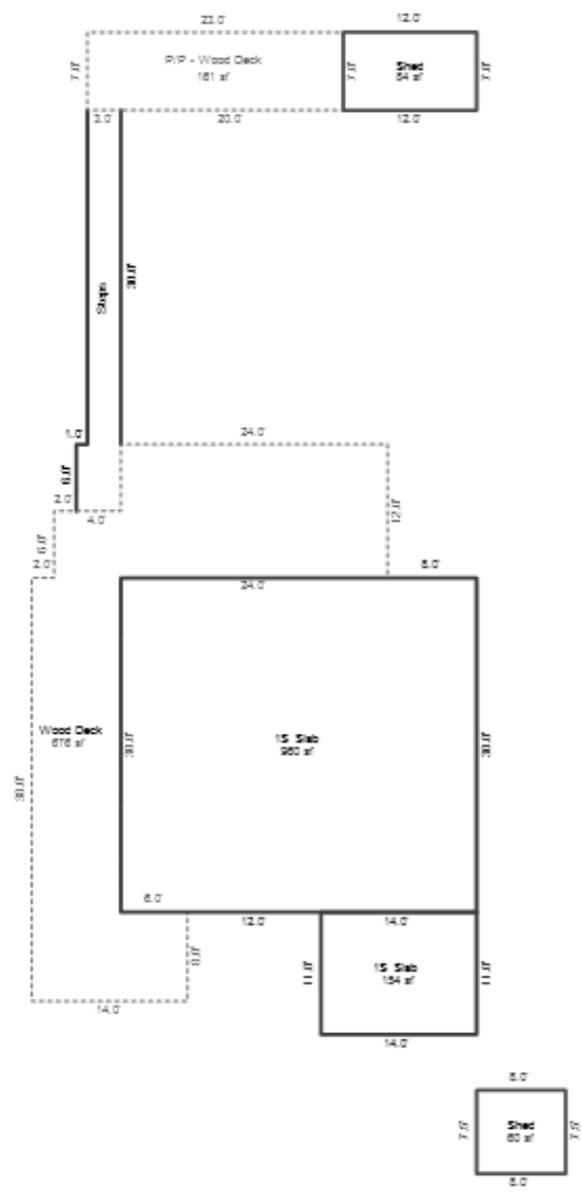


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/04/2022	INSPECTED	2024	30,000	82,000	112,000			70,421C
TPC	05/06/2018	INSPECTED	2023	23,800	78,200	102,000			67,068C
TPC	12/27/2017	INSPECTED	2022	20,000	58,100	78,100			50,827C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,500	06/01/2000	WD	33-TO BE DETERMINED	338:219	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1646 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 153,728 TCV/TFA: 248.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 15 SAPPHIRE LAKE PLAT.	X		* Factors * PUBLIC BEACH			
			A50'@1600/	50.00	100.00	80,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 80,000			

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size % Good	Cash Value
								Wood Frame	25.24	80 71	1,433
								Total Estimated Land Improvements True Cash Value = 1,433			

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	40,000	36,900	76,900			48,119C
	Rolling							
	Low							
X	High	2024	30,000	36,400	66,400			46,673C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront	2023	23,800	34,700	58,500			44,451C
	Ravine							
	Wetland							
	Flood Plain							
X	Private Drive	2022	20,000	31,300	51,300			42,335C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 96 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1959		Trim & Decoration			(12) Electric												
Remodeled 0		Ex	Ord	X	Min	60 Amps Service											
Condition: Average		Size of Closets			No./Qual. of Fixtures												
Room List		Doors	Solid	X	H.C.	Ex. Ord. X Min											
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			No. of Elec. Outlets												
(1) Exterior		Kitchen: Other: Other:	60			Many Ave. X Few											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			(13) Plumbing												
(2) Windows		(7) Excavation			Average Fixture(s)												
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 618 S.F. Height to Joists: 0.0		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1	Lump Sum Items:											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Notes:												
Chimney: Block					SANITARY SEWER												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1959					
(11) Heating System: Space Heater																	
Ground Area = 618 SF Floor Area = 618 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 618																	
Total: 68,561 37,710																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,010		555			
Porches										96		5,791		3,185			
Deck										80		2,134		1,174			
Water/Sewer										1		1,158		637			
Public Sewer										1		2,462		1,354			
Water Well, 50 Feet																	
Built-Ins										1		1,615		888			
Appliance Allow.																	
Fireplaces										1		4,898		2,694			
Exterior 1 Story																	
Local Cost Items										1		0		0			
SANITARY SEWER																	
Totals:										87,629		48,197		*			
Notes:																	
ECF (4087 SAPPHIRE LAKE) 1.500 => TCv:														72,295			

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
1636 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		New House		09/22/2006	20060312	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/1994		Demolition/Removal		09/18/2006	20060306	Complete				
KISER JACK L 1636 S SAPPHIRE AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 338,076 TCV/TFA: 241.48								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 16 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *				PUBLIC BEACH				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100		80,000
		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		80,000		
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description				Rate	Size	% Good	Cash Value	
		X	Water	Residential Local Cost Land Improvements				Rate	Size	% Good	Cash Value	
		X	Sewer	LAND IMPROVE 1000				1,000.00	1	95	950	
		X	Electric	Total Estimated Land Improvements True Cash Value = 950								
		X	Gas									
		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 12/27/2017	INSPECTED		2025	40,000	129,000	169,000			97,552C	
		TPC 03/30/2015	INSPECTED		2024	30,000	127,400	157,400			94,619C	
		TPC 10/20/2014	INSPECTED		2023	23,800	121,600	145,400			90,114C	
					2022	20,000	109,600	129,600			85,823C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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							16	CCP (1 Story)			168	WCP (1 Story)															
Building Style: 1.25S		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: CD Effec. Age: 10 Floor Area: 1,400 Total Base New : 190,466 Total Depr Cost: 171,417 Estimated T.C.V: 257,126			E.C.F. X 1.500			Bsmnt Garage:			Carport Area:			Roof:												
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min																												
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD			Blt 2006																		
Room List		Doors		Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			0 Amps Service			Ground Area = 1120 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost																		
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few			1.25 Story Siding Basement 1,120			Total: 164,350 147,914																					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Exterior			Plumbing																		
(2) Windows		(7) Excavation		Average Fixture(s)			1 3 Fixture Bath			Exterior			Stone Veneer			80 2,696 2,426																		
X	Many Avg. X Few		Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Plumbing			Average Fixture(s)			1 1,212 1,091																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		3 3 Fixture Bath			1 2 Fixture Bath			Plumbing			3 Fixture Bath			1 3,805 3,424																		
X	Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone	Extra Toilet Extra Sink			2 2 Fixture Bath			Porches			2 Fixture Bath			1 2,559 2,303																		
X	Double Glass Patio Doors Storms & Screens		Treated Wood Concrete Floor	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story)			168 6,327 5,694																					
(3) Roof		(9) Basement Finish		Ceramic Tile Floor Ceramic Tub Alcove Vent Fan			Water/Sewer			CCP (1 Story)			16 744 670																					
X	Gable Hip Flat		Gambrel Mansard Shed	Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			1 1,307 1,176																		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			Water Well, 100 Feet			1 5,560 5,004																					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1 1,906 1,715																					
				Lump Sum Items:			Local Cost Items			SANITARY SEWER			1 0 0			*																		
				Lump Sum Items:			Notes:			Totals:			190,466 171,417																					
				Lump Sum Items:			ECF (4087 SAPPHIRE LAKE) 1.500 => TCv:						257,126																					

\*\*\* 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				
1624 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/06/2005	20050156	100%				
Owner's Name/Address		P.R.E. 100% 04/11/1997		Garage		05/28/2004	20040162	100%				
WOLFORD MARY ANN 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2025 Est TCV 411,496 TCV/TFA: 235.41								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *				PUBLIC BEACH				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
231-839-5341		Gravel Road		A50'@1600/	95.00	100.00	0.7988	1.0000	1600	100		121,417
		Paved Road		95 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		121,417		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Picket, 12-24	18.46	60	0	0				
		X Sewer		D/W/P: 4in Ren. Conc.	8.06	160	0	0				
		X Electric		D/W/P: Crushed Rock	2.24	1040	0	0				
		X Gas		Wood Frame	31.84	80	50	1,273				
		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 =				3,648				
		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	60,700	145,000	205,700			110,627C	
		TPC	12/27/2017	INSPECTED	2024	48,500	143,300	191,800			107,301C	
		TPC	03/30/2015	INSPECTED	2023	38,400	136,800	175,200			102,192C	
		RJG	12/01/2008	INSPECTED	2022	31,300	123,400	154,700			97,326C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 212 213 890 169 234	Type CCP (1 Story) CSEP (1 Story) WPP CCP (1 Story) 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: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,748 Total Base New : 318,260 Total Depr Cost: 190,954 Estimated T.C.V: 286,431			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1748 SF Floor Area = 1748 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C 5 Blt 1957								
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas											
1957	201	2005	Ex	Ord	X	Min	Many	X	Ave.	Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost					
Condition: Average		Lg		X	Ord	Small	(13) Plumbing			1 Story			Siding	Crawl Space	1,190						
Room List		Doors	Solid	X	H.C.		Average Fixture(s)			1 Story			Siding	Slab	558						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath			Other Additions/Adjustments											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing			Average Fixture(s)			1	1,455	873			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1190 S.F. Slab: 558 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			Porches			2 Fixture Bath			1	3,064	1,838			
(2) Windows		Many	X	Large	Basement			(14) Water/Sewer			CCP (1 Story)			212	5,455	3,273					
X	Avg.	X	Avg.	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water			CSEP (1 Story)			213	8,667	5,200					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Sewer			Water/Sewer			CCP (1 Story)			169	4,472	2,683			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Joints: Unsupported Len: Cntr.Sup:			1 Water Well			Deck			WPP			890	13,902	8,341			
(3) Roof		(10) Floor Support		Lump Sum Items:			1000 Gal Septic			Treated Wood			234			4,530	2,718				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			832	38,347	23,008	
X	Asphalt Shingle	(11) Floor Support		Chimney: Block			1 Public Sewer			Water Well			Common Wall: 1 Wall			1	-2,647	-1,588			
Chimney: Block		(12) Floor Support		Lump Sum Items:			1 Water Well			Water/Sewer			Door Opener			2	1,078	647			
		(13) Floor Support		Lump Sum Items:			1000 Gal Septic			Public Sewer			Water Well, 100 Feet			1	1,473	884			
		(14) Floor Support		Lump Sum Items:			2000 Gal Septic			Water Well, 100 Feet			Built-Ins			Appliance Allow.			1	2,727	1,636
		(15) Floor Support		Lump Sum Items:			2000 Gal Septic			Water Well, 100 Feet			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

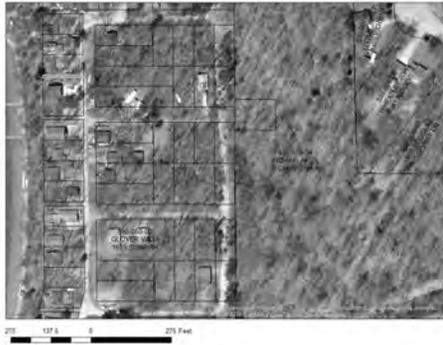
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KELLY WILLIAM G 6230 S STATE RD APT 18 SALINE MI 48176	MAP #:					
		2025 Est TCV 17,910				

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
Tax Description	Public Improvements			* Factors *		N 5' OF LOT 18	
SEC 10 T22N R8W N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.	X			Description	Frontage	Depth	Value
Comments/Influences				A50'@1600/	5.00	100.00	17,910
				5 Actual Front Feet, 0.01 Total Acres		Total Est. Land Value =	17,910



	X	Dirt Road							
	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
	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	9,000	0	9,000	1,979C
		TPC 12/27/2017	INSPECTED		2024	5,300	0	5,300	1,920C
		TPC 03/30/2015	INSPECTED		2023	4,200	0	4,200	1,829C
					2022	4,000	0	4,000	1,742C

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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.
KELLY	KELLY WM G	28,000	12/31/1984	OTH	09-FAMILY		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1604 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/06/1987	1987-5205	100%
Owner's Name/Address	P.R.E. 0%					
KELLY WM G 6230 S STATE RD APT 18 SALINE MI 48176	MAP #:					
	2025 Est TCV 209,694 TCV/TFA: 205.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 19 SAPPHIRE LAKE PLAT.	X		A50'@1600/	50.00	100.00	80,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			80,000

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.07	150	0	0
Wood Frame	24.36	125	50	1,522
Wood Frame	28.31	80	50	1,132



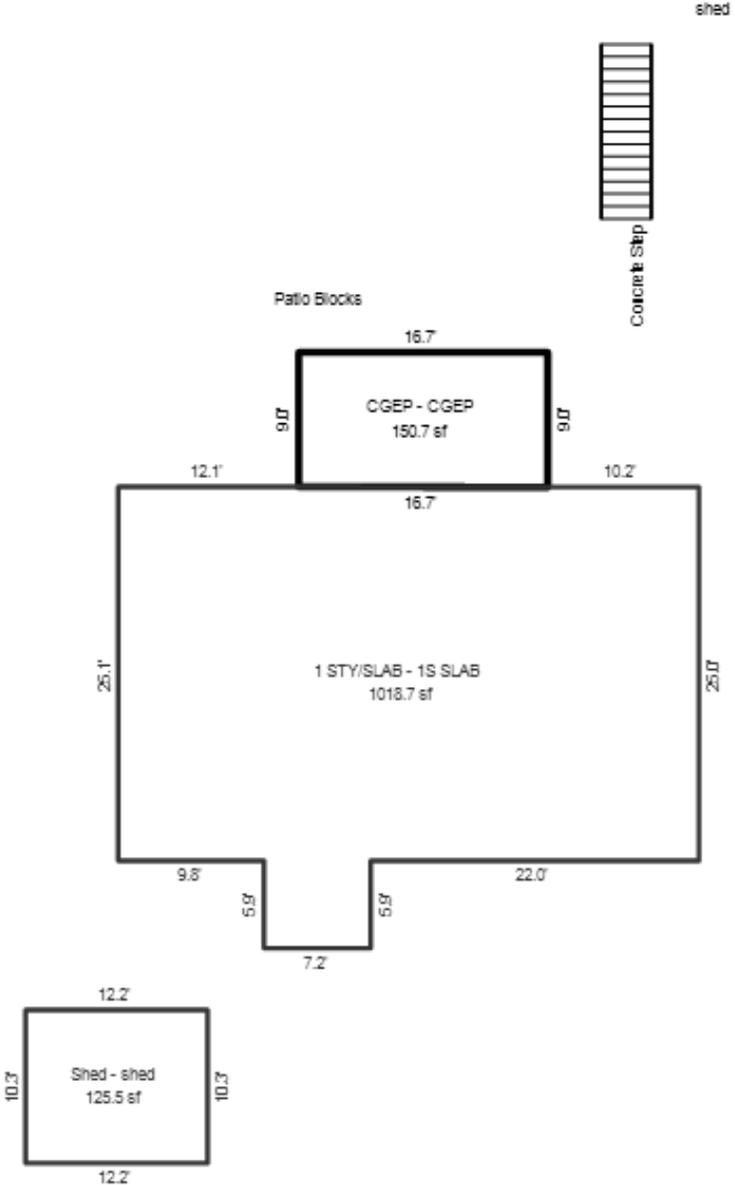
Topography of Site	
X Level	Rolling
X Low	High
	Landscaped
	Swamp
	Wooded
	Pond
X Waterfront	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	40,000	64,800	104,800			50,577C
2024	30,000	64,100	94,100			49,057C
2023	23,800	61,100	84,900			46,721C
2022	20,000	55,100	75,100			44,497C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 150	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,018 Total Base New : 140,102 Total Depr Cost: 84,060 Estimated T.C.V: 126,090		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:										
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG		Cls CD		Blt 1950										
Yr Built 1950 ADD	Remodeled 1988	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1018 SF		Floor Area = 1018 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story		Pine Logs		Slab		1,018		Total:		118,659		71,194		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212		727				
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			1			Porches		CGEP (1 Story)		150		8,844		5,306						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1			Water/Sewer		Water/Sewer		Public Sewer		1		1,307		784				
(2) Windows		(7) Excavation		Many			X			Ave.			Few			(14) Water/Sewer			1			Public Water		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1018 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Public Water			1			Water Well					
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			1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:					
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			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.
TVORIK HAZEL E & ROBERT L	TVORIK ROBERT LOUIS	0	08/01/2022	WD	09-FAMILY	2022-02593	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1594 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TVORIK ROBERT LOUIS 13932 HARDENBURG TRAIL EAGLE MI 48822	MAP #:					
	2025 Est TCV 164,321 TCV/TFA: 250.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 20 SAPPHIRE LAKE PLAT.	X		A50'@1600/	50.00	100.00	80,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			80,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	Land Improvement Cost Estimates			
					Description	Rate	Size % Good	Cash Value
					D/W/P: 3.5 Concrete	5.70	66 0	0
					Wood Frame	21.88	120 50	1,313
					Total Estimated Land Improvements True Cash Value = 1,313			

Topography of Site	X High	X Waterfront	X Flood Plain	X Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					Level						
Rolling					2025	40,000	42,200	82,200			36,243C
Low					2024	30,000	41,600	71,600			35,154C
Landscaped					2023	23,800	39,700	63,500			33,480C
Swamp					2022	20,000	35,800	55,800			31,886C
Wooded											
Pond											
Wetland											

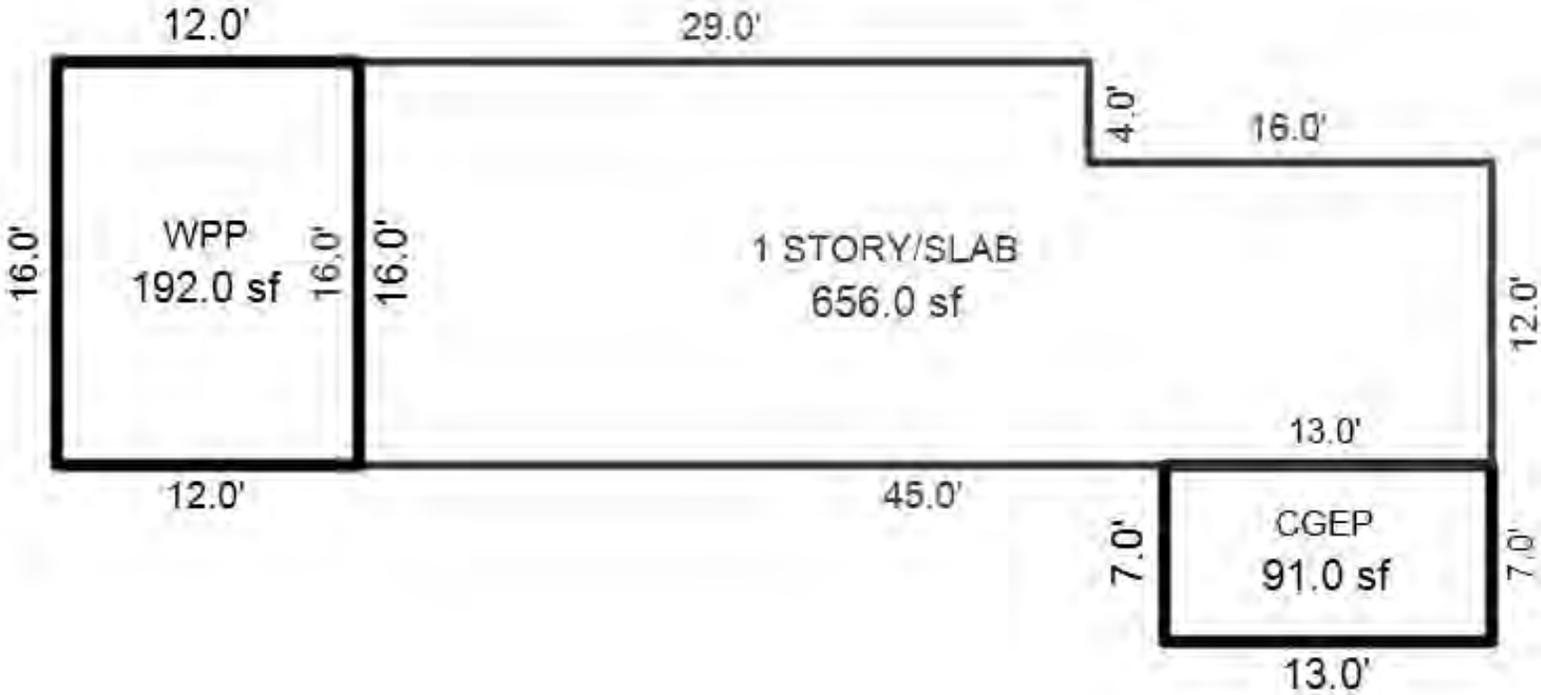


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	40,000	42,200	82,200			36,243C
			2024	30,000	41,600	71,600			35,154C
			2023	23,800	39,700	63,500			33,480C
			2022	20,000	35,800	55,800			31,886C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRINGTON RICHARD A	HERRINGTON KAREN S TRUSTE	0	05/17/2011	WD	03-ARM'S LENGTH	2011-01729	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1584 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HERRINGTON KAREN S TRUSTEE 29099 BELMONT FARM ROAD PERRYSBURG OH 43551	2025 Est TCV 326,000 TCV/TFA: 199.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value		
. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT. COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	600.26	1.0000	1.5275	1600	100	PUBLIC BEACH,#21 & 35-40	122,197
Comments/Influences	X		Gravel Road		0.69	Total Acres		Total Est.		Land Value =	122,197
DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN. -TIM 7/8/2013	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

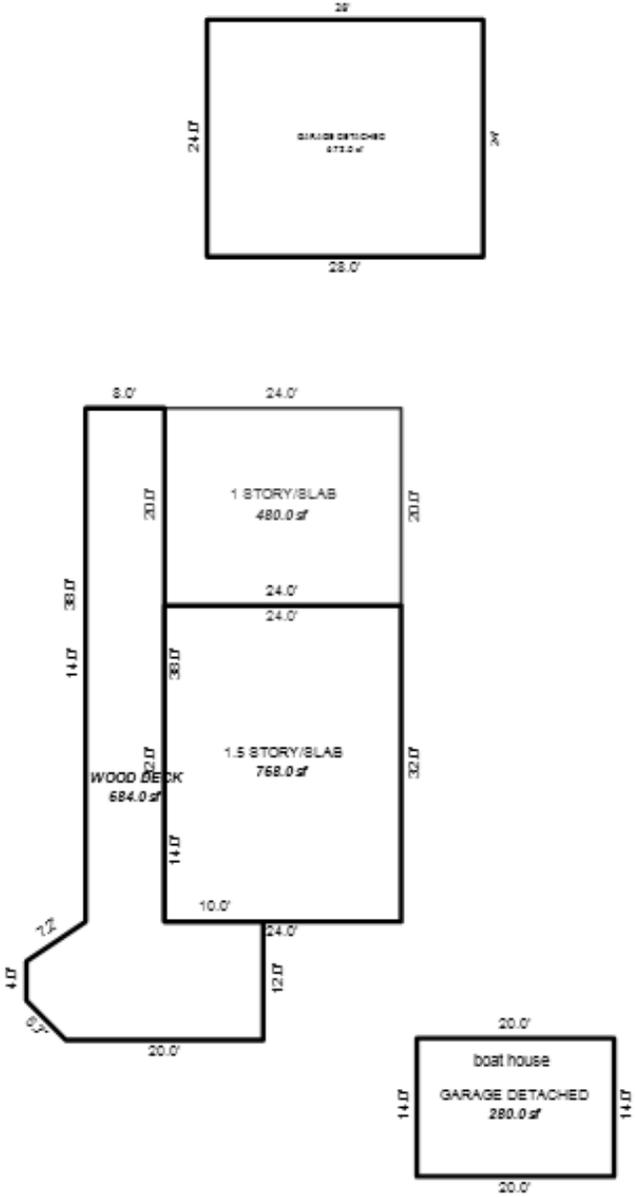


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	61,100	101,900	163,000			93,199C
X Rolling	2024	31,100	100,700	131,800			90,397C
Low	2023	24,800	96,100	120,900			86,093C
High	2022	26,700	86,700	113,400			81,994C
Landscaped							
Swamp							
Wooded							
Pond							
X 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.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/4076	DEED	100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	21-NOT USED/OTHER	06-0/3912	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1572 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/18/2013	2013-0231	100%
Owner's Name/Address	P.R.E. 0%					
TRAYNOR DANIEL M & MICHELLE 727 GOLDENROD AVE HOLLAND MI 49423	MAP #:					
	2025 Est TCV 205,317 TCV/TFA: 262.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 22 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	80,000
Comments/Influences			Gravel Road			
20806140 \$184,900 2006- REMODELED	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			



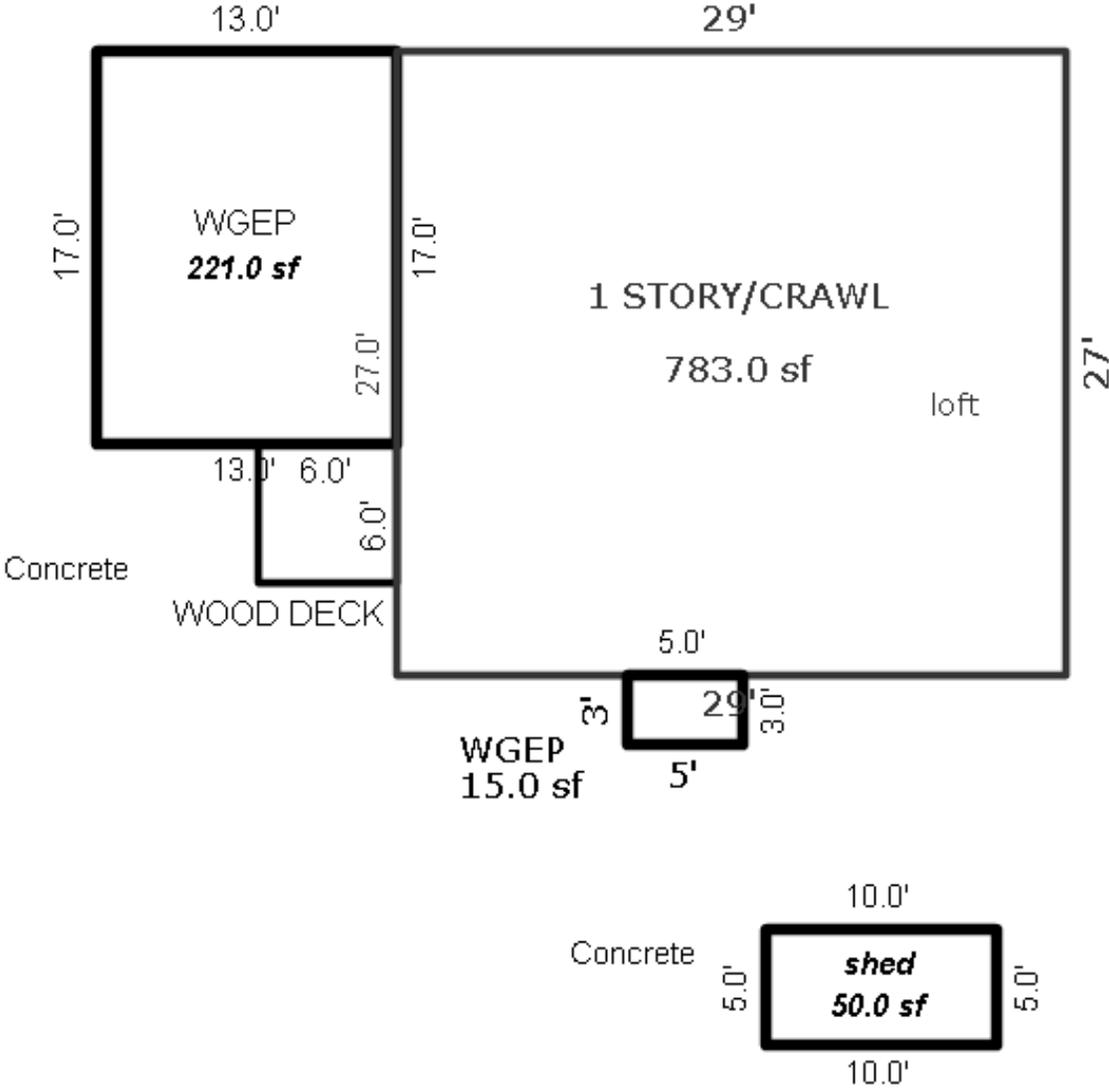
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	40,000	62,700	102,700			65,030C
X	Rolling		2024	30,000	61,900	91,900			63,075C
X	Low		2023	23,800	59,100	82,900			60,072C
X	High		2022	20,000	53,400	73,400			57,212C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	03/30/2015	INSPECTED							
TPC	12/10/2013	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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									221	WGEP (1 Story)			
	Building Style: LOG	X	Drywall Paneled									15	CGEP (1 Story)			
	Yr Built 1944		Plaster Wood T&G									36	Treated Wood			
	Remodeled 2006		Trim & Decoration									80	Treated Wood			
	Condition: Average		Ex X Ord Min	X												
	Room List		Size of Closets													
	Basement 1st Floor 2nd Floor Bedrooms		Lg X Ord Small													
	(1) Exterior		Doors Solid X H.C.													
	Wood/Shingle Aluminum/Vinyl Brick		(5) Floors													
	Insulation		Kitchen: Other: Other:													
	(2) Windows		(6) Ceilings													
X	Many Avg. X Avg. Few Small		No./Qual. of Fixtures													
X	Wood Sash Metal Sash Vinyl Sash		Ex. X Ord. Min													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		No. of Elec. Outlets													
	(3) Roof		(7) Excavation													
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 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: Brick		(9) Basement Finish													
			(10) Floor Support													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			(12) Electric													
			100 Amps Service													
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			(16) Porches/Decks													
			Class: C Effec. Age: 40 Floor Area: 783 Total Base New : 133,402 Total Depr Cost: 80,042 Estimated T.C.V: 120,062													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 783 SF Floor Area = 783 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 Piers 783 Total: 100,513 60,309													
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 Porches WGEP (1 Story) 221 16,009 9,605 CGEP (1 Story) 15 1,780 1,068 Deck Treated Wood 36 1,488 893 Treated Wood 80 2,232 1,339 Water/Sewer Public Sewer 1 1,473 884 Water Well, 100 Feet 1 5,725 3,435 Built-Ins Appliance Allow. 1 2,727 1,636 Local Cost Items SANITARY SEWER 1 0 0													
			Totals: 133,402 80,042													
			Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 120,062													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	20-MULTI PARCEL SALE REF	06-0/4076	DEED	100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	21-NOT USED/OTHER	06-0/3912	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 24,103 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 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.4142	0.7071	200	100	10,000
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	10,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
MOVED GRG & SHED ASSESSMENT TO HERE FROM 022-00 FOR 09. ALSO ADDED FINISH TO GRG.	X	Dirt Road	D/W/P: 3.5 Concrete	5.70	100 0	0	
	X	Gravel Road	Total Estimated Land Improvements True Cash Value =				0
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

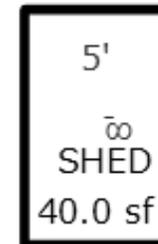
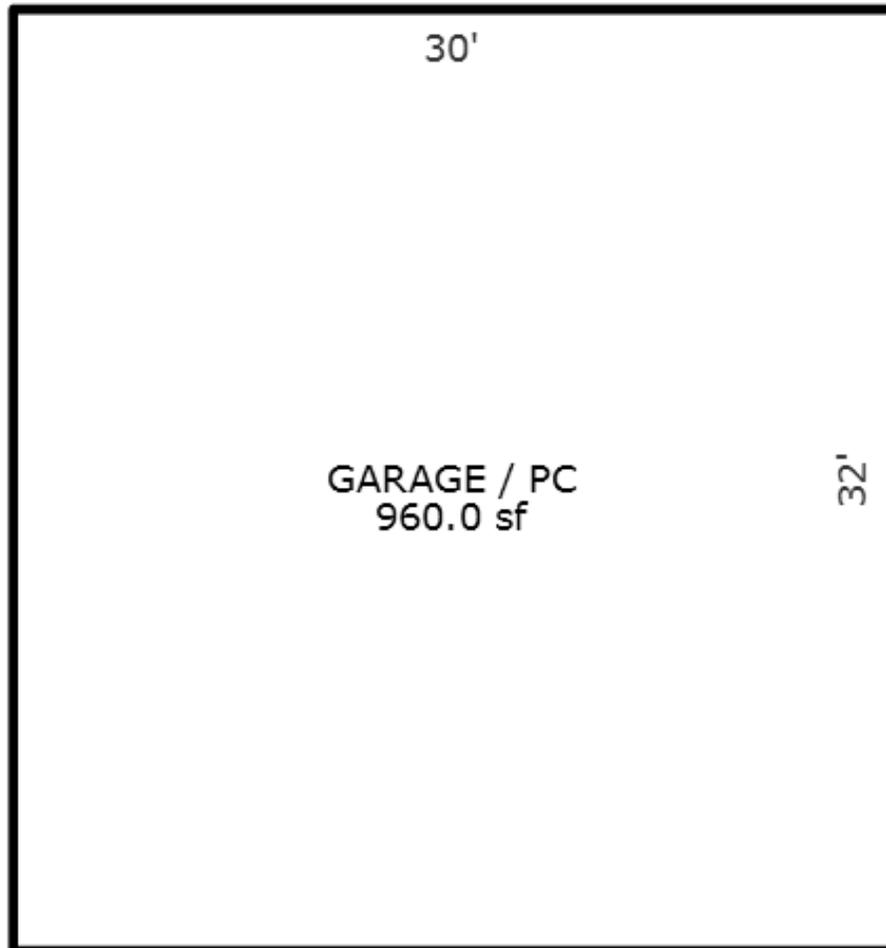
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,000	7,100	12,100			7,184C
Rolling	2024	3,800	7,100	10,900			6,968C
Low	2023	3,000	6,200	9,200			6,637C
High	2022	5,000	5,700	10,700			6,321C
Landscaped							
Swamp							
Wooded							
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.
		74,900	07/01/2000	WD	33-TO BE DETERMINED	338:660	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1562 S HILL ST	School: LAKE CITY AREA SCHOOL DIST		New House	10/04/2006	20060328	Complete
Owner's Name/Address	P.R.E. 100% 08/08/2010					
NORMAN RANDY & CHRISTIE M 1562 HILL ST LAKE CITY MI 49651	MAP #: 2025 Est TCV 578,008 TCV/TFA: 236.40					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.	X		PUBLIC BEACH					
Comments/Influences	X		* Factors *					
	X		A50'@1600/ 50.00 100.00 1.0000 1.0000 1600 100					
	X		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 80,000					
	X		Land Improvement Cost Estimates					
	X		Description	Rate	Size	% Good	Cash Value	
	X		Dock: Light posts	38.19	320	0	0	
	X		D/W/P: 4in Ren. Conc.	6.52	600	0	0	
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	Size	% Good	Cash Value	
	X		LAND IMPROVE 2500	2,500.00	1	95	2,375	
	X		Total Estimated Land Improvements True Cash Value = 2,375					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	40,000	249,000	289,000			153,044C
Rolling							
X High	2024	30,000	245,900	275,900			148,443C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	23,800	234,700	258,500			141,375C
Ravine							
Wetland							
Flood Plain	2022	20,000	211,600	231,600			134,643C

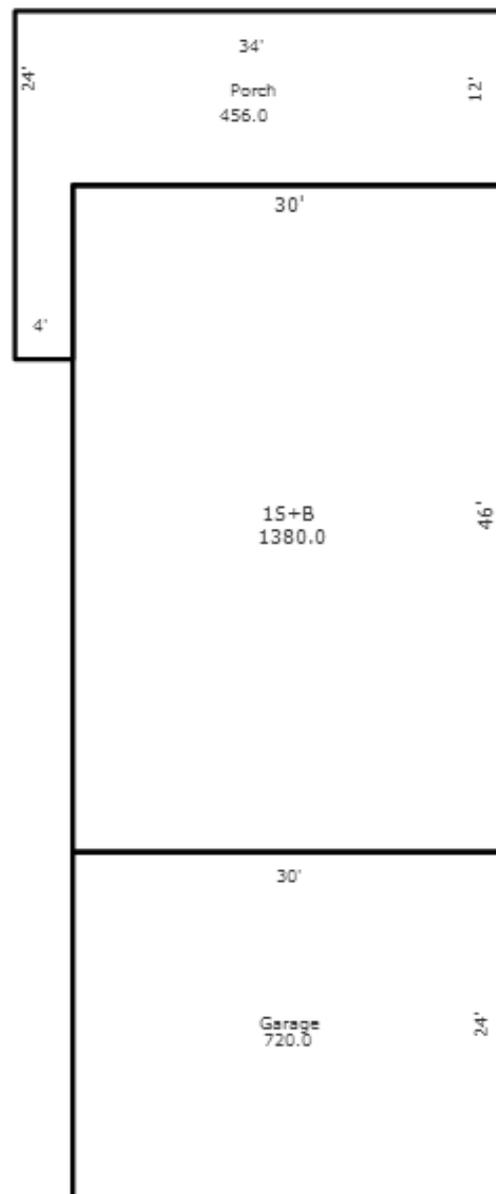
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	40,000	249,000	289,000			153,044C
TPC	12/27/2017	INSPECTED	2024	30,000	245,900	275,900			148,443C
TPC	03/30/2015	INSPECTED	2023	23,800	234,700	258,500			141,375C
			2022	20,000	211,600	231,600			134,643C

\*\*\* 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 456	Type WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration									
Building Style: 1.25S				Ex		X	Ord		Min						
Yr Built 2007	Remodeled 0			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 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 2445 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						Cls C 5 Blt 2007	
(2) Windows		(7) Excavation		Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Building Areas							
X	Many Avg. Few	X	Large Avg. Small					Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,380 1 Story Siding Overhang 720 Total: 295,901 266,324							
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				Other Additions/Adjustments Recreation Room 1000 19,060 9,530 Basement, Outside Entrance, Below Grade 1 2,523 2,271 Plumbing Average Fixture(s) 1 1,455 1,309 3 Fixture Bath 2 9,159 8,243 Porches WPP 456 7,547 6,792 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 28,613 25,752 Common Wall: 1 Wall 1 -2,647 -2,382 Door Opener 2 1,078 970 Water/Sewer Public Sewer 1 1,473 1,326 Water Well, 100 Feet 1 5,725 5,152 Built-Ins Appliance Allow. 1 2,727 2,454 Fireplaces Direct-Vented Gas 1 2,979 2,681 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
X	Asphalt Shingle	(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.				
ANGER-SPICER PATRICIA J	PRANGLEY JEAN L	323,000	07/26/2021	WD	03-ARM'S LENGTH	2021-02586	PROPERTY TRANSFER	100.0				
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	09-FAMILY	2018-03151	PROPERTY TRANSFER	0.0				
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	09-FAMILY	2018-02610	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1552 S HILL ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651		2025 Est TCV 420,975 TCV/TFA: 226.33										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *		PUBLIC BEACH, LOTS 25 & 26						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A50'@1600/	100.00	100.00	0.7846	1.0000	1600	100		125,533
		X	Paved Road	100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 125,533								
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Wood Frame	31.84	80	94	2,394				
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Curb	Total Estimated Land Improvements True Cash Value = 3,344								
		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 Drive									
		Who	When	What	2025	62,800	147,700	210,500				179,595C
		TPC 12/27/2017	INSPECTED		2024	50,500	145,800	196,300				174,195C
		TPC 03/30/2015	INSPECTED		2023	39,900	139,300	179,200				165,900C
		TPC 12/10/2013	INSPECTED		2022	32,500	125,500	158,000				158,000S

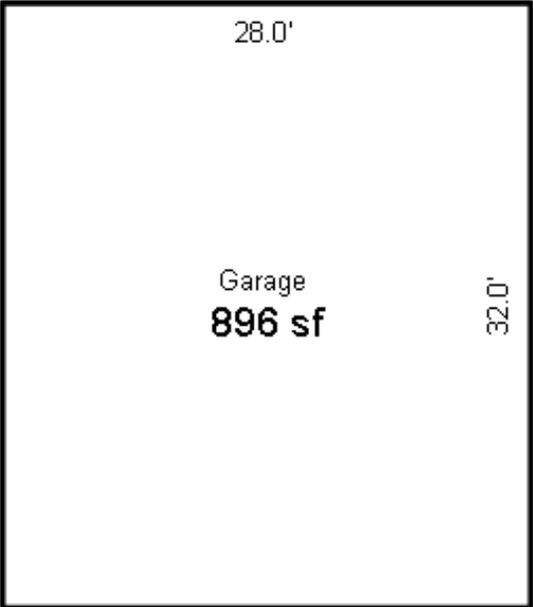
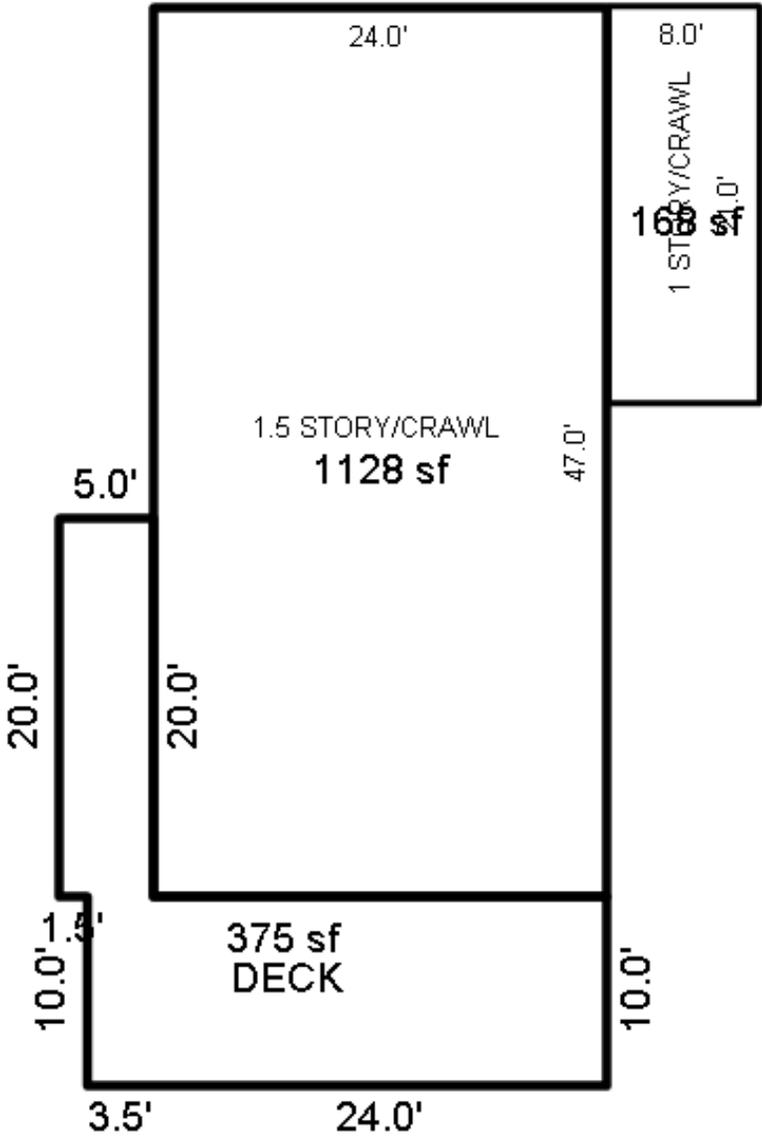


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WPP	Year Built: 2003 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				1						
Building Style: 1.5S		Trim & Decoration													
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 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: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X		(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support													
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:													
				(12) Electric											
				0 Amps Service											
				No./Qual. of Fixtures											
				Ex.	X	Ord.		Min							
				No. of Elec. Outlets											
				Many	X	Ave.		Few							
				(13) Plumbing											
				1	Average Fixture(s)										
				2	3 Fixture Bath 2 Fixture Bath Softener, Auto 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:											
				Notes:											
				ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:											
				Cost Est. for Res. Bldg: 1 Single Family 1.5S											
				(11) Heating System: Forced Air w/ Ducts											
				Ground Area = 1296 SF Floor Area = 1860 SF.											
				Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75											
				Building Areas											
				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost						
				1.5 Story	Siding	Crawl Space	1,128								
				1 Story	Siding	Crawl Space	168								
				Total:				199,265	149,464						
				Other Additions/Adjustments											
				Plumbing											
				Average Fixture(s)			1	1,455	1,091						
				3 Fixture Bath			1	4,580	3,435						
				Porches			375	6,221	4,666						
				WPP											
				Garages											
				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)											
				Base Cost			896	30,267	22,700						
				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											
				Exterior 2 Story			1	7,910	5,932						
				Local Cost Items											
				SANITARY SEWER			1	0	0				*		
				Totals:				259,623	194,732						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHAW TIMOTHY J	PRANGLEY JEAN L	6,000	07/14/2021	WD	03-ARM'S LENGTH	2021-02501	PROPERTY TRANSFER	100.0
DAUGHERTY BETTY R & CURRY	SHAW TIMOTHY J	5,000	05/21/2015	QC	03-ARM'S LENGTH	2015-02464	PROPERTY TRANSFER	100.0
BROWN BETTY R	DAUGHERTY BETTY R & CURRY	100	02/16/2015	QC	21-NOT USED/OTHER	2015-00867	PROPERTY TRANSFER	100.0

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

1543 HILL ST	School: LAKE CITY AREA SCHOOL DIST					
--------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
----------------------	--------	--	--	--	--	--

PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 10,000					
--	---------------------	--	--	--	--	--

	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
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		C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	10,000
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

		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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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2025	5,000	0	5,000			1,704C
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		2024	3,800	0	3,800			1,653C
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		2023	3,000	0	3,000			1,575C
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		2022	1,500	0	1,500			1,500S
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Who	When	What						
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TPC 12/27/2017	INSPECTED							
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TPC 04/19/2016	INSPECTED							
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TPC 03/30/2015	INSPECTED							
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Licensed To: Township of Lake, County of Missaukee, Michigan								
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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.
ANGER-SPICER PATRICIA J	PRANGLEY JEAN L	1	07/26/2021	QC	03-ARM'S LENGTH	2021-02585	DEED	100.0
ANGER-SPICER PATRICIA J	ANGER-SPICER PATRICIA J	0	09/25/2018	QC	09-FAMILY	2018-03150	PROPERTY TRANSFER	0.0
ANGER JOHN E TRUST	ANGER-SPICER PATRICIA J	0	08/07/2018	QC	09-FAMILY	2018-02610	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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HILL 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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PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 16,818					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
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	Public Improvements			* Factors *		LOTS 28 & 33
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		C200'@200/	100.00	100.00	1.1892	0.7071	200	100		16,818
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		100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =						16,818
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Tax Description	X	Dirt Road								
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. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.		Gravel Road								
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Comments/Influences		Paved Road								
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		Storm Sewer								
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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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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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	X	High								
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		Landscaped								
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		Swamp								
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		Wooded								
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		Pond								
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		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	8,400	0	8,400			3,409C
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		2024	6,300	0	6,300			3,307C
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		2023	5,000	0	5,000			3,150C
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		2022	3,000	0	3,000			3,000S
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HERBA KAREN	HERBA KAREN J TRUST	0	01/13/2024	WD	09-FAMILY	2024-00205	DEED	0.0				
HOGAN KANDICE M & DANIEL	HERBA KAREN	181,000	05/11/2023	WD	03-ARM'S LENGTH	2023-01314	PROPERTY TRANSFER	100.0				
MEYER CALE L	HOGAN KANDICE M & DANIEL	150,000	02/04/2022	WD	03-ARM'S LENGTH	2022-00448	PROPERTY TRANSFER	100.0				
VIPOND CHRISTINA	MEYER CALE L	125,000	10/16/2019	WD	03-ARM'S LENGTH	2019-03249	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1550 S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		08/13/2013		2013-0374	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 167,173 TCV/TFA: 155.51						
HERBA KAREN J TRUST 122 LINDEN DR OSWEGO IL 60543		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOTS 29 - 32 INCL SAPPHIRE LAKE PLAT.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	C200'@200/	50.00	100.00	1.0000	0.7071	200	100	LOT 29	7,071
		X	Paved Road	C200'@200/	50.00	100.00	1.0000	0.7071	200	100	LOTS 31 &32	7,071
		X	Storm Sewer	C200'@200/	100.00	100.00	1.0000	0.7071	200	100	LOTS 31 &32	14,142
		X	Sidewalk	200 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 28,284								
		X	Water	Land Improvement Cost Estimates								
		X	Sewer	Description	Rate			Size % Good		Cash Value		
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate			Size % Good		Cash Value		
			Curb	LAND IMPROVE 1000	0.00			0 95		950		
			Street Lights	Total Estimated Land Improvements True Cash Value = 950								
			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	14,100	69,500	83,600		83,511C		
		TPC 04/06/2023	INSPECTED		2024	10,600	70,400	81,000		81,000S		
		TPC 09/17/2018	INSPECTED		2023	8,500	59,200	67,700		67,700S		
		TPC 12/27/2017	INSPECTED		2022	4,500	54,500	59,000		52,896C		

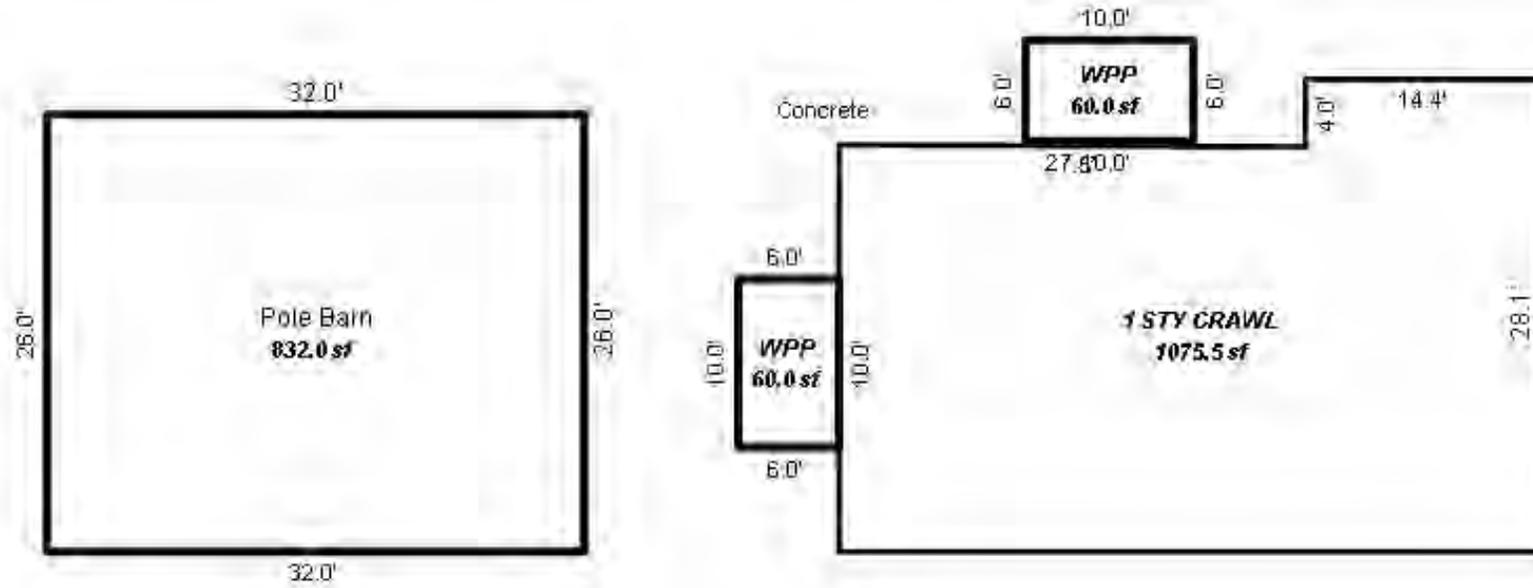


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 60	Type WPP WPP	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: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,075 Total Base New : 179,140 Total Depr Cost: 125,399 Estimated T.C.V: 137,939			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1S		X Drywall	Plaster		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Radiant (in-floor) Ground Area = 1075 SF Floor Area = 1075 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Carport Area:			
Yr Built 1973	Remodeled 2013	X Trim & Decoration			No./Qual. of Fixtures			Building Areas					Roof:			
Condition: Average		X Ex	X Ord		Min	100 Amps Service			Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,075			Total: 144,837 101,386				
Room List		Doors	Solid	X H.C.	(12) Electric			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Plumbing						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Garages			Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Many	X Ave.	Few	Class: C Exterior: Pole (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet			832 21,424		14,997				
(2) Windows		(7) Excavation		(13) Plumbing			Built-Ins			Local Cost Items						
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1075 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			Appliance Allow. Local Cost Items SANITARY SEWER			1 2,727		1,909				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Notes:									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 179,140 125,399								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCVC:					137,939				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney: Metal											
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.
STANKOV DON F	HERRINGTON SYDNEY	145,000	11/06/2024	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
BASALLA GAIL M	STANKOV DON F	0	07/21/2017	AFF	09-FAMILY	SOC SEC DEATH	DEED	0.0
STANKOV MARY	STANKOV DON F & BASSALLA	0	08/22/2014	AFF	09-FAMILY	SOC SEC DEATH	PROPERTY TRANSFER	0.0
STANKOV MARY	STANKOV MARY ETAL	0	09/19/2000	WD	09-FAMILY	340P935	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1571 S HILL ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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HERRINGTON SYDNEY 322 NORTH ST WATERVILLE OH 43566	2025 Est TCV 87,401 TCV/TFA: 113.80
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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
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X		Dirt Road	50.00	100.00	1.4142	0.7071	200	100		10,000	
X		Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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X	Sewer	28.31	80	94	2,129
X	Electric				
X	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value =				2,129

Topography of Site
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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
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2025	5,000	38,700	43,700			43,700S
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2024	3,800	33,700	37,500			19,813C
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2023	3,000	29,200	32,200			18,870C
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2022	1,500	26,800	28,300			17,972C
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Who	When	What
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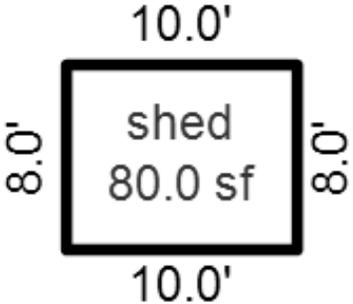
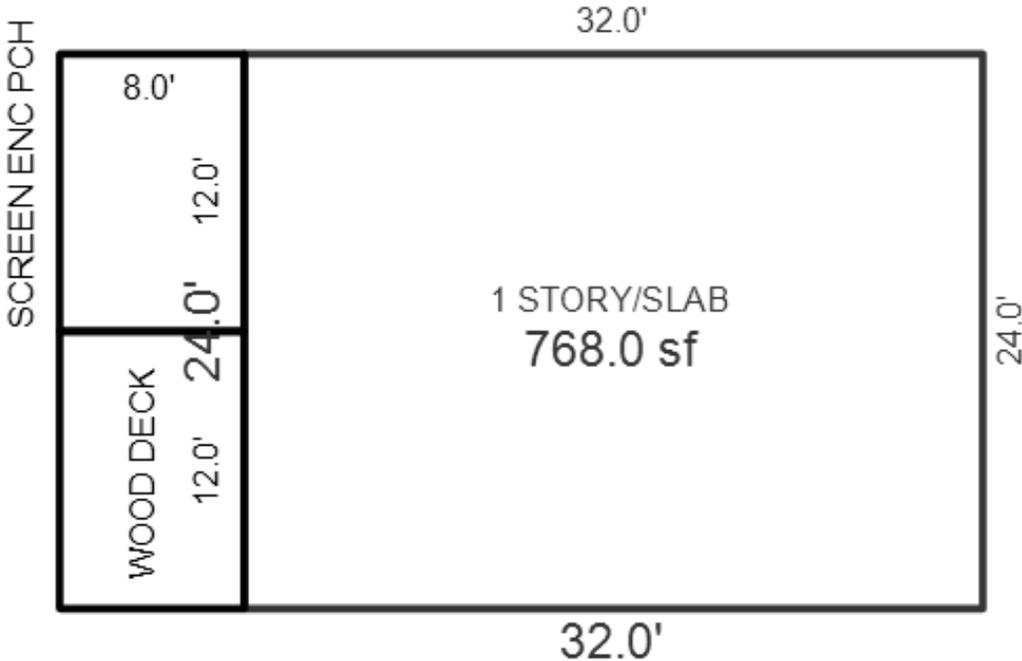
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	03/30/2015	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 96 96	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 768 Total Base New : 105,273 Total Depr Cost: 68,429 Estimated T.C.V: 75,272		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1951					
Yr Built 1951	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Building Areas			Size 768		Cost New 89,609		Depr. Cost 58,246				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Totals:		Totals:		* 0			
Room List		Doors	Solid	X H.C.	(12) Electric			(13) Plumbing			Plumbing		Porches		Deck		Water/Sewer		
	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			1 Story Siding			CSEP (1 Story)		Treated Wood		Public Sewer Water Well, 50 Feet		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Fireplaces		Local Cost Items		SANITARY SEWER		Notes:		* 0	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Wood Stove		1		Totals:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		75,272	
(2) Windows		(8) Basement		X Ave.			Lump Sum Items:			Wood Stove		1		Totals:		105,273		68,429	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 768 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		0		0		0		0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			1		0		0		0		0	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			1		0		0		0		0	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		0		0		0		0		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		0		0		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.
TVORIK HAZEL E & ROBERT L	TVORIK ROBERT LOUIS	0	08/01/2022	WD	09-FAMILY	2022-02593	DEED	0.0

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

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

Owner's Name/Address: TVORIK ROBERT LOUIS  
 13932 HARDENBURG TRAIL  
 EAGLE MI 48822  
 2025 Est TCV 10,000

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

C200'@200/ 50.00 100.00 1.4142 0.7071 200 100 10,000  
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000

Tax Description: . SEC 10 T22N R8W LOT 36 SAPHIRE LAKE PLAT.

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

Topography of Site: X Level  
 X Rolling  
 X Low  
 X High  
 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 5,000 0 5,000 1,526C

TPC 04/30/2021 INSPECTED 2024 3,800 0 3,800 1,481C

TPC 12/27/2017 INSPECTED 2023 3,000 0 3,000 1,411C

TPC 04/19/2016 INSPECTED 2022 5,000 0 5,000 1,344C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEWINSKI CHERYL KNA MCRO	MCROBERTS THOMAS & CHERYL	0	11/14/2023	QC	09-FAMILY	2023-03071	DEED	0.0
DUNLAP ROSE	SIEWINSKI CHERYL	176,000	10/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03478	PROPERTY TRANSFER	100.0
CHASE DOUGLAS	DUNLAP ROSE	126,500	10/16/2020	WD	03-ARM'S LENGTH	2020-03194	PROPERTY TRANSFER	100.0
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	07/09/2015	WD	16-LC PAYOFF	2015-02526	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1620 CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST		Alteration	10/08/2024	PE24-0193	100%
	P.R.E. 100% 10/28/2022		ALTERATION	07/25/2013	2013-0340	100%

Owner's Name/Address	MAP #:	2025 Est TCV 185,666 TCV/TFA: 121.27
MCROBERTS THOMAS & CHERYL 1620 S CHIPPEWA AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS																											
SEC 10 T22N R8W LOTS 41, 42, 43 SAPPHIRE LAKE PLAT. 2024 COMBINATION ON 11/2023 WITH 590-042-00 & 590-043-00 FORMERLY . SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.	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>C200'@200/</td> <td>150.00</td> <td>100.00</td> <td>1.0746</td> <td>0.7071</td> <td>200</td> <td>100</td> <td></td> <td>22,795</td> </tr> <tr> <td colspan="8">150 Actual Front Feet, 0.34 Total Acres</td> <td>Total Est. Land Value = 22,795</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C200'@200/	150.00	100.00	1.0746	0.7071	200	100		22,795	150 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 22,795
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
C200'@200/	150.00	100.00	1.0746	0.7071	200	100		22,795																						
150 Actual Front Feet, 0.34 Total Acres								Total Est. Land Value = 22,795																						
Comments/Influences	X		<p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.49</td> <td>500</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.49	500	0	0	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950		
Description	Rate	Size	% Good	Cash Value																										
D/W/P: 3.5 Concrete	6.49	500	0	0																										
Description	Rate	Size	% Good	Cash Value																										
LAND IMPROVE 1000	1,000.00	1	95	950																										
Total Estimated Land Improvements True Cash Value =				950																										



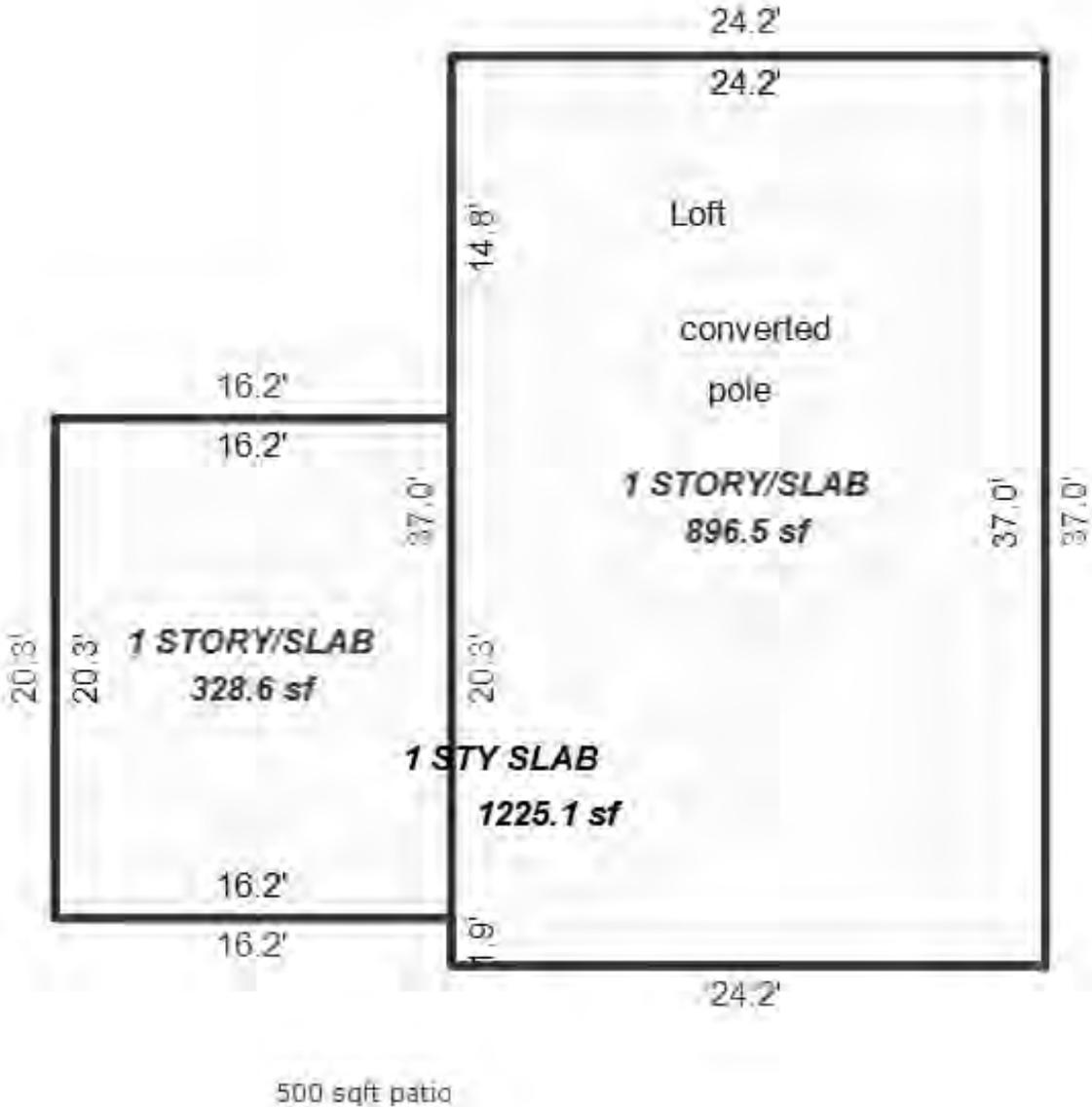
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,400	81,400	92,800			92,800S
Rolling	2024	8,500	82,600	91,100			90,405C
Low	2023	3,000	71,200	74,200		74,200A	74,200S
High	2022	1,500	57,600	59,100		59,100W	54,749C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 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																											
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			1																						
Yr Built	Remodeled	Size of Closets					Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,531 Total Base New : 183,987 Total Depr Cost: 147,201 Estimated T.C.V: 161,921		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																		
1980	2013	Ex	X	Ord		Min																										
Condition: Average		Lg		X	Ord		Small																									
Room List		Doors		Solid		H.C.																										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors					(12) Electric																									
(1) Exterior		Kitchen: Other: Other:					0 Amps Service																									
Wood/Shingle Aluminum/Vinyl Brick Metal Insulation		(6) Ceilings					No./Qual. of Fixtures																									
							Ex. X Ord. Min																									
X							No. of Elec. Outlets																									
							Many X Ave. Few																									
(2) Windows		(7) Excavation					(13) Plumbing																									
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1225 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					1																									
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1																									
(3) Roof		(9) Basement Finish					(14) Water/Sewer																									
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Asphalt Shingle Metal	(10) Floor Support					Lump Sum Items:																									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Wall Heat Ground Area = 1225 SF Floor Area = 1531 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>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>1,225</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>164,099</td> <td>131,291</td> </tr> </tbody> </table> Other Additions/Adjustments Exterior Stone Veneer 120 4,490 3,592 Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 50 Feet 1 2,648 2,118 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Wood Stove 1 2,515 2,012 Local Cost Items SANITARY SEWER 1 0 0 Totals: 183,987 147,201															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Slab	1,225			Total:				164,099	131,291
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.25 Story	Siding	Slab	1,225																													
Total:				164,099	131,291																											
Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 161,921																																

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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 FOURTH ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
KELLY WILLIAM G 6230 S STATE RD APT 18 SALINE MI 48176		MAP #:		2025 Est TCV 15,480								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
		Paved Road		C200'@200/	50.00	50.00	1.1892	0.5946	200	100		7,071
		Storm Sewer		100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 15,480								
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	7,700	0	7,700		1,705C		
		TPC 04/30/2021 INSPECTED			2024	5,800	0	5,800		1,654C		
		TPC 12/27/2017 INSPECTED			2023	4,600	0	4,600		1,576C		
		TPC 04/19/2016 INSPECTED			2022	5,400	0	5,400		1,501C		



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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				
1624 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 04/11/1997										
WOLFORD MARY ANN 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 41,012 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
		X	Paved Road	A 200' @ 90/	50.00	50.00	1.1892	0.5373	90	100		2,875
		X	Storm Sewer	100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 11,284								
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	5,600	14,900	20,500			10,638C	
		TPC 04/30/2021	INSPECTED		2024	5,800	15,100	20,900			10,319C	
		TPC 12/27/2017	INSPECTED		2023	4,600	13,900	18,500			9,828C	
		TPC 04/16/2016	INSPECTED		2022	5,400	12,700	18,100			9,360C	

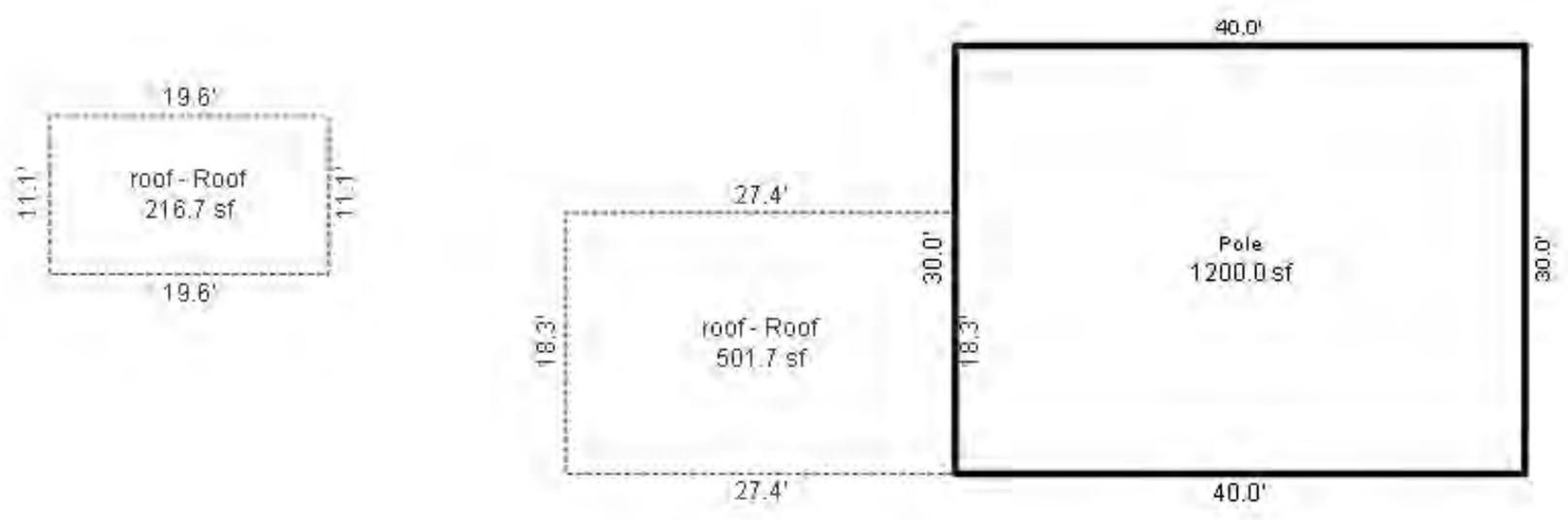


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 216 501	Type Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Roof Cover Onl	Roof Cover Onl	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1992	
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=75/100/100/100/75	
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		Ex Ord Min		Size of Closets			Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: CD Exterior: Pole (Unfinished)	
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Door Opener 1 478 358 Base Cost 1200 25,548 19,161		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 29,728	
Yr Built 1992	Remodeled 0	Lg Ord Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		w/Roof (Roof portion) 216 3,210 2,407 w/Roof (Roof portion) 501 6,799 5,099		Totals: 36,035 27,025					
Condition: Average		Lg Ord Small		(8) Basement												
Room List		Basement 1st Floor 2nd Floor Bedrooms		(9) Basement Finish												
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support												
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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																
(3) Roof		Gable Hip Flat Gambrel Mansard Shed														
Asphalt Shingle																
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/27/1994										
KISER JACK 1636 S SAPPHIRE AVE LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 36,448 TCV/TFA: 0.00										
		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	7.24	400	0	0				
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Curb	Total Estimated Land Improvements True Cash Value =					950			
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		X	Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	5,000	13,200	18,200				9,465C
		TPC 05/06/2018	INSPECTED		2024	3,800	13,400	17,200				9,181C
		TPC 12/27/2017	INSPECTED		2023	3,000	11,600	14,600				8,744C
		TPC 04/19/2016	INSPECTED		2022	5,000	10,700	15,700				8,328C

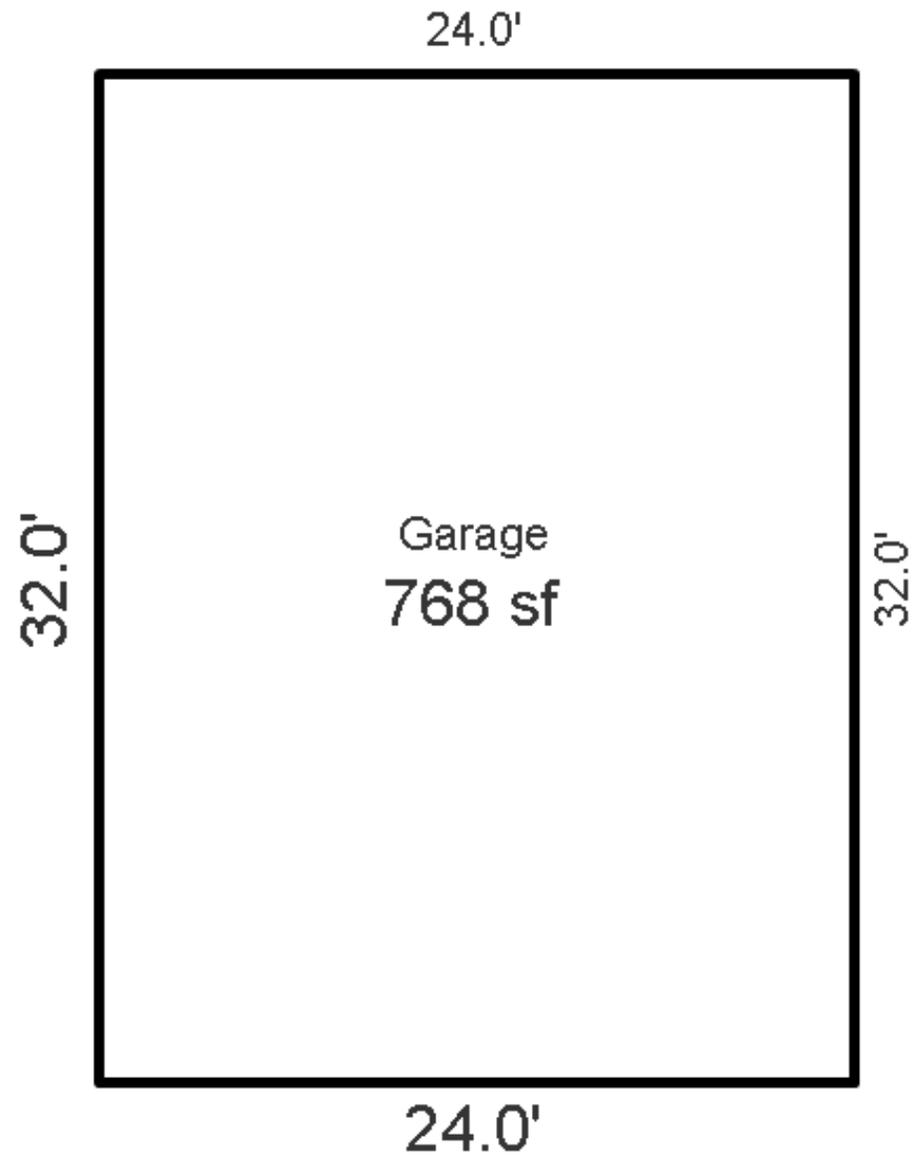


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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 1 Direct-Vented Ga	Area	Type	Year Built: 1991 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: 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 No Heating/Cooling	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 28,975 Total Depr Cost: 23,180 Estimated T.C.V: 25,498								
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1991										
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Wood Frame		Ex		Ord		Min		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Building Style: GRG		Lg		Ord		Small		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing			
Yr Built 1991		Remodeled 0		Size of Closets		Central Air Wood Furnace		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
Condition: Average		Doors		Solid		H.C.		Average Fixture(s)		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove			
Room List		(5) Floors		(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.		
Basement		Kitchen:		Other:			Other:		Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		
1st Floor		Other:		No./Qual. of Fixtures			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		
2nd Floor		Ex.		Ord.		Min.		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing			
Bedrooms		Lg		Ord		Small		Average Fixture(s)		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove			
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		
Wood/Shingle		(7) Excavation		(8) Basement			(9) Basement Finish		Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		
Aluminum/Vinyl		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		(9) Basement Finish		
Brick		Crawl: 0 S.F.		Slab: 0 S.F.			Height to Joists: 0.0		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(9) Basement Finish		
Insulation		Height to Joists: 0.0		(8) Basement			(9) Basement Finish		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(9) Basement Finish		
(2) Windows		(8) Basement		(9) Basement Finish			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		
Many		Large		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		
Avg.		Avg.		Crawl: 0 S.F.			Slab: 0 S.F.		Height to Joists: 0.0		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		
Few		Small		Height to Joists: 0.0			(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		(9) Basement Finish		
Wood Sash		(9) Basement Finish		(10) Floor Support			Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		
Metal Sash		Recreation SF		Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:	
Vinyl Sash		Living SF		Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		
Double Hung		Walkout Doors (B)		No Floor SF			Walkout Doors (A)			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support			
Horiz. Slide		No Floor SF		Walkout Doors (A)			(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Casement		Walkout Doors (A)		(10) Floor Support			Joists:		Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Double Glass		(10) Floor Support		Joists:			Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Patio Doors		Joists:		Unsupported Len:			Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Storms & Screens		Unsupported Len:		Cntr.Sup:			(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
(3) Roof		Cntr.Sup:		(10) Floor Support			(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Gable		(10) Floor Support		Joists:			Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Hip		Joists:		Unsupported Len:			Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Flat		Unsupported Len:		Cntr.Sup:			(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Asphalt Shingle		Cntr.Sup:		(10) Floor Support			(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				
Chimney:		(10) Floor Support		Joists:			Unsupported Len:		Cntr.Sup:		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support		(10) Floor Support				

\*\*\* 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
1646 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	10/26/2004	20040429	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	2025 Est TCV 46,575 TCV/TFA: 0.00					
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	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
	Public Improvements		* Factors *			

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	C200'@200/ 50 Actual Front Feet, 0.12 Total Acres	50.00	100.00	1.4142	0.7071	200	100		10,000
	Total Est. Land Value =								10,000

Tax Description	X Dirt Road								
. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.	X Gravel Road								
Comments/Influences	X Paved Road								
248375-2579	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	5,000	18,300	23,300			13,562C
2024	3,800	18,500	22,300			13,155C
2023	3,000	16,000	19,000			12,529C
2022	5,000	14,700	19,700			11,933C



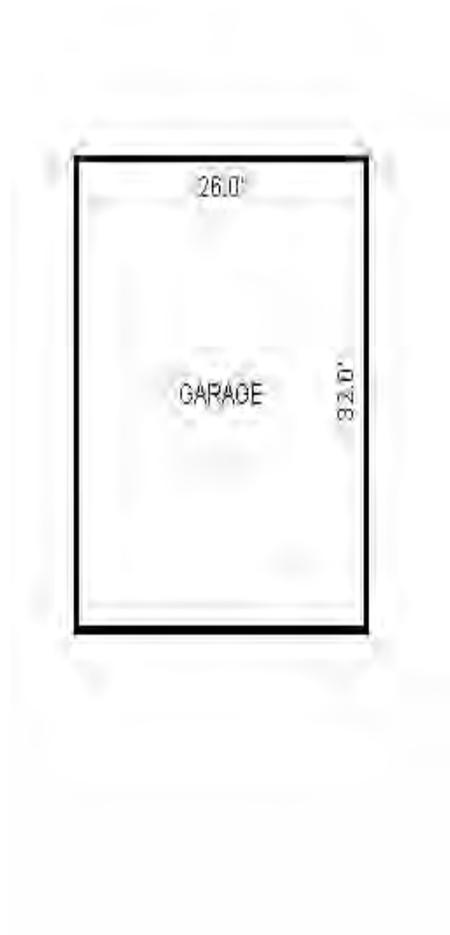
Who	When	What	2025	5,000	18,300	23,300			13,562C
TPC	12/27/2017	INSPECTED	2024	3,800	18,500	22,300			13,155C
TPC	04/19/2016	INSPECTED	2023	3,000	16,000	19,000			12,529C
TPC	03/30/2015	INSPECTED	2022	5,000	14,700	19,700			11,933C

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\*\*\* Information herein deemed reliable 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: 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: 0 Area: 832 % Good: 0 Storage Area: 554 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 39,117 Total Depr Cost: 33,250 Estimated T.C.V: 36,575
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 2005		
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=85/100/100/100/85				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 2005		Lg Ord Small		3 Fixture Bath			Public Water		Stories Exterior Foundation		Garages				
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Public Sewer		Size Cost New Depr. Cost		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Condition: Average		(5) Floors		Softener, Auto			Water Well		Base Cost		Base Cost				
Room List		Kitchens: Other: Other:		Softener, Manual			1000 Gal Septic		Storage Over Garage		Storage Over Garage				
Basement		(6) Ceilings		Solar Water Heat			2000 Gal Septic		Totals:		Totals:				
1st Floor		No. of Elec. Outlets		No Plumbing			Lump Sum Items:		E.C.F.		E.C.F.				
2nd Floor		Many Ave. Few		Extra Toilet					X 1.100		X 1.100				
Bedrooms		(7) Excavation		Extra Sink											
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower											
Wood/Shingle		(8) Basement		Ceramic Tile Floor											
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Ceramic Tile Wains											
Brick		Treated Wood Concrete Floor		Ceramic Tub Alcove											
Insulation		(9) Basement Finish		Vent Fan											
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few		Large Avg. Small													
Wood Sash		(10) Floor Support													
Metal Sash		Joists: Unsupported Len: Cntr.Sup:													
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by Apex I/M

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8211 W FOURTH ST	School: LAKE CITY AREA SCHOOL DIST	New House	06/10/2016	2016-0228	100%	

Owner's Name/Address	MAP #:	2025 Est TCV 379,185 TCV/TFA: 220.20
YOUNGS DON R 8211 W FORTH ST LAKE CITY MI 49651		

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOTS 49 & 50 & 51 & 54 & 55 SAPPHIRE LAKE PLAT. COMBINE ON 4/2021 LOTS 49 & 54 & 55.	X	Dirt Road	100.00	200.00	1.0000	0.8409	200	100		16,818
	X	Gravel Road	100.00	100.00	1.0000	0.7071	200	100		14,142
		Paved Road	200 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value =	30,960

Comments/Influences	Water	Land Improvement Cost Estimates

Add shed for 08. 12/2017 NEW HOUSE OVER PARCEL LINE COMBINE LOTS 50 & 51	X Sewer	Description	Rate	Size	% Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	8.06	1749	0	0
	X	D/W/P: 4in Ren. Conc.	8.06	291	0	0
	X	Gas	26.62	144	50	1,916
		Wood Frame				
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 5000	5,000.00	1	100	5,000
		Total Estimated Land Improvements True Cash Value =				6,916

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	15,500	174,100	189,600			144,920C
2024	11,600	176,600	188,200			140,563C
2023	9,300	153,200	162,500			133,870C
2022	13,000	141,000	154,000			127,496C

Who	When	What
JWV	12/24/2017	INSPECTED
TPC	12/24/2016	INSPECTED
JWV	10/08/2016	INSPECTED

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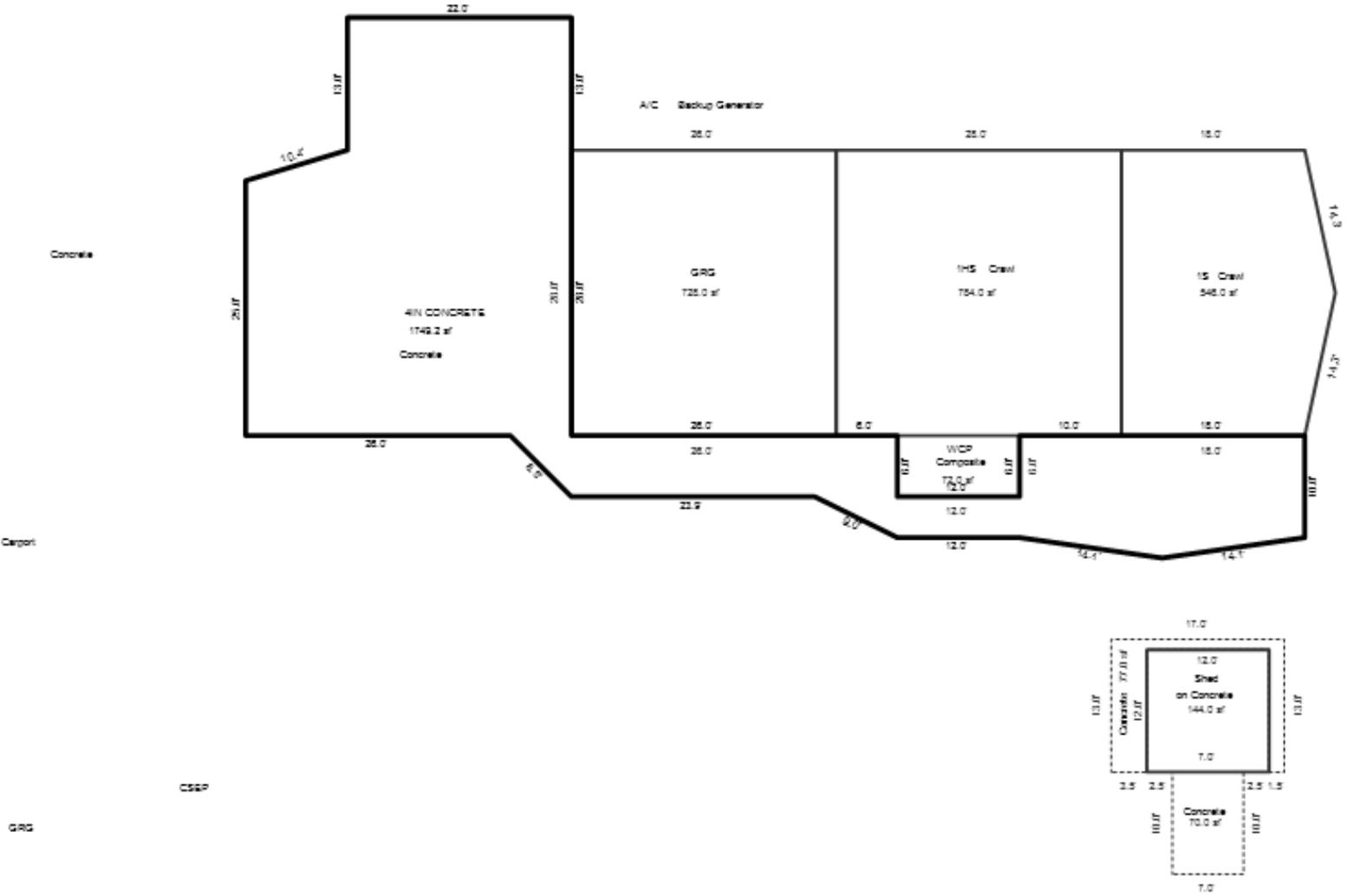
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	Type WCP (1 Story)	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 5 Floor Area: 1,722 Total Base New : 268,940 Total Depr Cost: 255,508 Estimated T.C.V: 281,059			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2017	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric											
(1) Exterior							0 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1330 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 5 Blt 2017					
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many Ave. Few			Building Areas								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1330 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 1 Story Siding			Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 784 1 Story Siding Crawl Space 546 Total: 216,814 205,988								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,382 3 Fixture Bath 1 4,580 4,351 Water/Sewer 2000 Gal Septic 1 9,530 9,053 Water Well, 50 Feet 1 2,648 2,516 Porches WCP (1 Story) 72 3,925 3,729 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 28,829 27,388 Common Wall: 1 Wall 1 -2,647 -2,515 Door Opener 2 1,078 1,024 Built-Ins Appliance Allow. 1 2,727 2,591 Local Cost Items GENERATOR 1 1 1									
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Totals: 268,940 255,508								
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: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 281,059											
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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

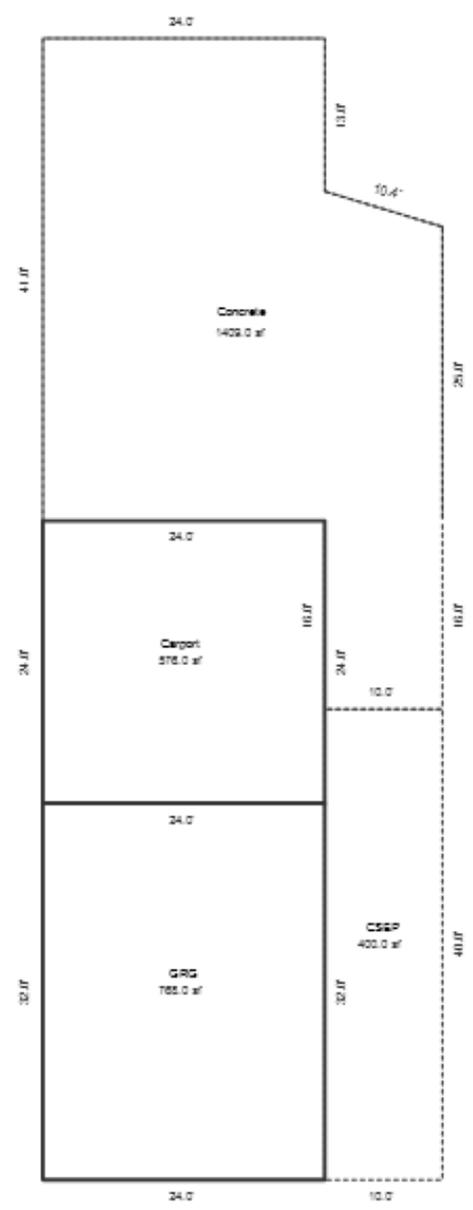
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 400	Type CSEP (2 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	400	CSEP (2 Story)	Year Built: 1990 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:																																											
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 68,466 Total Depr Cost: 54,773 Estimated T.C.V: 60,250	E.C.F. X 1.100	Carpport Area: 576 Roof: Aluminum																																						
Town Home		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Duplex	0 Front Overhang 0 Other Overhang																																																								
A-Frame		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Wood Frame	0 Front Overhang 0 Other Overhang																																																								
Building Style: GRG		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Yr Built 1990	Remodeled 0																																																								
Condition: Average		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Room List	Doors																																																								
Basement		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
1st Floor	2nd Floor																																																								
(1) Exterior		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Wood/Shingle	Aluminum/Vinyl																																																								
Insulation		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
(2) Windows	Many																																																								
Wood Sash		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet	1	5,725	4,580	Carports	Aluminum	576	8,271	6,617	Local Cost Items	SANITARY SEWER	1	0	0	*
Metal Sash	Vinyl Sash																																																								
Double Hung		(4) Interior	Drywall Paneled	Plaster Wood T&G	X	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 2 Single Family GRG	Cls C	Blt 1990	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	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink	Plumbing	Average Fixture(s) Extra Sink	1	1,455	1,164	Porches	CSEP (2 Story)	400	24,064	19,251	Garages	Class: C Exterior: Pole (Finished)	Base Cost	768	26,542	21,234	Water/Sewer	Public Sewer	1	1,473	1,178	Ceramic Tile Floor	Water Well, 100 Feet														



\*\*\* 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			
THIRD ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 10,000					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111		Public Improvements		* Factors *									
Taxpayer's Name/Address		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111		X Sewer		X Electric		X Gas		Curb		Street Lights			
Tax Description		. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.		X Standard Utilities		X Underground Utils.							
Comments/Influences		Topography of Site		X Level		Rolling		Low		High			
		X Landscaped		Swamp		X Wooded		Pond		Waterfront			
		Ravine		Wetland		Flood Plain		Year		Land Value			
		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2025		5,000		0	
		2024		3,800		0		3,800		1,188C		1,153C	
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 04/19/2016 INSPECTED		2023		3,000			
						2022		1,500		0			
								1,500		1,047C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNGS DON R	BALL SAM & RACHEL	2,000	03/01/2017	WD	03-ARM'S LENGTH	2017-00602	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W THIRD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 10,000					

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
			C200'@200/	50.00	100.00	1.4142 0.7071	200	100	10,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						10,000

Tax Description	X	Value
. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.		

Comments/Influences	X	Value



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			1,239C
2024	3,800	0	3,800			1,202C
2023	3,000	0	3,000			1,145C
2022	1,500	0	1,500			1,091C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	03-ARM'S LENGTH	2012-02878	PROPERTY TRANSFER	100.0
		159,900	07/01/2001	WD	33-TO BE DETERMINED	01-0:2962	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MULLEN ERIN 773 W RIO MOCTEZUMA GREEN VALLEY AZ 85614	P.R.E. 100% 04/06/2023					
	MAP #:					
	2025 Est TCV 31,975 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 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.4142	0.7071	200	100	10,000	
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	10,000



Public Improvements			* Factors *						
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2025	5,000	11,000	16,000			10,991C			
2024	3,800	11,100	14,900			10,661C			
2023	3,000	10,200	13,200			10,154C			
2022	5,000	9,400	14,400			9,671C			

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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: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F.	X 1.100	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace									
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric									
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service									
Wood Frame		Size of Closets		Lg Ord Small			No./Qual. of Fixtures									
Building Style: GRG		Doors		Solid H.C.			Ex. Ord. Min									
Yr Built 1997	Remodeled 0	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets									
Condition: Average		Kitchens		Other:			Many Ave. Few									
Room List		Basement		(6) Ceilings			(13) Plumbing									
Basement		1st Floor		Kitchens			Average Fixture(s)									
1st Floor		2nd Floor		Other:			3 Fixture Bath									
Bedrooms		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath									
(1) Exterior		Basement		(8) Basement			Softener, Auto									
Wood/Shingle		Conc. Block		Poured Conc. Stone			Softener, Manual									
Aluminum/Vinyl		Poured Conc.		Stone			Solar Water Heat									
Brick		Treated Wood		Concrete Floor			No Plumbing									
Insulation		Concrete Floor		(9) Basement Finish			Extra Toilet									
(2) Windows		Vent Fan		Public Water			Extra Sink									
Many Avg. Few		Large Avg. Small		Public Sewer			Separate Shower									
Wood Sash		Recreation SF		Water Well			Ceramic Tile Floor									
Metal Sash		Living SF		1000 Gal Septic			Ceramic Tile Wains									
Vinyl Sash		Walkout Doors (B)		2000 Gal Septic			Ceramic Tub Alcove									
Double Hung		No Floor SF		Lump Sum Items:			Vent Fan									
Horiz. Slide Casement		Walkout Doors (A)														
Double Glass		(10) Floor Support														
Patio Doors		Joists:														
Storms & Screens		Unsupported Len:														
(3) Roof		Cntr.Sup:														
Gable		Asphalt Shingle														
Hip		Chimney:														
Gambrel																
Mansard																
Shed																
Flat																
Asphalt Shingle																

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARGROVE VIRGINIA E TRUST	HERRINGTON DOUGLAS A & LA	95,000	08/31/2010	WD	03-ARM'S LENGTH	2010-4053wd &	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE			Garage	04/26/2013	2013-0109	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY CT WHITEHOUSE OH 43571	MAP #:					
	2025 Est TCV 41,536 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 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.4142	0.7071	200	100	10,000
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	10,000

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

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	3,800	15,900	19,700			11,455C
													2023	3,000	14,700	17,700			10,910C
													2022	5,000	13,600	18,600			10,391C

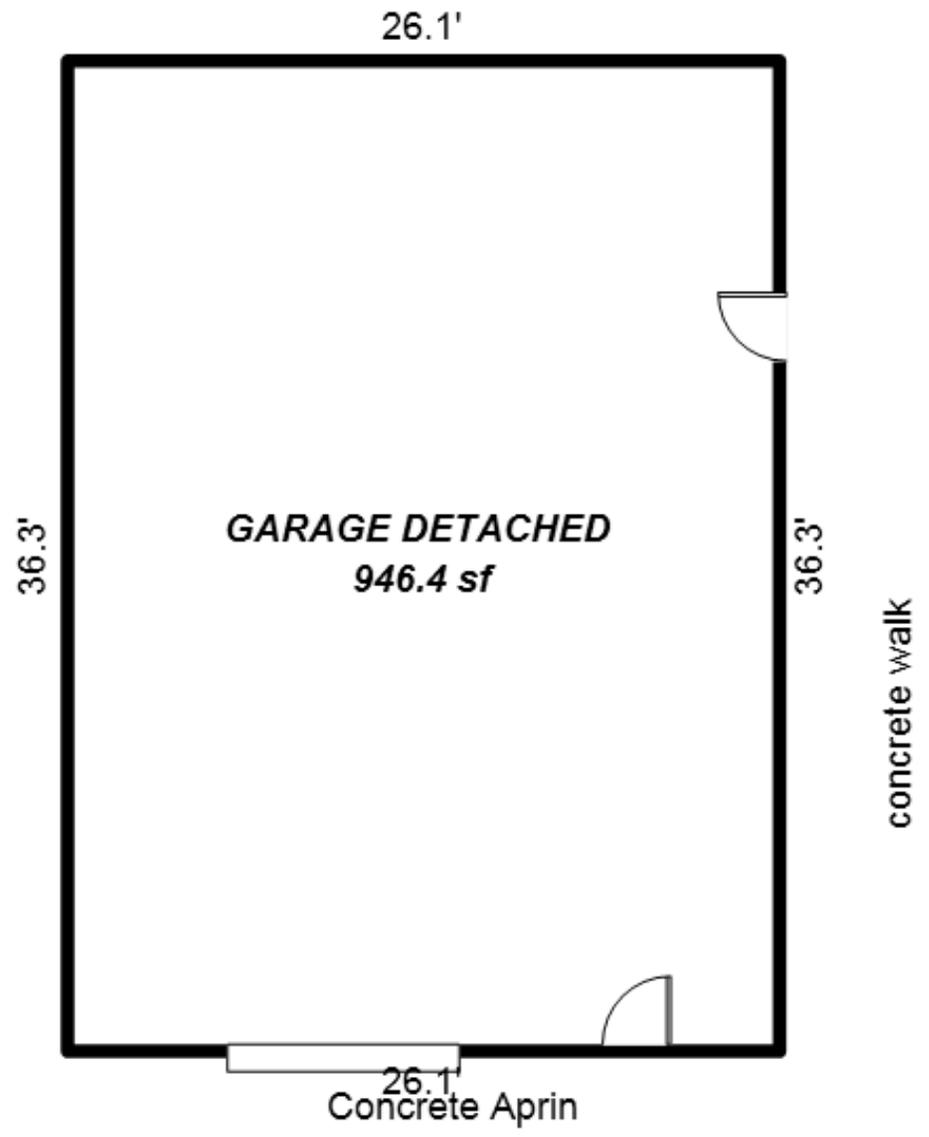


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal 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: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 946 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 30,895 Total Depr Cost: 27,805 Estimated T.C.V: 30,586		
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 2013		
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=90/100/100/100/90		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		Garages		3 Fixture Bath		1 -4,580 -4,122		
Yr Built Remodeled 2013 0		Kitchen: Other: Other:			Kitchens: Other: Other:			2 Fixture Bath		Public Sewer		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		946 34,936 31,442	
Condition: Average		Lg Ord Small			Basement: Crawl: Slab: Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water Well		Door Opener		1 539 485		Totals: 30,895 27,805	
Room List		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			No Plumbing		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		30,586			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
(2) Windows		Many Avg. Few Large Avg. Small			(8) Basement			Lump Sum Items:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support												
Gable Hip Flat		Gambrel Mansard Shed			Joists: Unsupported Len: Cntr.Sup:												
Asphalt Shingle																	

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



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

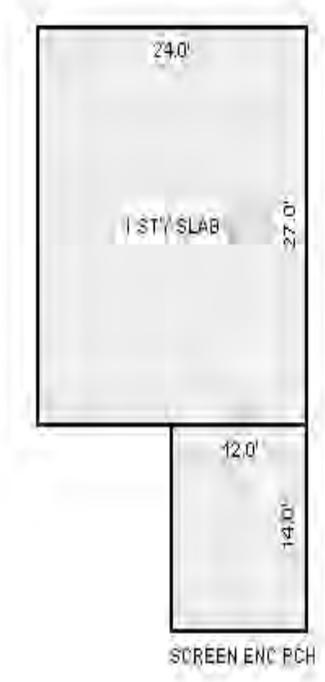
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1689 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/02/2009		20090214	Complete				
Owner's Name/Address		P.R.E. 100% 04/11/1997		MAP #:		2025 Est TCV 84,252 TCV/TFA: 130.02							
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		C200'@200/	50.00	100.00	1.0746	0.7071	200	100	LOT 59	7,598
		X	Paved Road		A 200' @ 90/	50.00	100.00	1.0746	0.6389	90	100	LOT 60	3,090
		X	Storm Sewer		A 200' @ 90/	50.00	100.00	1.0746	0.6389	90	100	LOT 61	3,090
		X	Sidewalk		150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 13,778								
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description	Rate	Size	% Good	Cash Value				
		X	Electric		D/W/P: 3.5 Concrete	5.78	126	71	517				
		X	Gas		Wood Frame	29.87	49	71	1,039				
		X	Curb		Total Estimated Land Improvements True Cash Value = 1,556								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
Comments/Influences		Topography of Site											
2007 Combined w/059-00 & 061-00 for 2008.		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling		2025	6,900	35,200	42,100			28,760C		
			Low		2024	8,500	35,300	43,800			27,896C		
			High		2023	6,800	30,400	37,200			26,568C		
			Landscaped		2022	8,000	28,200	36,200			25,303C		
			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 04/19/2016	INSPECTED										
		TPC 03/30/2015	INSPECTED										



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168	Type CSEP (1 Story)	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: 1S		Trim & Decoration												
	Yr Built 1968	Remodeled 0	Ex X Ord Min												
	Condition: Average		Size of Closets Lg X Ord Small												
	Room List		Doors Solid X H.C.		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 60 Amps Service										
	(1) Exterior				No./Qual. of Fixtures Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(6) Ceilings X Tile		No. of Elec. Outlets Many X Ave. Few										
	(2) Windows		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 648 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 Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		(10) Floor Support												
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 648 SF Floor Area = 648 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 648 Total: 73,261 43,956 Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 597 Porches CSEP (1 Story) 168 5,747 3,448 Garages Class: D Exterior: Pole (Unfinished) Base Cost 936 18,271 10,963 Door Opener 2 836 502 Water/Sewer Public Sewer 1 1,175 705 Water Well, 50 Feet 1 2,498 1,499 Built-Ins Appliance Allow. 1 1,638 983 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 104,421 62,653															
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		68,918			

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



Sketch by Apex Medina™

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

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

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

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

Owner's Name/Address: ONAN PHILLIP D  
 3111 FERNSIDE STREET  
 MIDLAND MI 48641  
 2025 Est TCV 10,000

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	
X			Dirt Road	50.00	100.00	1.4142	0.7071	200	100	10,000	
X			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	10,000
X			Paved Road								
X			Storm Sewer								
X			Sidewalk								
X			Water								
X			Sewer								
X			Electric								
X			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description: . SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.

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	5,000	0	5,000			1,188C
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C

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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: CHIPPEWA AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: ST PIERRE DAVID L & LISA M  
 1011 KILLDEER  
 MASON MI 48854  
 2025 Est TCV 10,000

Improved  Vacant  Land Value Estimates for Land Table 4101.4101 RURAL SUBS

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

C200'@200/ 50.00 100.00 1.4142 0.7071 200 100 10,000  
 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000

Tax Description: . SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.  
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			1,188C
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERGENTHALER KATHERINE U	ST PIERRE DAVID L & LISA	7,000	11/05/2004	WD	03-ARM'S LENGTH	04-0/4587	DEED	100.0
WEBER HENRY R	MERGENTHALER KATHERINE TR	0	10/25/2004	QC	21-NOT USED/OTHER	04-0/4586	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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CHIPPEWA AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	2025 Est TCV 10,000					
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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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Taxpayer's Name/Address		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	X	Dirt Road	50.00	100.00	1.4142	0.7071	200	100		10,000
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		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						10,000
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Tax Description	X	Electric								
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. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.	X	Gas								
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Comments/Influences		Curb								
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		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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	X	Level								
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		Rolling								
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		Low								
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		High								
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		Landscaped								
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	X	Swamp								
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		Wooded								
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		Pond								
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		Waterfront								
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		Ravine								
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		Wetland								
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		Flood Plain								
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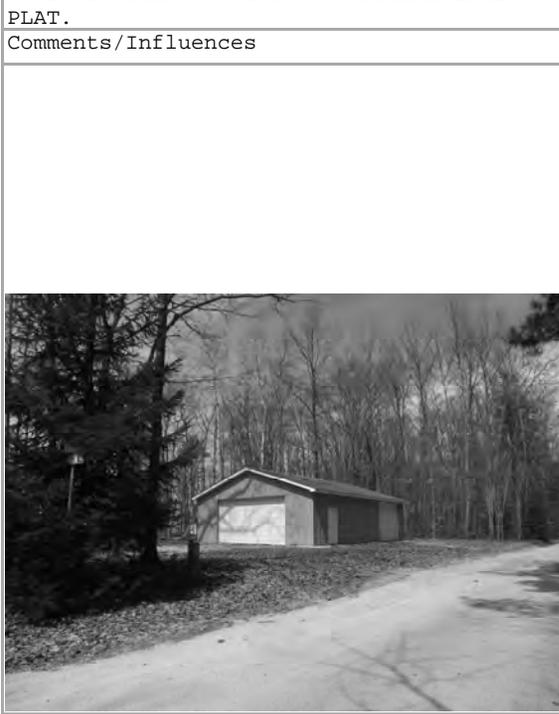
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			1,239C
2024	3,800	0	3,800			1,202C
2023	3,000	0	3,000			1,145C
2022	1,500	0	1,500			1,091C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMM JAMES L & SHERRY E	BOUGHNER JOHN & CARON	15,000	08/05/2011	WD	03-ARM'S LENGTH	2011-02453	PROPERTY TRANSFER	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	21-NOT USED/OTHER	2009/534	DEED	0.0
		2,500	03/01/1997	WD	33-TO BE DETERMINED	309:814	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 32,482 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 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.	X		C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000							



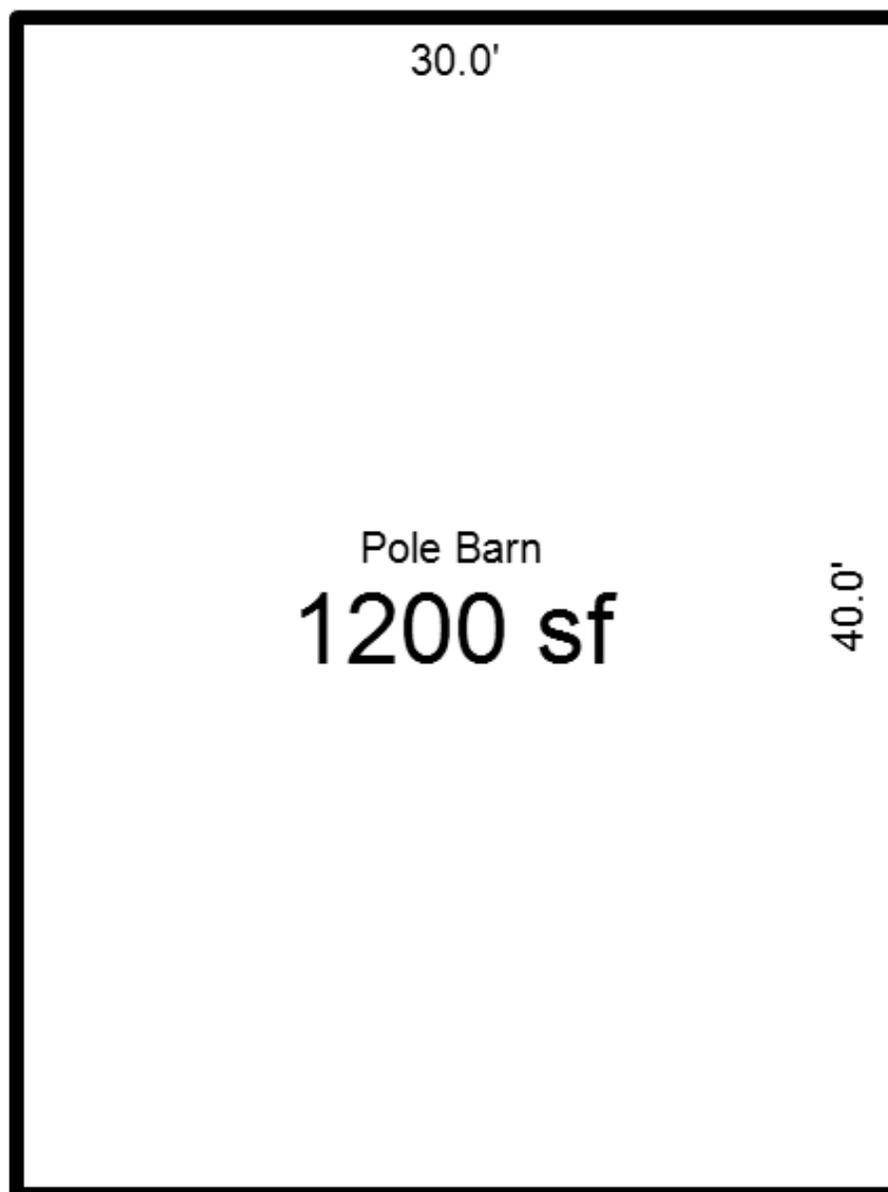
Public Improvements	Topography of Site
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	11,200	16,200			10,577C
2024	3,800	11,400	15,200			10,259C
2023	3,000	10,400	13,400			9,771C
2022	1,500	9,600	11,100			9,306C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	03-ARM'S LENGTH	2016-03121	PROPERTY TRANSFER	100.0
		11,000	10/01/1998	WD	33-TO BE DETERMINED	322:1044	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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SKUKALEK MIKE	MAP #:					
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2188 GLENN CANYON SE	2025 Est TCV 10,000					
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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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C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	10,000
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Tax Description	X	Dirt Road						
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. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.		Gravel Road						
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Comments/Influences		Paved Road						
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		Storm Sewer						
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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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		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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	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	5,000	0	5,000			1,239C
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2024	3,800	0	3,800			1,202C
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2023	3,000	0	3,000			1,145C
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2022	1,500	0	1,500			1,091C
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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.
KERASTAS MICHAEL & ANNA M	KERASTAS FAMILY TRUST	0	05/22/2019	QC	09-FAMILY	2019-01631	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	08/23/2016	2016-0389	100%
Owner's Name/Address	P.R.E. 0%					
KERASTAS FAMILY TRUST 1691 PARK SIDE COURT ANN ARBOR MI 48108	MAP #:					
	2025 Est TCV 71,977 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		C200'@200/	50.00	100.00	1.4142	0.7071	200 100	10,000
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	10,000	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	600	0	0
X	Gravel Road	Residential Local Cost Land Improvements				
X	Paved Road	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1	95	950
X	Sidewalk	Total Estimated Land Improvements True Cash Value =				950
X	Water					
X	Sewer					
X	Electric					
X	Gas					
	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	5,000	31,000	36,000			22,837C
	Rolling							
	Low							
X	High	2024	3,800	32,800	36,600			22,151C
	Landscaped							
	Swamp							
	Wooded	2023	3,000	28,300	31,300			21,097C
	Pond							
	Waterfront	2022	5,000	26,100	31,100			20,093C
	Ravine							
	Wetland							
	Flood Plain							



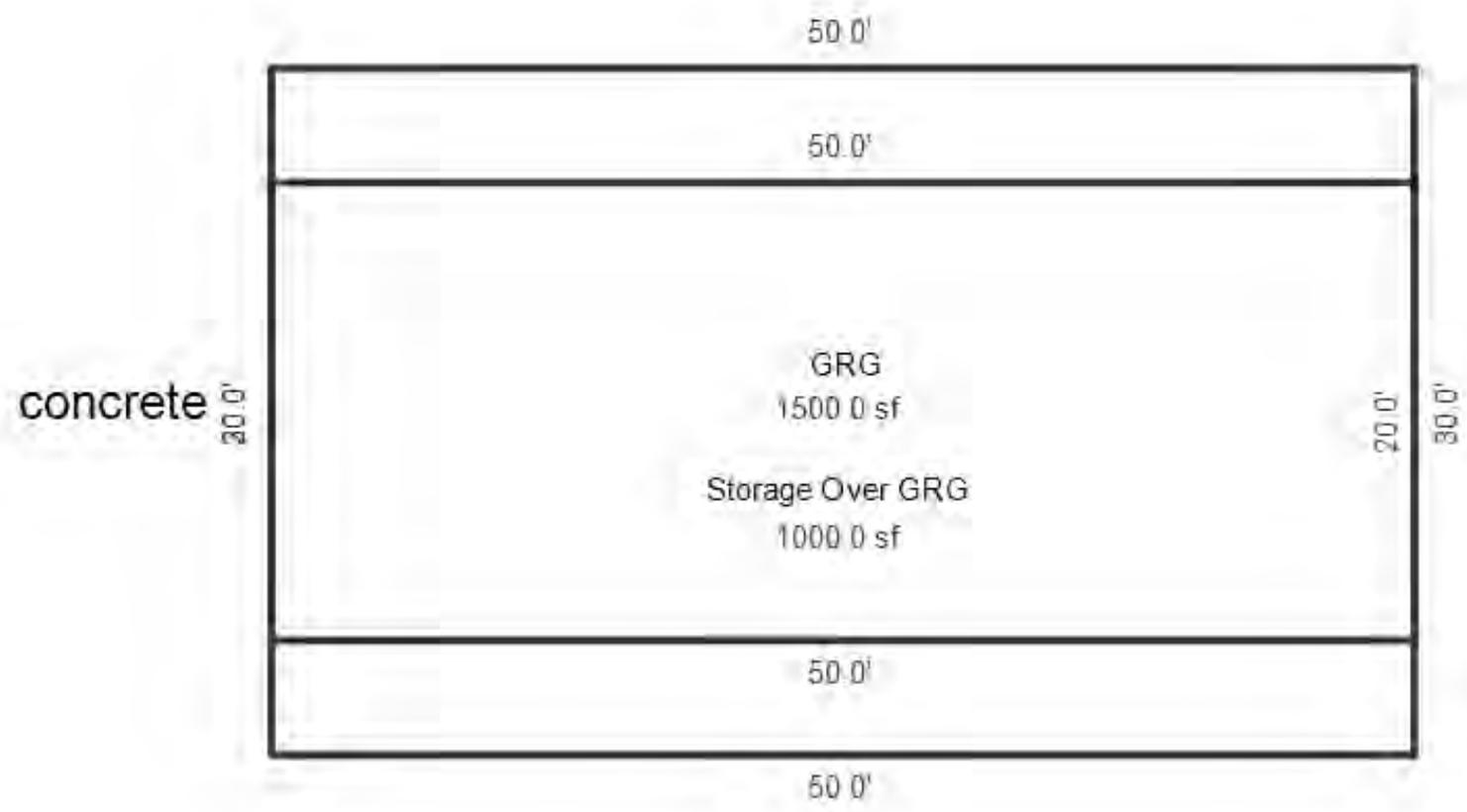
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2025	5,000	31,000	36,000			22,837C
TPC	12/27/2017	INSPECTED	2024	3,800	32,800	36,600			22,151C
JWV	12/03/2016	INSPECTED	2023	3,000	28,300	31,300			21,097C
			2022	5,000	26,100	31,100			20,093C

\*\*\* Information herein deemed reliable 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: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 1000 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 61,644 Total Depr Cost: 55,479 Estimated T.C.V: 61,027		
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 2016		
Duplex		Drywall Paneled		Plaster Wood T&G			(13) Plumbing		0 Amps Service		Ex. Ord. Min		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF Floor Area = 0 SF.		
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		No./Qual. of Fixtures		Many Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		1		Ex. Ord. Min		Stories Exterior Foundation		Size Cost New Depr. Cost		
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		
Yr Built 2016		Remodeled 0		Kitchen:			No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		
Condition: Average		Other:			Kitchens			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
Room List		Basement			1st Floor			Ceramic Tub Alcove		Vent Fan		(14) Water/Sewer		Lump Sum Items:			
Basement		(6) Ceilings			(7) Excavation			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
1st Floor		Insulation			Basement: 0 S.F.			Crawl: 0 S.F.		Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement	
2nd Floor		Wood Shingle			Recreation SF			Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(9) Basement Finish	
Bedrooms		Aluminum/Vinyl			Conc. Block			Poured Conc.		Stone		Treated Wood		Concrete Floor		(10) Floor Support	
(1) Exterior		Brick			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Wood/Shingle		Insulation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Aluminum/Vinyl		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Brick		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Insulation		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
(2) Windows		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Many		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Avg.		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Few		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Large		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Avg.		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Small		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Wood Sash		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Metal Sash		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Vinyl Sash		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Double Hung		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Horiz. Slide		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Casement		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Double Glass		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Patio Doors		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Storms & Screens		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
(3) Roof		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Gable		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Hip		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Flat		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Gambrel		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Mansard		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Shed		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Asphalt Shingle		Excavation			Basement			Joists:		Unsupported Len:		Cntr.Sup:					
Chimney:		Excavation			Basement			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.
AMIN SAMIR S	PROMER JODY R & MARLANE K	2,400	11/17/2010	WD	03-ARM'S LENGTH	2010-5125WD	PROPERTY TRANSFER	100.0
AMIN ADAM S	AMIN SAMIR S (S/M)	0	06/08/2009	QC	21-NOT USED/OTHER	2009/2248	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	05/10/2011	2011-01081	100%

Owner's Name/Address	MAP #:
PROMER JODY R & MARLANE K 9183 LOOKOUT CIR GRAND LEDGE MI 48837	2025 Est TCV 52,671 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 10 T22N R8W LOT 70 & 68 SAPPHIRE LAKE PLAT.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
Gravel Road	C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409
Paved Road	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 16,818

Comments/Influences	Land Improvement Cost Estimates

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

Topography of Site
X Level
X Rolling
X Low
X 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	17,900	26,300			14,174C
TPC	12/27/2017	INSPECTED	2024	6,300	18,200	24,500			13,748C
TPC	04/19/2016	INSPECTED	2023	5,000	15,800	20,800			13,094C
TPC	03/30/2015	INSPECTED	2022	6,500	14,500	21,000			12,471C

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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: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 957 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:																							
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 35,256 Total Depr Cost: 31,730 Estimated T.C.V: 34,903																	
	Town Home																																		
	Duplex																																		
	A-Frame																																		
	Wood Frame																																		
	Building Style: GRG	Drywall Paneled		Plaster Wood T&G																															
	Yr Built 2011	Remodeled 0	Ex	Ord	Min																														
	Condition: Average	Trim & Decoration			Size of Closets																														
	Room List	Lg	Ord	Small	X No Heating/Cooling																														
	Basement	Doors	Solid	H.C.	Central Air Wood Furnace																														
	1st Floor	(5) Floors			(12) Electric																														
	2nd Floor	Kitchen:			0 Amps Service																														
	Bedrooms	Other:			No./Qual. of Fixtures																														
	(1) Exterior	Other:			Ex. Ord. Min																														
	Wood/Shingle	(6) Ceilings			No. of Elec. Outlets																														
	Aluminum/Vinyl				Many Ave. Few																														
	Brick	(7) Excavation			(13) Plumbing																														
	Insulation	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																														
	(2) Windows	(8) Basement			(14) Water/Sewer																														
	Many Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																														
	Large Avg. Small	(9) Basement Finish			Lump Sum Items:																														
	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)																																	
	Gambrel Mansard Shed																																		
	Asphalt Shingle																																		
	Chimney:	Joists: Unsupported Len: Cntr.Sup:																																	
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2011</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: C Exterior: Siding</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>957</td> <td>35,256</td> <td></td> <td></td> <td>31,730</td> </tr> <tr> <td>Totals:</td> <td></td> <td>35,256</td> <td></td> <td></td> <td>31,730</td> </tr> </tbody> </table> <p>Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 =&gt; TCv: 34,903</p>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)					Base Cost	957	35,256			31,730	Totals:		35,256			31,730
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)																																		
Base Cost	957	35,256			31,730																														
Totals:		35,256			31,730																														

\*\*\* 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: 109 S SAPPHIRE AVE      Class: RESIDENTIAL-VACAN      Zoning:      Building Permit(s):      Date:      Number:      Status:

School: LAKE CITY AREA SCHOOL DIST      P.R.E. 0%      MAP #:      2025 Est TCV 8,535

Owner's Name/Address: LOGUSZ ROMAN ETAL  
25039 ROUGE RIVER ROAD  
DEARBORN HEIGHTS MI 48127

Improved  Vacant  Land Value Estimates for Land Table 4101.4101 RURAL SUBS

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

C200'@200/      51.00      50.00      1.4072      0.5946      200      100                8,535

51 Actual Front Feet, 0.06 Total Acres      Total Est. Land Value =      8,535

Tax Description: . SEC 10 T22N R8W LOT 71 SAPPHIRE LAKE PLAT.  
Comments/Influences:      X Dirt Road      X Gravel Road      Paved Road      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
2025	4,300	0	4,300			1,360C
2024	3,200	0	3,200			1,320C
2023	2,600	0	2,600			1,258C
2022	5,000	0	5,000			1,199C

Who      When      What      TPC 04/30/2021 INSPECTED      TPC 12/27/2017 INSPECTED      TPC 04/19/2016 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
S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127	MAP #:					
	2025 Est TCV 30,823 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			C200'@200/	51.00	85.00	1.4072	0.6790	200 100	9,746
			51 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =	9,746	

Taxpayer's Name/Address	X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127	
Tax Description	
. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT.	
Comments/Influences	



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

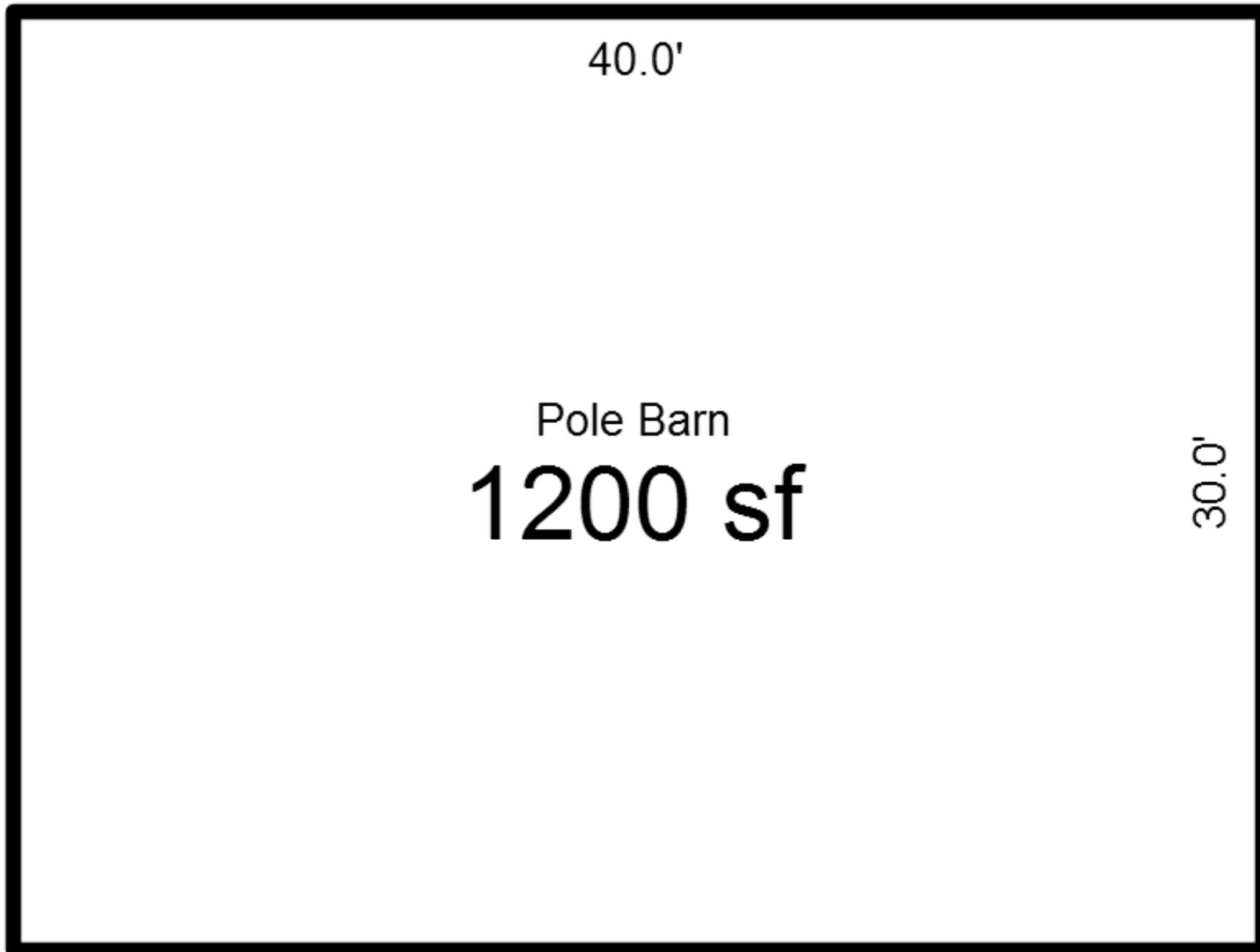
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,900	10,500	15,400			9,040C
2024	3,700	10,600	14,300			8,769C
2023	2,900	9,800	12,700			8,352C
2022	5,000	9,000	14,000			7,955C

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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: 1992 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	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: 25 Floor Area: 0 Total Base New : 25,548 Total Depr Cost: 19,161 Estimated T.C.V: 21,077
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=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 1992		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: CD Exterior: Pole (Unfinished)			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Base Cost		Notes:		1200 25,548 19,161			
Basement		(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Totals:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		25,548 19,161			
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
2nd Floor		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Bedrooms		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			(14) Water/Sewer										
Wood/Shingle		Insulation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Aluminum/Vinyl		(2) Windows			Lump Sum Items:										
Brick		Many Avg. Few Large Avg. Small			Lump Sum Items:										
Insulation		(3) Roof			Lump Sum Items:										
Basement		Gable Hip Flat Gambrel Mansard Shed			Lump Sum Items:										
1st Floor		Asphalt Shingle			Lump Sum Items:										
2nd Floor		Chimney:			Lump Sum Items:										
Bedrooms		Chimney:			Lump Sum Items:										

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
109 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
KAMMER DANIEL J JR 3886 W SAGINAW ST NATIONAL CITY MI 48748		MAP #:		2025 Est TCV 59,334 TCV/TFA: 101.60								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 10 T22N R8W LOT 73 SAPPHIRE LAKE PLAT.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	C200'@200/	51.00	74.00	1.4072	0.6558	200	100		9,414
			Paved Road	51 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 9,414								
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate		Size % Good		Cash Value			
		X	Water	D/W/P: 3.5 Concrete	5.70		153 56		488			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 488								
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2025	4,700	25,000	29,700			15,152C		
				2024	3,500	25,300	28,800			14,697C		
				2023	2,800	21,900	24,700			13,998C		
				2022	1,500	20,000	21,500			13,332C		

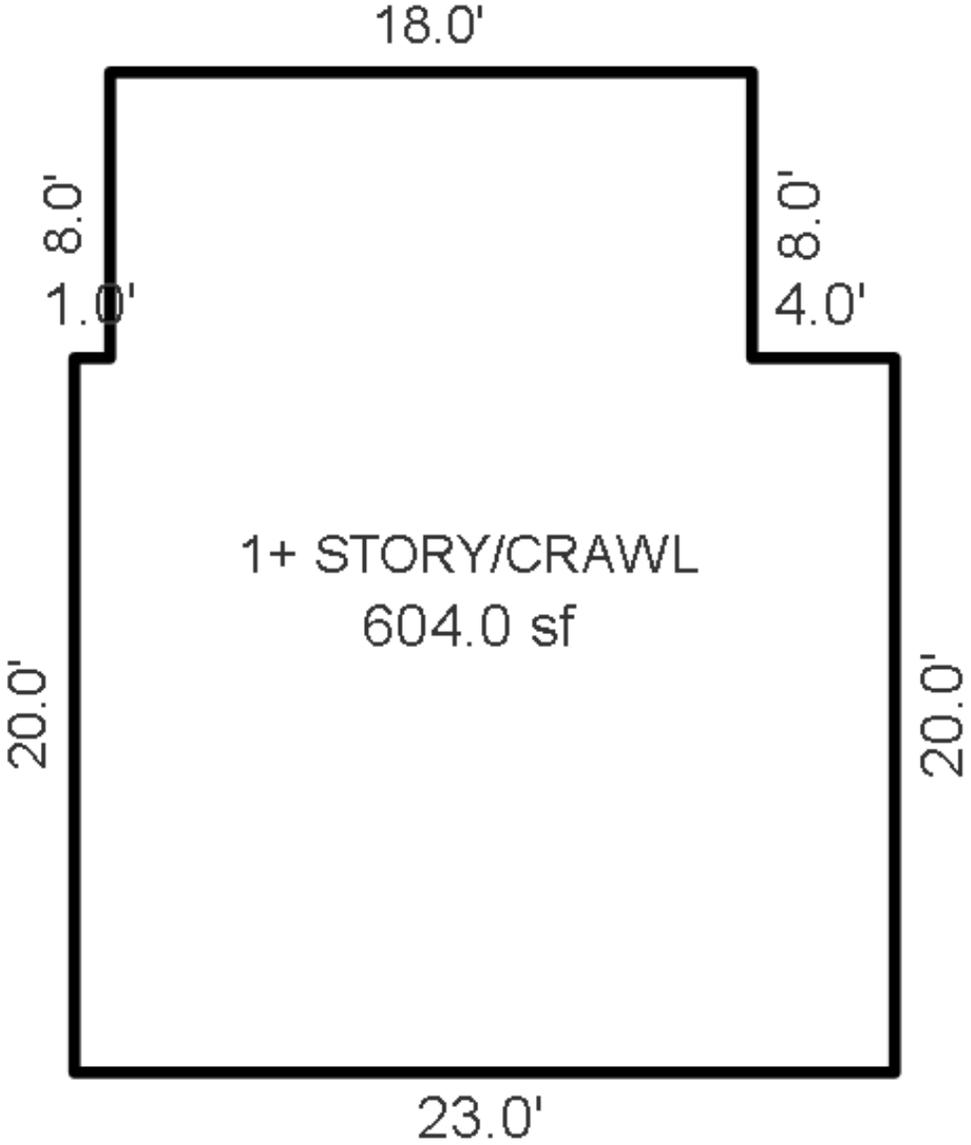


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1+S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1948		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	Lg	Ord	X	Small										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				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	Basement: 0 S.F. Crawl: 584 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		1	(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: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1+S										Cls D		Blt 1948				
(11) Heating System: Space Heater																
Ground Area = 584 SF Floor Area = 584 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 584																
Total: 70,562 38,810																
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		
Built-Ins																
Appliance Allow.										1		1,615		888		
Fireplaces																
Exterior 1 Story										1		4,898		2,694		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Totals:												81,705		44,938		
Notes:																
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:														49,432		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	03-ARM'S LENGTH	2018-02079	PROPERTY TRANSFER	100.0
		5,000	03/01/2000	WD	33-TO BE DETERMINED	335:829	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/02/2018					
BUTZIN GERALD & CYNTHIA 8240 W FIRST ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 11,677					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000								

Comments/Influences	Land Improvement Cost Estimates			Description				Rate	Size	% Good	Cash Value
				Fencing: Wd, Solid, 5 ft.				25.81	130	50	1,677
				Total Estimated Land Improvements True Cash Value = 1,677							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,000	800	5,800			1,704C
Rolling	2024	3,800	0	3,800			1,653C
Low	2023	3,000	0	3,000			1,575C
High	2022	1,500	0	1,500			1,500S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE KEVIN J	BUTZIN GERALD & CYNTHIA	12,500	06/28/2018	WD	19-MULTI PARCEL ARM'S LE	2018-02079	PROPERTY TRANSFER	100.0
		3,450	03/01/2000	WD	33-TO BE DETERMINED	335:826	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SECOND ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/02/2018					
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Owner's Name/Address	MAP #:
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BUTZIN GERALD & CYNTHIA 8240 W FIRST ST LAKE CITY MI 49651	2025 Est TCV 11,677
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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					C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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					50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		10,000
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Tax Description		Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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X	. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.			Fencing: Wd, Solid, 5 ft.	25.81	130	50	1,677
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				Total Estimated Land Improvements True Cash Value =				1,677
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Comments/Influences	Water	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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	X	X	X				
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Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	PRIVATE RD
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	X						X						X
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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.
		1,400	03/01/1995	WD	33-TO BE DETERMINED	293:323	DEED	0.0

Property Address: SECOND 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: ST PIERRE BRIAN & JOANN  
 11424 LAKESIDE DR  
 RIVERDALE MI 48877

2025 Est TCV 10,000

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
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Tax Description: . SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.

Comments/Influences:

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

Topography of Site:

- X Level
- Rolling
- Low
- 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	5,000	0	5,000			1,188C
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C

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

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

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

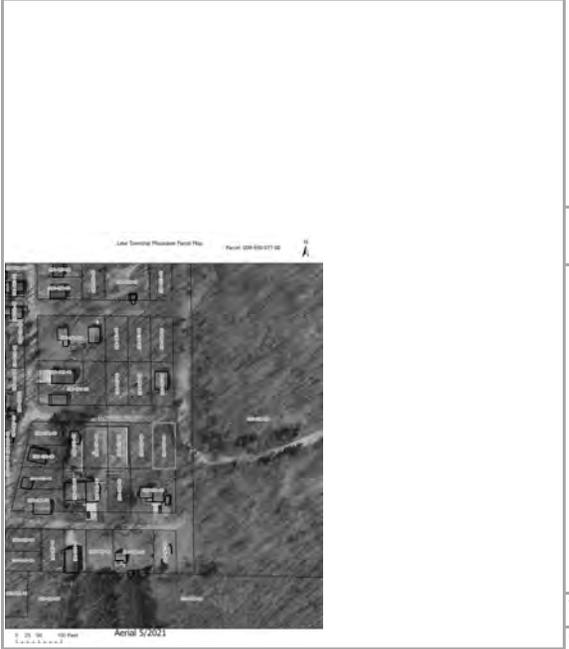
Owner's Name/Address: ST PIERRE BRIAN & JOANN  
 11424 LAKESIDE DR  
 RIVERDALE MI 48877

2025 Est TCV 10,000

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
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Tax Description: . SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.  
 Comments/Influences:

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



- Topography of Site
- X Level
  - Rolling
  - Low
  - 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	5,000	0	5,000			1,188C
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUNLAP SIERRA MICHELLE	DUNLAP SIERRA M & BROWN J	1	10/04/2021	QC	21-NOT USED/OTHER	2021-03432	OTHER	50.0
VORPAGEL KEVIN & KAYLA	DUNLAP SIERRA MICHELLE	145,000	05/24/2019	WD	03-ARM'S LENGTH	2019-01711	PROPERTY TRANSFER	100.0
VORPAGEL KEVIN D	VOPAGEL KEVIN D & KAYLA	0	05/24/2019	QC	09-FAMILY	2019-01710	PROPERTY TRANSFER	0.0
VORPAGEL KEVIN D	VORPAGEL KEVIN & KAYLA	0	01/18/2017	QC	09-FAMILY	2017-00136	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8210 W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/24/2019					
Owner's Name/Address	MAP #:					
DUNLAP SIERRA M & BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651	2025 Est TCV 191,627 TCV/TFA: 177.43					

X Improved		Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Public Improvements			* Factors *				LOT 78 & 79					
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409	
X	Gravel Road		C200'@200/	50.00	100.00	1.1892	0.7071	200	100		8,409	
	Paved Road		100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value =	16,818

Tax Description	Land Improvement Cost Estimates											
. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.	Description	Rate	Size	% Good	Cash Value							
X	Dirt Road	8.06	800	0	0							
X	Gravel Road	24.31	200	50	2,431							
	Paved Road	Residential Local Cost Land Improvements										
	Storm Sewer	Description	Rate	Size	% Good	Cash Value						
	Sidewalk	LAND IMPROVE 1000	1,000.00	1	94	940						
	Water	Total Estimated Land Improvements True Cash Value =										3,371

Comments/Influences	Topography of Site										
20801268 \$87,500 2000	X	Level									
		Rolling									
		Low									
		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	8,400	87,400	95,800			81,127C
2024	6,300	88,700	95,000			78,688C
2023	5,000	76,600	81,600			74,941C
2022	3,000	70,300	73,300			71,373C

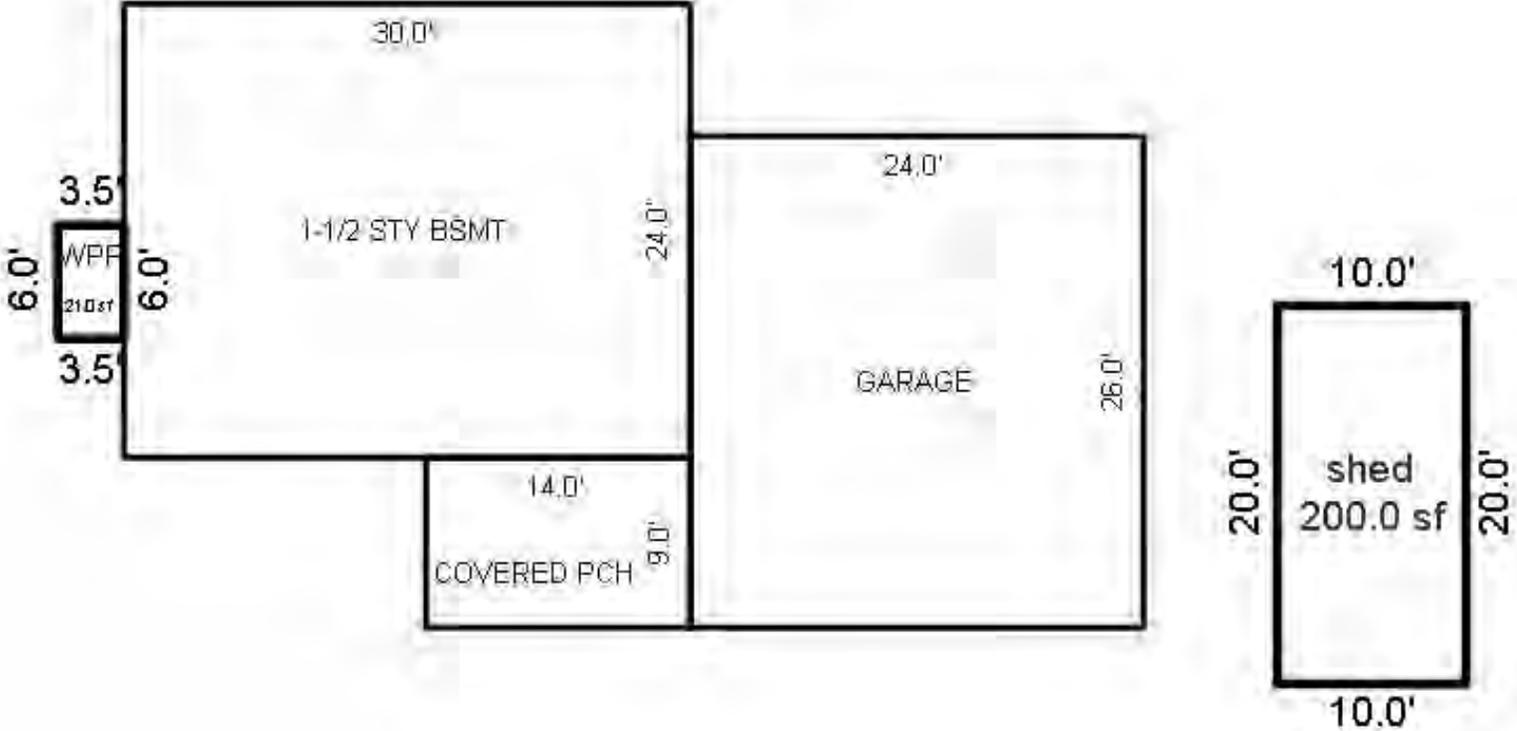


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 126 40	Type WCP (1 Story) WPP	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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 Effec. Age: 25 Floor Area: 1,080 Total Base New : 207,810 Total Depr Cost: 155,853 Estimated T.C.V: 171,438			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100			Bsmnt Garage:					
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Area: 1,080			Storage Area: 0					
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C Blt 1993					
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			Ground Area = 720 SF Floor Area = 1080 SF.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(8) Basement		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 720			Total: 145,584 109,185					
X	Many Avg. X Few	Large Avg. X Small		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 500 9,530 7,147 Basement, Outside Entrance, Below Grade 1 2,523 1,892					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435					
(3) Roof		(10) Floor Support		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story) 126 5,660 4,245 WPP 40 1,836 1,377					
X	Gable Hip Flat	Gambrel Mansard Shed		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 25,846 19,384 Common Wall: 1 Wall 1 -2,647 -1,985 Door Opener 1 539 404					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294					
Chimney: Metal		Lump Sum Items:		Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Appliance Allow. 1 2,727 2,045					
				Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces			Direct-Vented Gas 1 2,979 2,234					
				Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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.						
DUNLAP SIERRA MICHELLE	DUNLAP SIERRA M & BROWN J	1	10/04/2021	QC	21-NOT USED/OTHER	2021-03432	OTHER	50.0						
VORPAGEL KEVIN & KAYLA	DUNLAP SIERRA MICHELLE	145,000	05/24/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01711	PROPERTY TRANSFER	100.0						
VORPAGEL KEVIN D	VORPAGEL KEVIN D & KAYLA	1	05/24/2019	QC	09-FAMILY	2019-01710	PROPERTY TRANSFER	0.0						
OLIVER TERRY L	VORPAGEL KEVIN D	3,000	02/05/2018	QC	03-ARM'S LENGTH	2018-00355	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W FIRST ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/24/2019										
Owner's Name/Address		MAP #:		2025 Est TCV 10,000										
DUNLAP SIERRA M & BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS									
Tax Description		Public Improvements			* Factors *									
/ SEC 10 T22N R8W LOT 80 SAPPHIRE LAKE PLAT.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Comments/Influences		Gravel Road			C200'@200/		50.00	100.00	1.4142	0.7071	200	100		10,000
		Paved Road			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		10,000			
		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												
		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	5,000	0	5,000			1,704C			
		TPC 04/30/2021 INSPECTED			2024	3,800	0	3,800			1,653C			
		TPC 12/27/2017 INSPECTED			2023	3,000	0	3,000			1,575C			
		TPC 03/30/2015 INSPECTED			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.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	21-NOT USED/OTHER	04-0/4732	DEED	0.0
		82,500	09/01/2001	WD	33-TO BE DETERMINED	01-0:3713	DEED	0.0

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

FIRST ST School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 04/14/1999

Owner's Name/Address: MAP #: 2025 Est TCV 10,000

BUTZIN GERALD & CYNTHIA ANN  
8240 FIRST ST  
LAKE CITY MI 49651

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
C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,000

Tax Description: . SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.

Comments/Influences: FENCE & HOUSE DATA ON 590-082-00

- 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
- Rolling
- Low
- 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	5,000	0	5,000			1,188C
2024	3,800	0	3,800			1,153C
2023	3,000	0	3,000			1,099C
2022	1,500	0	1,500			1,047C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	21-NOT USED/OTHER	04-0/4732	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8240 W FIRST ST	School: LAKE CITY AREA SCHOOL DIST		Addition	11/30/2004	20040454	Complete

Owner's Name/Address	MAP #:
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST ST LAKE CITY MI 49651	2025 Est TCV 299,665 TCV/TFA: 156.08

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 10 T22N R8W LOT 82 SAPPHIRE LAKE PLAT.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	10,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
839-8768 ADD GRG FOR 96 ADD WW, CS,CHG GRG TP 1S, 2 SHDS FOR 99 (NO PERMITS)	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		Fencing: Wd, Solid, 5 ft.	27.54	475	50	6,541
		D/W/P: 4in Concrete	6.87	900	50	3,091
		Wood Frame	27.60	120	50	1,656
		Wood Frame	31.84	80	50	1,273
		Total Estimated Land Improvements True Cash Value =				12,561



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

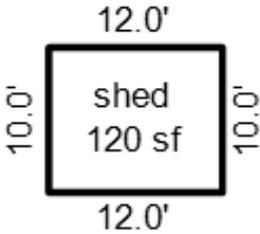
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	144,800	149,800			84,640C
2024	3,800	146,900	150,700			82,096C
2023	3,000	127,000	130,000			78,187C
2022	1,500	113,700	115,200			74,464C

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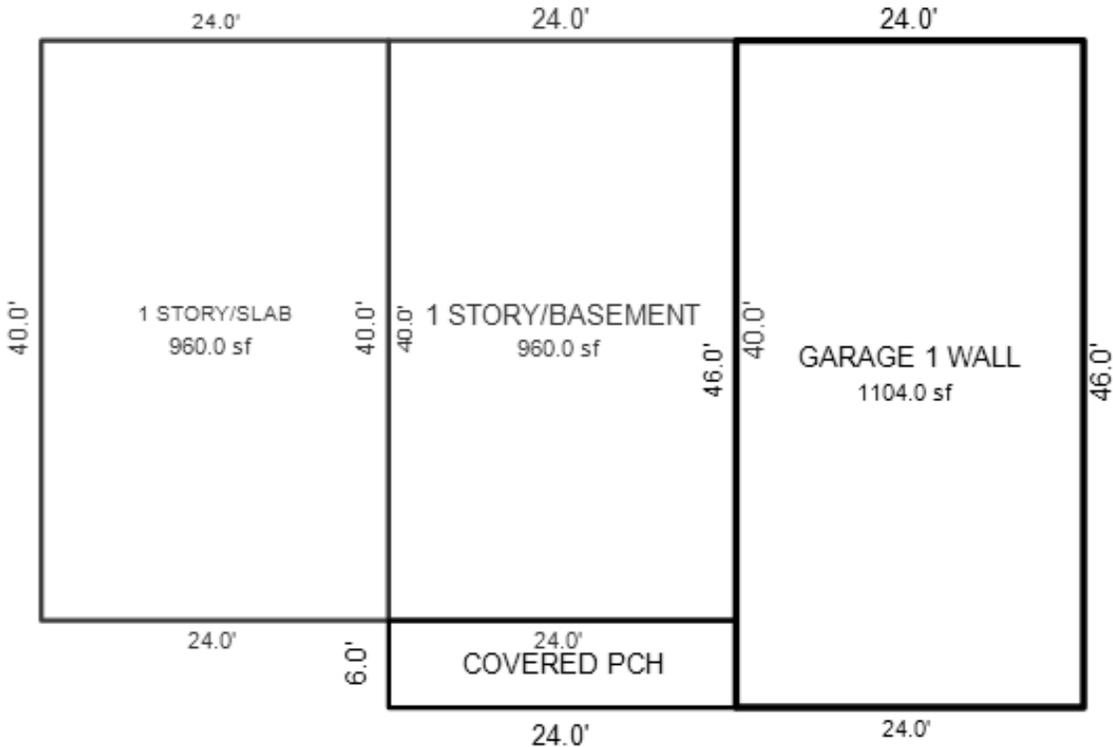
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1104 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							144	CCP	(1 Story)				
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,920 Total Base New : 314,893 Total Depr Cost: 251,913 Estimated T.C.V: 277,104			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1998	Remodeled 2005	Ex	X	Ord		Min												
Condition: Average		Size of Closets		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1920 SF Floor Area = 1920 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 1998					
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Ex. X Ord. Min			1 Story Siding Slab 960 1 Story Siding Basement 960			Total: 254,915 203,931					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			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			(14) Water/Sewer			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath					
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story) 144 3,872 3,098					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall Door Opener Base Cost 1104 38,651 30,921					
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Water/Sewer			Public Sewer Water Well, 100 Feet					
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			Built-Ins			Appliance Allow. Local Cost Items SANITARY SEWER 1 0 0					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Totals:			314,893 251,913					
Chimney: Metal										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC			277,104					

\*\*\* 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.
CARLEY KAREN L	GILLESPIE ALICEN J & BUNT	0	04/19/2024	QC	09-FAMILY	2024-0858	PROPERTY TRANSFER	0.0
RITCHIE JOSEPHINE C & GIL	RITCHIE J C & GILLESPIE M	100	03/09/2012	QC	09-FAMILY	2012-00950	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
RITCHIE J C & GILLESPIE M J JT LE & GILLESPIE, BUNTING, MOCERI & CARLEY 30668 WHITTIER AVE MADISON HEIGHTS MI 48071	2025 Est TCV 21,293 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.	X		C200'@200/	51.00	98.00	1.4072 0.7035	200 100	10,098
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =				10,098	

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete	6.07	20 71	86	
				Total Estimated Land Improvements True Cash Value =				86

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



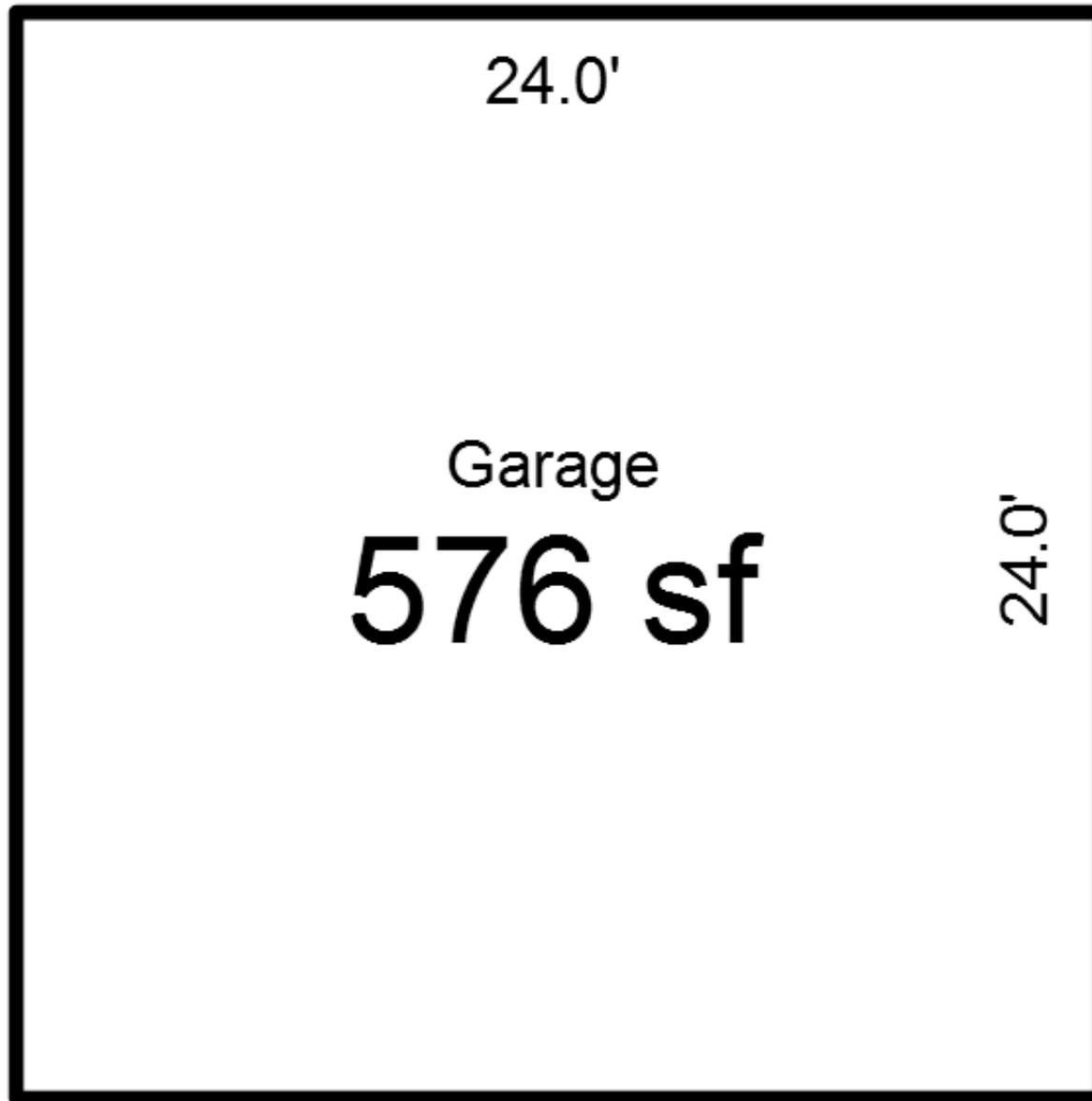
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	3,800	5,700	9,500			5,705C
TPC 12/27/2017	INSPECTED		2023	3,000	4,900	7,900			5,434C
TPC 03/30/2015	INSPECTED		2022	5,000	4,500	9,500			5,176C

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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: 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 1.100	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: 40 Floor Area: 0 Total Base New : 16,831 Total Depr Cost: 10,099 Estimated T.C.V: 11,109
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=60/100/100/100/60				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 1968		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		(6) Ceilings			Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Lump Sum Items:		Notes:		Totals:			
Basement		(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		10,099		11,109	
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish							576 16,831		10,099	
2nd Floor		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Bedrooms		Joists: Unsupported Len: Cntr.Sup:													
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAFFORD CHARLES E	STOLP K & STAFFORD B	0	10/30/2017	AFF	07-DEATH CERTIFICATE	2017-03980	PROPERTY TRANSFER	0.0
STAFFORD CHARLES P	STAFFORD CHARLES E ETAL	0	08/12/2010	AFF	07-DEATH CERTIFICATE	2014-03905	DEED	0.0
STAFFORD JANET M	STAFFORD CHARLES E & JANE	0	07/16/2004	AFF	07-DEATH CERTIFICATE	2014-03904	DEED	0.0
STAFFORD CHARLES E	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	21-NOT USED/OTHER	04-0/2991	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STOLP K & STAFFORD B 6734 LEXINGTON PLACE TEMPERANCE MI 48182	MAP #:					
	2025 Est TCV 37,076 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 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.	X		C200'@200/	51.00	110.00	1.4072	0.7242	200	100	10,394
Comments/Influences			51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 10,394							



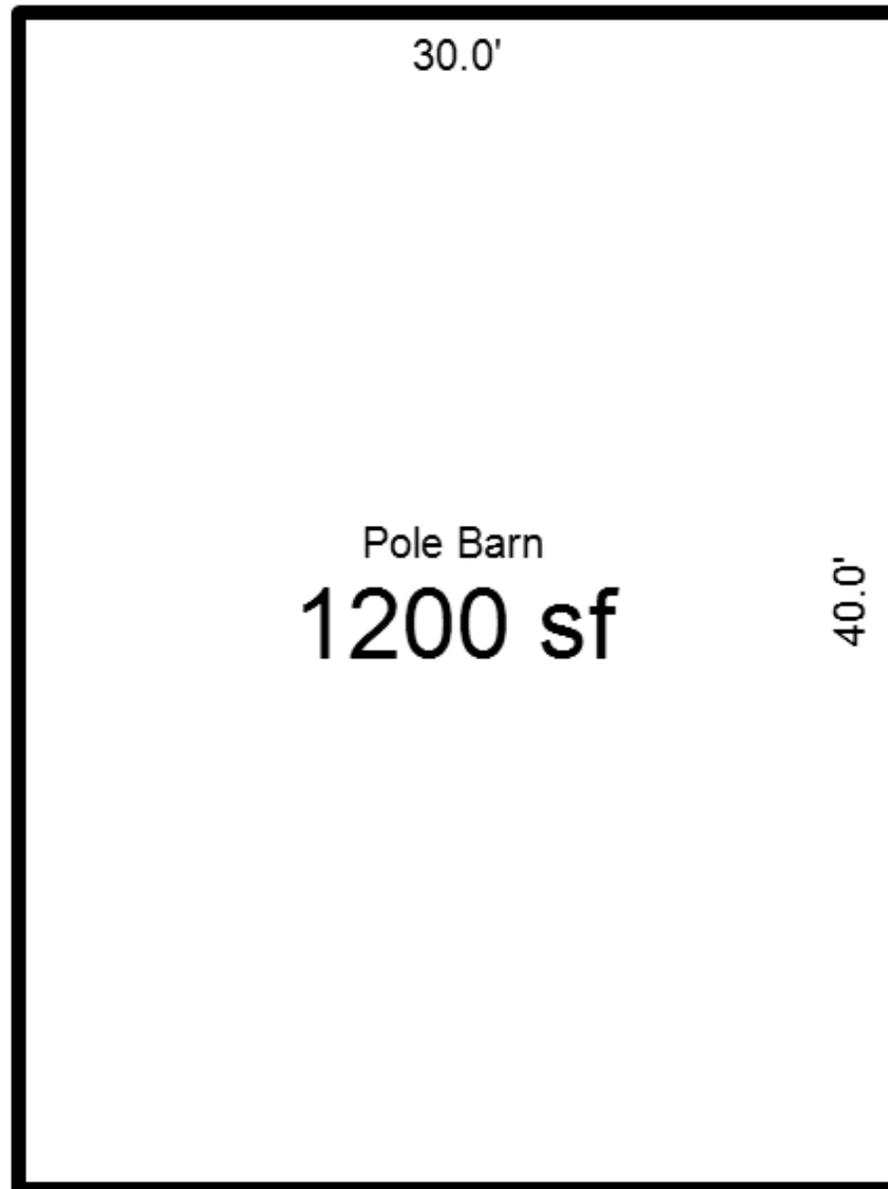
Public Improvements	Topography of Site
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,200	13,300	18,500			10,577C
2024	3,900	13,500	17,400			10,259C
2023	3,100	11,700	14,800			9,771C
2022	5,000	10,700	15,700			9,306C

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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.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842 WD	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address: FIRST 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: CARLSON SARA L LE  
 4229 MAHONEY  
 PORTAGE MI 49002  
 2025 Est TCV 9,629

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

C200'@200/ 51.00 81.00 1.4072 0.6708 200 100 9,629  
 51 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 9,629

Tax Description: . SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.

Comments/Influences: Comments/Influences

Waterfront  
 Ravine  
 Wetland  
 Flood Plain  
 X PRIVATE RD

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,800	0	4,800			1,526C
2024	3,600	0	3,600			1,481C
2023	2,900	0	2,900			1,411C
2022	5,000	0	5,000			1,344C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 03/30/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON SARA L LE	CARLSON SARA L LE	0	02/08/2013	WD	03-ARM'S LENGTH	2013-00842	PROPERTY TRANSFER	0.0
CARLSON SARA L	CARLSON SARA L LE	0	01/20/2010	WD	33-TO BE DETERMINED	2010_452WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	2025 Est TCV 9,967					
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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
C200'@200/ 51 Actual Front Feet, 0.11 Total Acres	51.00	93.00	1.4072	0.6944	200	100		9,967
Total Est. Land Value =								9,967

Tax Description	X	Dirt Road						
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. SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.		Gravel Road						
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Comments/Influences		Paved Road						
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		Storm Sewer						
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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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		Street Lights						
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		Standard Utilities						
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		Underground Utils.						
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		Topography of Site						
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	X	Level						
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		Rolling						
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		Low						
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		High						
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		Landscaped						
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		Swamp						
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		Wooded						
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		Pond						
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		Waterfront						
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		Ravine						
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		Wetland						
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	X	Flood Plain						
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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	5,000	0	5,000			1,526C
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			TPC 04/30/2021 INSPECTED	2024	3,700	0	3,700			1,481C
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			TPC 12/27/2017 INSPECTED	2023	3,000	0	3,000			1,411C
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			TPC 03/30/2015 INSPECTED	2022	5,000	0	5,000			1,344C
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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.
BECK JOHN M & MARY LOU	EDWARDS MELVIN A	5,000	09/13/2018	WD	03-ARM'S LENGTH	2018-02968	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST 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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EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154	2025 Est TCV 10,000
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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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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.	C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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Comments/Influences	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	10,000
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FROM DNR FOR 00									
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	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site
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X	Level
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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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X	Flood Plain
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X	PRIVATE RD
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			1,704C
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			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.
LILEY WALLACE A & TIMOTHY	EDWARDS MELVIN A	5,500	04/20/2018	WD	03-ARM'S LENGTH	2018-01378	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY AREA SCHOOL DIST		Garage	08/13/2019	2019-0412	100%
Owner's Name/Address	P.R.E. 0%					
EDWARDS MELVIN A 14854 GOLFOVIEW LIVONIA MI 48154	MAP #:					
	2025 Est TCV 61,448 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 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.	X		Dirt Road	50.00	100.00	1.4142	0.7071	200	100	10,000
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	10,000

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	8.06	140 50	564
				Total Estimated Land Improvements True Cash Value =			564

Comments/Influences	X Level	Rolling	Low	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

														2024	3,800	26,000	29,800			22,632C
														2023	3,000	23,000	26,000			21,555C
														2022	1,500	21,100	22,600			20,529C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 48,693 Total Depr Cost: 46,258 Estimated T.C.V: 50,884									
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100									
	Yr Built 2019	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:									
	Condition: Average	Ex	Ord	Min	(12) Electric			Carport Area: Roof:								
	Room List	Lg	Ord	Small	0 Amps Service			No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	C	Blt	2019		
	(1) Exterior	(5) Floors		Kitchen: Other: Other:			Ground Area = 0 SF Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
	Insulation	(7) Excavation		Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			
	(2) Windows	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			3 Fixture Bath			1	-4,580	-4,351	
	Many Avg. Few	Large Avg. Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			1680	53,273	50,609
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Base Cost			Totals:	48,693	46,258	
	(3) Roof	(11) Heating/Cooling		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:			50,884			
	Gable Hip Flat	Gambrel Mansard Shed	(12) Water/Sewer			Lump Sum Items:										
	Asphalt Shingle	(13) Joists:		Chimney:												
	Chimney:	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.
RUSSELL MICHEAL	BUTZIN GERALD & CYNTHIA A	6,000	06/01/2020	WD	03-ARM'S LENGTH	2020-01505	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	0	05/14/2018	QC	09-FAMILY	2018-02190	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	21-NOT USED/OTHER	2011-00632	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/01/2020					
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Owner's Name/Address	MAP #:					
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BUTZIN GERALD & CYNTHIA A 8240 W 1ST ST LAKE CITY MI 49651	2025 Est TCV 11,465					
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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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				C200'@200/	60.00	100.00	1.3512	0.7071	200	100	11,465
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				60 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value =	11,465
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Tax Description	X	Dirt Road									
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. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.		Gravel Road									
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Comments/Influences		Paved Road									
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		Storm Sewer									
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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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		Street Lights									
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		Standard Utilities									
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		Underground Utils.									
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		Topography of Site									
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	X	Level									
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		Rolling									
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		Low									
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		High									
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		Landscaped									
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		Swamp									
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		Wooded									
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		Pond									
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		Waterfront									
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		Ravine									
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		Wetland									
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	X	Flood Plain									
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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	5,700	0	5,700			1,704C
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					2024	4,300	0	4,300			1,653C
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					2023	3,400	0	3,400			1,575C
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					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.
POWELL ELIZABETH	LAMB PAMELA	129,900	03/15/2022	WD	03-ARM'S LENGTH	2022-00870	PROPERTY TRANSFER	100.0
RUSSELL MICHEAL	POWELL ELIZABETH	46,250	02/05/2020	WD	03-ARM'S LENGTH	2020-00325	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	39,900	08/29/2017	WD	03-ARM'S LENGTH	2017-02790	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8221 W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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LAMB PAMELA 22680 BAYVIEW DR SAINT CLAIR SHORES MI 48081	2025 Est TCV 72,023 TCV/TFA: 127.02
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	50.00	100.00	1.2209	0.7071	200	100		8,633
X	Gravel Road	40.00	100.00	1.2209	0.7071	200	100		6,907
	Paved Road	90 Actual Front Feet, 0.21 Total Acres			Total Est. Land Value =		15,540		

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.	X	Water	12.20	140	94	1,606
Comments/Influences	X	Sewer	25.24	80	94	1,898
	X	Electric	Total Estimated Land Improvements True Cash Value = 3,504			
	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
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X Level	2025	7,800	28,200	36,000			31,935C
Rolling	2024	5,800	28,700	34,500			30,975C
Low	2023	4,700	24,800	29,500			29,500S
High	2022	3,000	22,700	25,700			24,172C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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TPC 02/03/2022	INSPECTED		2024	5,800	28,700	34,500			30,975C
TPC 12/27/2017	INSPECTED		2023	4,700	24,800	29,500			29,500S
TPC 09/25/2017	INSPECTED		2022	3,000	22,700	25,700			24,172C

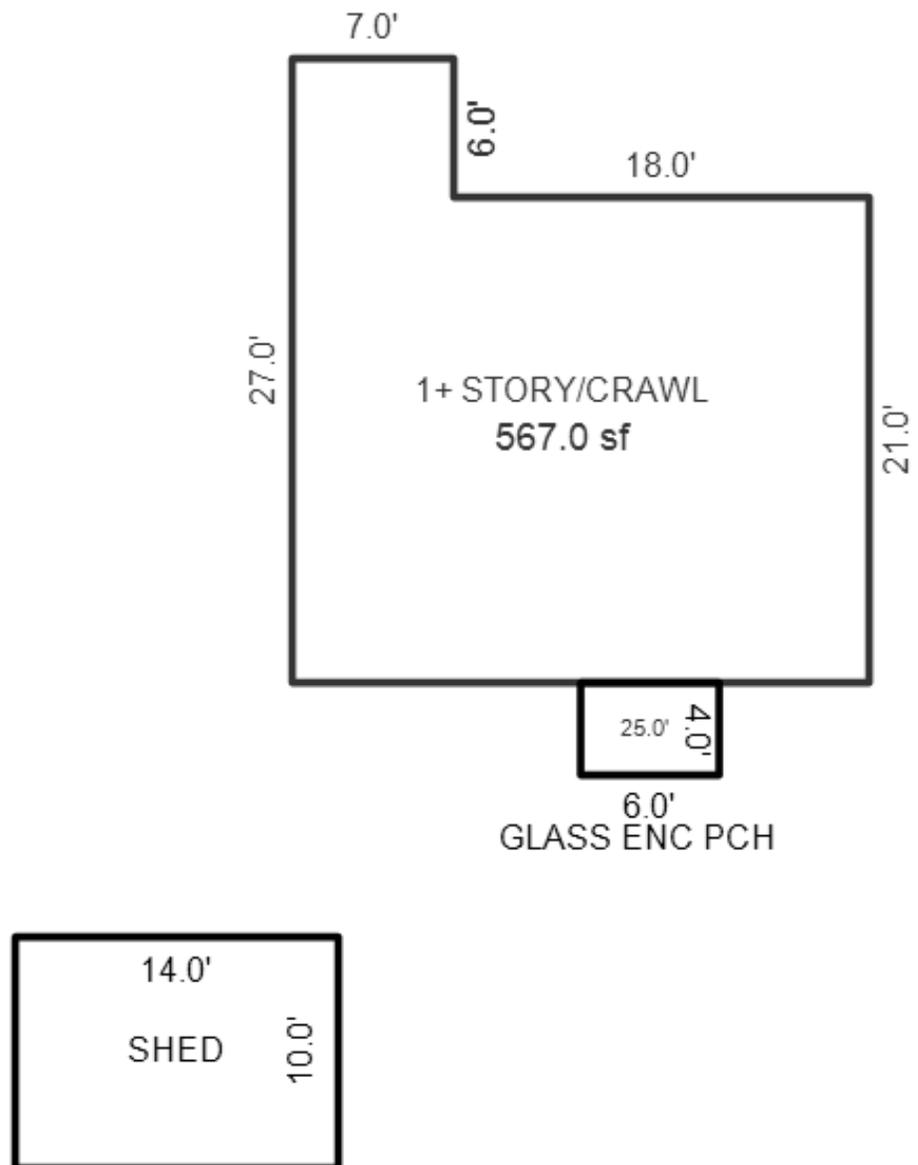


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 150	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											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1920		Remodeled 1984			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				0 Amps Service											
(2) Windows		(7) Excavation			No./Qual. of Fixtures											
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 567 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex.	Ord.	X	Min								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			No. of Elec. Outlets											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many	Ave.	X	Few								
(3) Roof		(9) Basement Finish			(13) Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)											
X	Asphalt Shingle	(10) Floor Support			1	3 Fixture Bath										
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:			1	2 Fixture Bath										
					1	Softener, Auto										
					1	Softener, Manual										
						Solar Water Heat										
						No Plumbing										
						Extra Toilet										
						Extra Sink										
						Separate Shower										
						Ceramic Tile Floor										
						Ceramic Tile Wains										
						Ceramic Tub Alcove										
						Vent Fan										
					(14) Water/Sewer											
					Public Water											
					Public Sewer											
					Water Well											
					1000 Gal Septic											
					2000 Gal Septic											
					Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1920				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 567 SF Floor Area = 567 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 567																
Total: 65,941 39,566																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,010 606				
Deck																
Treated Wood										150		3,230 1,938				
Water/Sewer																
Public Sewer										1		1,158 695				
Water Well, 100 Feet										1		5,428 3,257				
Built-Ins																
Appliance Allow.										1		1,615 969				
Porches																
WGEP (1 Story)										24		1,887 1,132				
Totals:										80,269		48,163				
Notes:																
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:												52,979				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUSSELL MICHEAL	BROWN JACOB	7,000	09/15/2021	WD	16-LC PAYOFF	2021-03582	OTHER	0.0
RUSSELL MICHEAL	BROWN JACOB	7,000	08/14/2020	LC	03-ARM'S LENGTH	2020-02341	PROPERTY TRANSFER	100.0
LAWTON MARCIA JEAN	RUSSELL MICHEAL	1	05/14/2018	WD	09-FAMILY	2018-02190	PROPERTY TRANSFER	100.0
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	07-DEATH CERTIFICATE	2011-0038	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W FIRST ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/26/2021					

Owner's Name/Address	MAP #:
BROWN JACOB 8210 W FIRST ST LAKE CITY MI 49651	2025 Est TCV 10,000

Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *				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.	Description	Frontage	Depth	Front Depth	200	100	10,000
	C200'@200/ 50.00 100.00 1.4142 0.7071				Total Est. Land Value =		10,000

Tax Description  
. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.  
Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,000	0	5,000			1,704C
2024	3,800	0	3,800			1,653C
2023	3,000	0	3,000			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.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0
		110,000	09/01/1997	WD	33-TO BE DETERMINED	313:1142	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SIXTH 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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THOMPSON LAUREN & CARPENTER MITCH 10591 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 10,000					
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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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		C200'@200/	50.00	100.00	1.4142	0.7071	200	100	10,000
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		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	10,000
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Tax Description	X	Dirt Road							
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. SEC 10 T22N R8W LOT 95 SAPPHIRE LAKE PLAT 2.		Gravel Road							
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Comments/Influences		Paved Road							
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		Storm Sewer							
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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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		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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	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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		PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2025	5,000	0	5,000	1,704C
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		TPC 08/20/2021	INSPECTED		2024	3,800	0	3,800	1,653C
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		TPC 12/27/2017	INSPECTED		2023	3,000	0	3,000	1,575C
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		TPC 04/19/2016	INSPECTED		2022	1,500	0	1,500	1,500S
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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.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	LC \$50K DOWN 4	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SIXTH 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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THOMPSON LAUREN & CARPENTER MITCH 10591 W KELLY RD LAKE CITY MI 49651	2025 Est TCV 10,000
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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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C200'@200/	50.00	100.00	1.4142	0.7071	200	100		10,000
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50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	10,000
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Tax Description	X	Value
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. SEC 10 T22N R8W LOT 96 SAPPHIRE LAKE PLAT 2.	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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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	20-MULTI PARCEL SALE REF	2007/2871	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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8251 W SAPPHIRE AVE School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0% MAP #:

THOMPSON LAUREN & CARPENTER MITCH 2025 Est TCV 10,171

10591 W KELLY RD  
LAKE CITY MI 49651

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
C200'@200/	50.00	107.00	1.4142	0.7192	200	100		10,171
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,171

Tax Description X Dirt Road

. SEC 10 T22N R8W LOT 97 SAPPHIRE LAKE PLAT 2. X Gravel Road

Comments/Influences X Paved Road

X Storm Sewer

X Sidewalk

X Water

X Sewer

X Electric

X Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,100	0	5,100			1,704C
2024	3,800	0	3,800			1,653C
2023	3,100	0	3,100			1,575C
2022	1,500	0	1,500			1,500S

Who When What TPC 08/20/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 12/10/2013 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RACINE JAMES T & DAWN L	THOMPSON LAUREN & CARPENT	0	08/08/2022	WD	16-LC PAYOFF	2022-02642	DEED	0.0
RACINE JAMES T & DAWN L	HERBA LAUREN & CARPENTER	339,999	11/05/2021	LC	19-MULTI PARCEL ARM'S LE	2021-03818	PROPERTY TRANSFER	100.0
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	19-MULTI PARCEL ARM'S LE	2007/2871	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THOMPSON LAUREN & CARPENTER MITCH 10591 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 252,768 TCV/TFA: 309.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	80.00	121.00	116,076
Comments/Influences			80 Actual Front Feet, 0.22 Total Acres			116,076

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete	6.16	288 45	798
				Total Estimated Land Improvements True Cash Value =			798

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

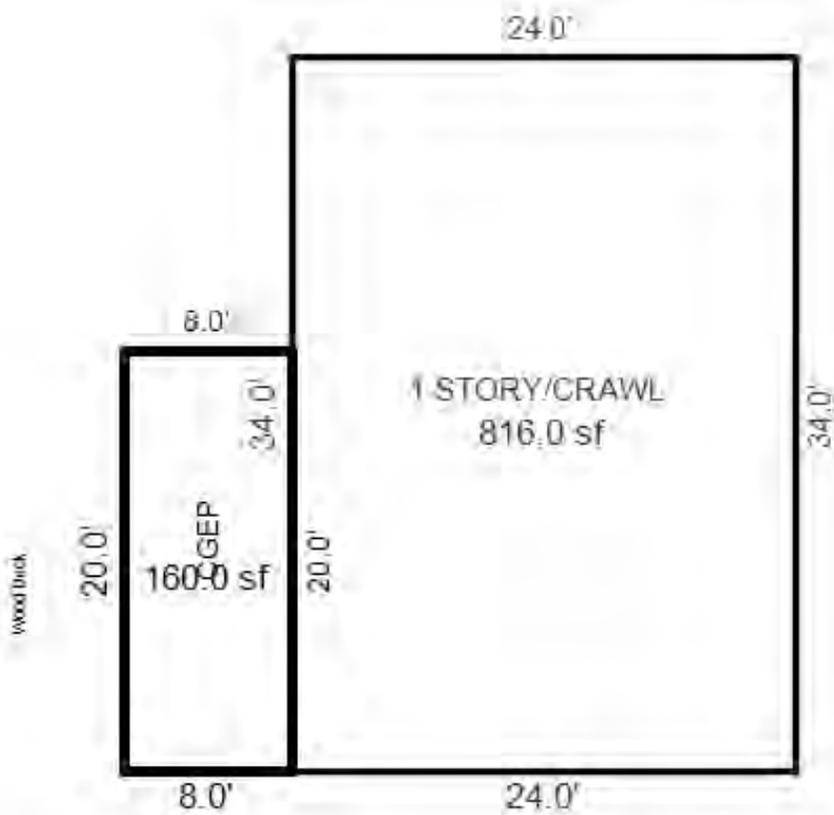


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/24/2021	INSPECTED	2024	44,800	66,500	111,300			94,263C
TPC	12/27/2017	INSPECTED	2023	35,400	63,500	98,900			89,775C
TPC	04/19/2016	INSPECTED	2022	27,800	57,700	85,500			85,500S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 160 144	Type CGEP (1 Story) Treated Wood	Year Built: 1957 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
	Building Style: 1S		Drywall Paneled		Plaster Wood T&G											
	Yr Built 1957	Remodeled 0	Ex	Ord	Min		X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
	Condition: Average		Trim & Decoration													
	Room List	Doors	Lg	Ord	Small			Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric							
	(1) Exterior		Size of Closets					0 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures													
	Insulation		Ex.	X	Ord.	Min										
	(2) Windows		No. of Elec. Outlets													
X	Many Avg. Few	X	Many	X	Ave.	Few										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens		(6) Ceilings													
			(7) Excavation													
			(8) Basement													
			(9) Basement Finish													
			(10) Floor Support													
			(14) Water/Sewer													
			(13) Plumbing													
			(14) Water/Sewer													
			(14) Water/Sewer													
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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.
HANSEN HANS WILLIAM & REB	SWICK PAUL S	106,000	09/29/2014	WD	03-ARM'S LENGTH	2014-03304	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8271 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SWICK PAUL S PO BOX 125 BELLAIRE MI 49615	2025 Est TCV 181,273 TCV/TFA: 314.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	50.00	134.00	88,629
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres			88,629

Tax Description	X	Description	* Factors *		Rate %Adj.	Reason	Value
			Front	Depth			
		Wood Frame	21.61	200	94	4,063	
		Residential Local Cost Land Improvements					

Tax Description	X	Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			5,013

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2025	44,300	46,300	90,600
			2024	32,300	45,800	78,100			58,192C
			2023	25,600	43,600	69,200			55,421C
			2022	20,000	39,400	59,400			52,782C

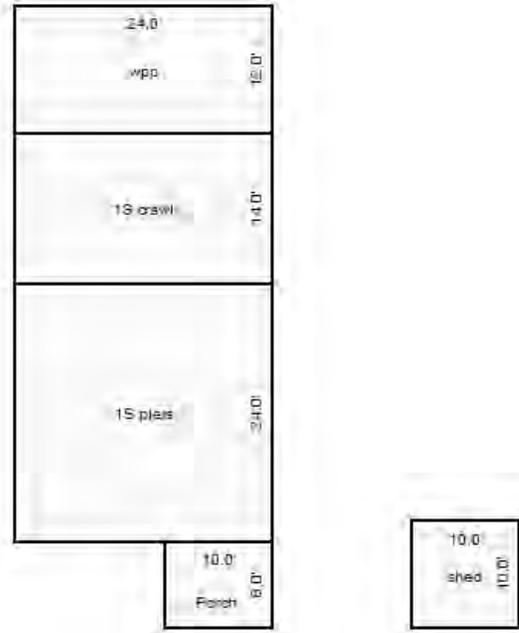


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 80 336 288	Type CCP (1 Story) WGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 45 Floor Area: 576 Total Base New : 106,219 Total Depr Cost: 58,420 Estimated T.C.V: 87,631			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace									
Yr Built 1962		Remodeled 0		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1962		
Condition: Average		Ex	X	Ord		Min	0 Amps Service			Ground Area = 576 SF Floor Area = 576 SF.						
Room List		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
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			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Piers 576 Total: 67,774 37,275						
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) Porches Solar Water Heat CCP (1 Story) WGEP (1 Story) WPP Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Wood Stove Local Cost Items SANITARY SEWER			1 1,212 667 80 2,085 1,147 336 19,848 10,916 288 4,409 2,425 1 1,307 719 1 5,560 3,058 1 1,906 1,048 1 2,118 1,165 1 0 0			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes: VERTICAL LOG						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals: 106,219 58,420			ECF (4087 SAPPHIRE LAKE) 1.500 => TCv: 87,631						
X	Gable Hip Flat	Gambrel Mansard Shed		Asphalt Shingle			Chimney: Block									

\*\*\* 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.
FRANCISCO KIRK J & TAMMY	FRANCISCO KIRK J & TAMMY	0	04/01/2024	WD	15-LADY BIRD	2024-01136	DEED	0.0
MCCOY THOMAS E	FRANCISCO TAMMY & KIRK	185,000	07/15/2015	WD	03-ARM'S LENGTH	2015-02425	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8281 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/11/2022	2022-0721	100%
	P.R.E. 100% 08/03/2015		Roof Structure	08/06/2020	2020-0405	100%

Owner's Name/Address	MAP #:	2025 Est TCV 319,957 TCV/TFA: 317.42
FRANCISCO KIRK J & TAMMY K 8281 W SAPPHIRE AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 101 SAPPHIRE LAKE PLAT 2.			

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE



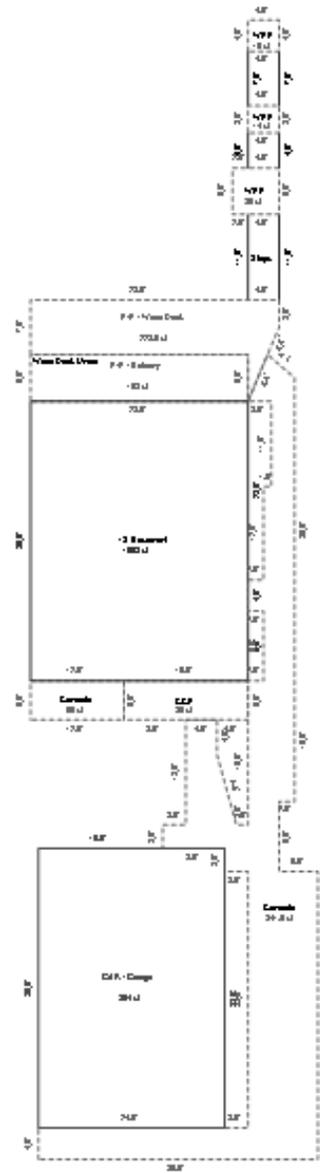
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	50.00	120.00	1.0000	1.0659	1600	100		85,271	
X	Gravel Road	50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	85,271
X	Paved Road									
X	Storm Sewer									
X	Sidewalk									
X	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	Level									
X	Rolling									
	Low									
X	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
X	Flood Plain									
X	PRIVATE RD									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2025	42,600	117,400	160,000			108,911C
	TPC	05/30/2022	INSPECTED	2024	31,400	115,900	147,300			105,637C
	TPC	04/30/2021	INSPECTED	2023	24,900	110,600	135,500			100,607C
	JWV	09/15/2020	INSPECTED	2022	20,000	99,700	119,700			95,817C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,008 Total Base New : 239,730 Total Depr Cost: 155,824 Estimated T.C.V: 233,736			80 168 396 66	CCP (1 Story) Treated Wood Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			E.C.F. X 1.500							
Yr Built 1966	Remodeled 2020	Ex	X	Ord	Min	Size of Closets			Total Base New : 239,730 Total Depr Cost: 155,824 Estimated T.C.V: 233,736							
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Floor Area: 1,008 Total Base New : 239,730 Total Depr Cost: 155,824 Estimated T.C.V: 233,736							
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C Blt 1966		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Building Areas						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			Many X Ave. Few			1 Story Siding Basement 1,008						
(2) Windows		(8) Basement		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments						
X	Many Avg. X Few	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Recreation Room 1 Basement, Outside Entrance, Below Grade			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Recreation Room 1 Basement, Outside Entrance, Below Grade			Average Fixture(s) 2 Fixture Bath						
(3) Roof		(10) Floor Support		(14) Water/Sewer			Porches			Deck						
X	Gable Hip Flat	1008 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			CCP (1 Story)			Treated Wood Treated Wood Treated Wood						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost						
Chimney: Metal							Water/Sewer			Public Sewer Water Well, 50 Feet						
							Built-Ins			Appliance Allow.						
							Fireplaces			Exterior 2 Story						
										<<<<< 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.
FISCHER ROBERT & JACQUELI	LECHNER SEAN P	138,000	09/06/2013	WD	03-ARM'S LENGTH	2013-03097 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8291 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2006	20060324	Complete

Owner's Name/Address	MAP #:
LECHNER SEAN P 3175 YARGERVILLE RD LA SALLE MI 48145-9792	2025 Est TCV 289,278 TCV/TFA: 309.06

Tax Description	Public Improvements	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 102 SAPPHIRE LAKE PLAT 2.	Dirt Road	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A50'@1600/ 65.00 107.00 0.9123 1.0240 1600 100 97,149 65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 97,149
Comments/Influences	Gravel Road	

Comments/Influences	Land Improvement Cost Estimates	Cash Value
21003925 \$159,900 12/2010DOM363	Description Rate Size % Good	
	D/W/P: 3.5 Concrete 6.07 388 71	1,672
	Total Estimated Land Improvements True Cash Value =	1,672

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	48,600	96,000	144,600			92,334C
X Rolling	2024	37,100	94,900	132,000			89,558C
X Low	2023	29,400	90,500	119,900			85,294C
X High	2022	24,000	81,600	105,600			81,233C



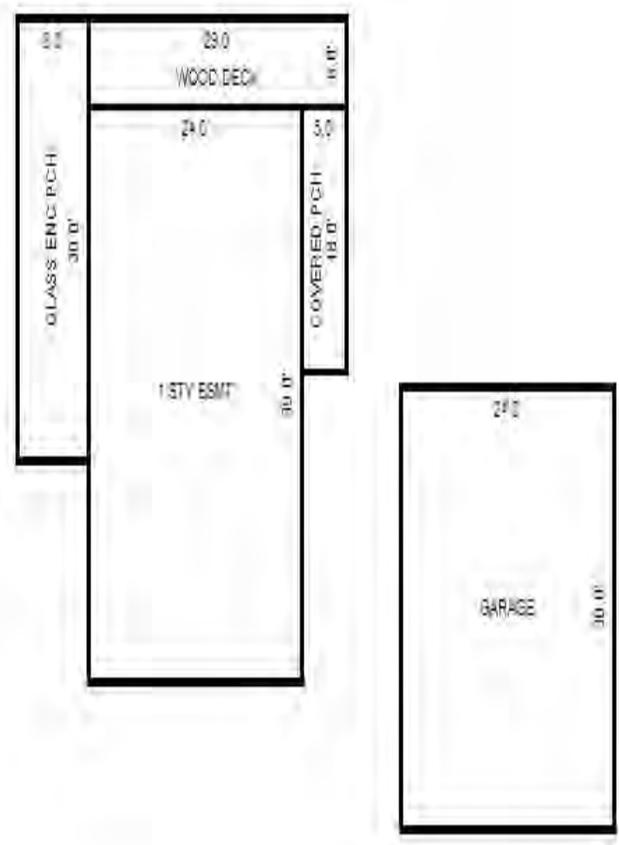
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	37,100	94,900	132,000			89,558C
TPC	03/30/2015	INSPECTED	2023	29,400	90,500	119,900			85,294C
TPC	12/20/2013	INSPECTED	2022	24,000	81,600	105,600			81,233C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																							
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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.
FARMER STEVE	FARMER PHILIP C	1	04/14/2022	QC	09-FAMILY	2022-01326	DEED	0.0
EBELS KIMBERLY G & MICHAEL	FARMER PHILLIP C & STEVE	140,000	01/20/2012	WD	31-SPLIT IMPROVED	2012-00200	PROPERTY TRANSFER	100.0
REED MARY L (KNA) POWERS	EBELS KIMBERLY G & MICHAEL	179,000	08/26/2005	WD	03-ARM'S LENGTH	05-0/3352	DEED	100.0
		120,000	11/01/1997	WD	33-TO BE DETERMINED	315:137	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8303 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/26/2013	2013-0113	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
FARMER PHILIP C 431 W COLLEGE AVE PEMBERVILLE OH 43450-9495	2025 Est TCV 429,426 TCV/TFA: 301.14

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A50'@1600/ 65.00 146.76 0.9123 1.1437 1600 100 108,510
			65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 108,510

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 10 T22N R8W LOT 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05 1 25nE 15.00 feet 1 thence S41°48 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48 1 38"E 77.38 feet to the	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description Rate Size % Good Cash Value Wood Frame 29.11 96 94 2,627
	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
		Curb		Total Estimated Land Improvements True Cash Value = 5,052
		Street Lights		
		Standard Utilities		
		Underground Utils.		



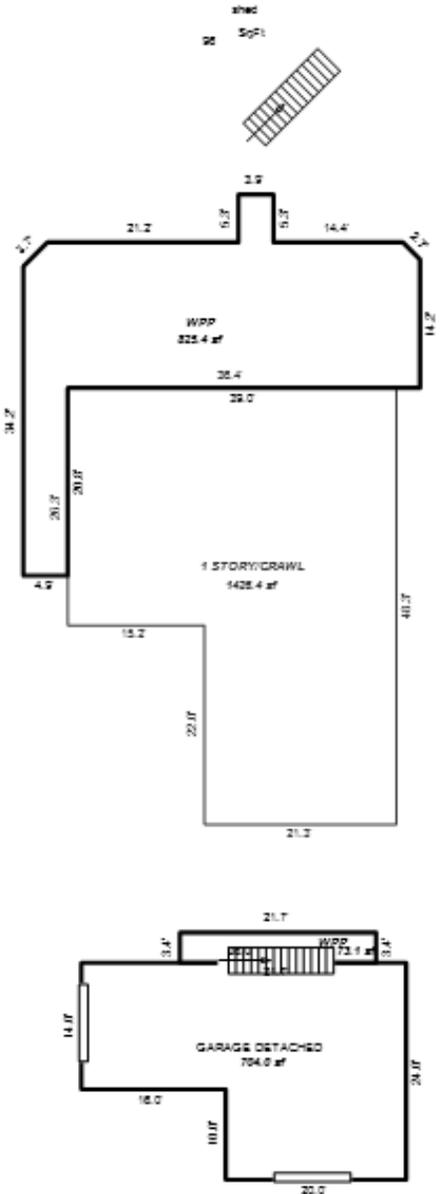
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2025	54,300	160,400	214,700			116,833C
	2024	40,200	158,500	198,700			113,321C
	2023	31,800	151,300	183,100			107,925C
	2022	24,000	136,400	160,400			102,786C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 704 % Good: 0 Storage Area: 480 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							825	WPP				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 1972		Remodeled 2013		Trim & Decoration													
Condition: Average		Ex	X	Ord		Min											
Room List		Size of Closets		No./Qual. of Fixtures													
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.											
(1) Exterior		(5) Floors		(12) Electric													
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:		100 Amps Service													
(2) Windows		(6) Ceilings		No. of Elec. Outlets													
	Insulation																
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1426 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													
(3) Roof		(7) Excavation		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle	(8) Basement		Lump Sum Items:													
Chimney: Metal		(9) Basement Finish		Notes:													
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well, 50 Feet													
				Built-Ins													
				Appliance Allow.													
				Local Cost Items													
				SANITARY SEWER													
				Totals:													
				ECF (4087 SAPPHIRE LAKE) 1.500 => TC													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAVANAUGH MARGARET L	CAVANAUGH JAMES & CAVANAU	0	04/06/2021	QC	07-DEATH CERTIFICATE		OTHER	0.0
DORSEY JEANNE A ESTATE	DORSEY THOMAS A	0	10/07/2020	QC	08-ESTATE	2020-02984	PROPERTY TRANSFER	0.0
DORSEY THOMAS A	CAVANAUGH JAMES & WINEGAR	30,000	10/07/2020	QC	09-FAMILY	2020-02985	PROPERTY TRANSFER	0.0
CAVANAUGH WILLIAM J & MAR	CAVANAUGH WILLIAM J & MAR	0	04/02/1978	QC	09-FAMILY	198P1012	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8313 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/19/2019					

Owner's Name/Address	MAP #:
CAVANAUGH JAMES & WINEGAR MARY PO BOX 12 LAKE CITY MI 49651	2025 Est TCV 220,488 TCV/TFA: 240.97

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road		A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100		80,000	
X Gravel Road		50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	80,000

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2	X Sewer	D/W/P: 4in Concrete	6.87	934	50	3,208
Comments/Influences	X Electric	D/W/P: Brick on Sand	17.76	151	50	1,341
	X Gas	Wood Frame	27.60	120	50	1,656
	X Curb	Total Estimated Land Improvements True Cash Value =				6,205

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	40,000	70,200	110,200			60,065C
2024	30,000	69,400	99,400			58,259C
2023	23,800	66,100	89,900			55,485C
2022	20,000	59,600	79,600			52,843C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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	Plaster		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 1S		X	Paneled	X	Ord	Min		Central Air Wood Furnace																																	
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min		(12) Electric																																	
Condition: Average		Size of Closets		Lg	Ord	X	Small	100	Amps Service																																
Room List		Doors	Solid	X	H.C.			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	Tile	(13) Plumbing		1	Average Fixture(s)	(14) Water/Sewer																																	
(2) Windows		(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	1	Public Water																																		
X	Many Avg.	X	Large Avg.	Basement: 195 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement		1	Public Sewer																																	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	Water Well																																		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic																																		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1	2000 Gal Septic																																		
X	Gable Hip Flat	Gambrel Mansard Shed					Lump Sum Items:																																		
X	Asphalt Shingle	Chimney: Block		Notes:																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 915 SF Floor Area = 915 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>195</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>128,878</td> <td>77,328</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	720			1 Story	Siding	Basement	195			Total:				128,878	77,328	E.C.F. X 1.500		Class: C Effec. Age: 40 Floor Area: 915 Total Base New : 149,201 Total Depr Cost: 89,522 Estimated T.C.V: 134,283		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Crawl Space	720																																						
1 Story	Siding	Basement	195																																						
Total:				128,878	77,328																																				
Cls C Blt 1964 Totals: 149,201 89,522 ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 134,283																																									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK GARY E & MARIE G TR	SAPPHIRE HLDING CO LLC	0	01/30/2009	QC	21-NOT USED/OTHER	2009/469	DEED	0.0
CLARK GARY E & MARIE G (H	CLARK GARY E & MARIE G TR	0	11/27/2006	QC	21-NOT USED/OTHER	06-0/4435	DEED	0.0
CLARK ROBERT E (DECEASED)	CLARK GARY	0	03/25/2002	OTH	21-NOT USED/OTHER	06-0/4434	DEED	100.0
CLARK ROBERT E (WIDOW)	SELF (LE) & CLARK GARY E	0	10/17/2000	QC	21-NOT USED/OTHER	34-0/1292	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8323 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SAPPHIRE HOLDING CO LLC 6371 DONALDSON DR TROY MI 48085-1531	2025 Est TCV 231,851 TCV/TFA: 277.33					

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A50'@1600/	50.00	213.44	1.0000	1.3039	1600 100	104,313	
	Gravel Road		50 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	104,313

Tax Description  
 . SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00002'49"W 60.71 FEET, THENCE N41°41'14"E 89.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 105, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES



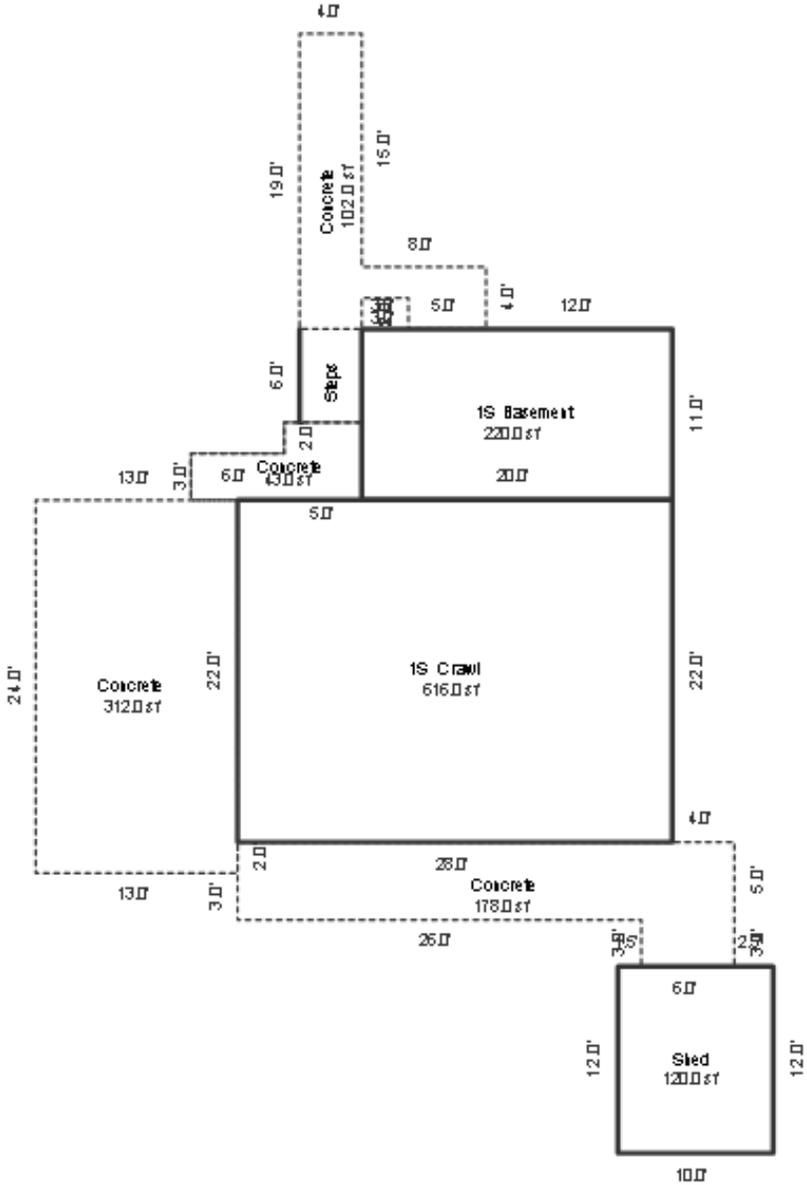
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X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A50'@1600/	50.00	213.44	1.0000	1.3039	1600 100	104,313	
	Gravel Road		50 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	104,313
Land Improvement Cost Estimates										
			Description				Rate	Size % Good	Cash Value	
X	Water		D/W/P: 4in Concrete				6.87	667 50	2,291	
X	Sewer		Wood Frame				27.60	120 50	1,656	
Total Estimated Land Improvements			True Cash Value =						3,947	
Topography of Site										
	Level									
X	Rolling									
	Low									
X	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	PRIVATE RD									
	Who	When	What	2025	52,200	63,700	115,900		62,937C	
	TPC 09/05/2018	INSPECTED		2024	36,300	63,000	99,300		61,045C	
	TPC 12/27/2017	INSPECTED		2023	28,700	60,100	88,800		58,139C	
	TPC 03/30/2015	INSPECTED		2022	20,000	54,100	74,100		55,371C	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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			Class: C Effec. Age: 40 Floor Area: 836 Total Base New : 137,323 Total Depr Cost: 82,394 Estimated T.C.V: 123,591		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace								
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg		Ord	X	Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 836 SF Floor Area = 836 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1968			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		Building Areas							
(2) Windows		X Tile		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding 1 Story Siding		Foundation Basement Crawl Space		Size 220 616		Cost New 120,077 72,046	
X	Many Avg. X Few	Large Avg. Small		Basement: 220 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) Water/Sewer Public Sewer Water Well, 50 Feet		1		2,523		1,514	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER		1 1 1		1,455 1,473 2,648		873 884 1,589	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:		Notes:  ECF (4087 SAPPHIRE LAKE) 1.500 => TCV: 123,591		1		0		0 *	
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)							Totals:		137,323		82,394			
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Chimney: Block														

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON TYLER P & SALENA	RASTELLO KEITH & VICKI	45,000	06/17/2020	WD	03-ARM'S LENGTH	2020-01745	PROPERTY TRANSFER	100.0
BRANDON CYNTHIA J TRUST	HAMILTON TYLER P & SALENA	45,000	06/12/2018	WD	03-ARM'S LENGTH	2018-01953	DEED	100.0
BRANDON CYNTHIA J TRUST	BRANDON CYNTHIA J TRUST	0	07/12/2017	QC	09-FAMILY	2017-02412	PROPERTY TRANSFER	0.0
BRANDON CYNTHIA J	BRANDON CYNTHIA J TRUST	0	06/09/2011	QC	21-NOT USED/OTHER	2011-01938	PROPERTY TRANSFER	0.0

Property Address: 8355 W SAPPHIRE AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: RASTELLO KEITH & VICKI  
 352 S CAROLYN AVE  
 LAKE CITY MI 49651  
 2025 Est TCV 94,875

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	65.00	100.00	0.9123	1.0000	1600	100		94,875
65 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								94,875

Tax Description: 2020-01745 SEC 10 T22N R8W LOT 107  
 SAPHIRE LAKE PLAT #2 & NW'LY 15' VACATED  
 EIGHTH ST ST ADJ LOT 107  
 Comments/Influences:

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

Topography of Site:

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	47,400	0	47,400			26,418C
2024	36,500	0	36,500			25,624C
2023	28,900	0	28,900			24,404C
2022	24,000	0	24,000			23,242C



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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.
KNORR TERESA M FKA ROSS	KNORR TERESA M	0	06/09/2023	QC	15-LADY BIRD	2023-01481	DEED	0.0
FERGUSON JAMES	ROSS TERESA M	1	04/14/2016	QC	06-COURT JUDGEMENT	2106-01841	DEED	0.0
SCHWACK	FERGUSON	150,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4577	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8365 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 294,781 TCV/TFA: 260.64					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOTS 108 & 109 SAPPHIRE LAKE PLAT #2	X		* Factors *			
			A50'@1600/	100.00	100.00	125,533
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 125,533			
GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
ADDED 144 SQ WD & WO BSM'T FOR 08.	X		D/W/P: 3.5 Concrete	6.49	80 0	0
			Wood Frame	26.62	144 50	1,916
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value = 2,866			



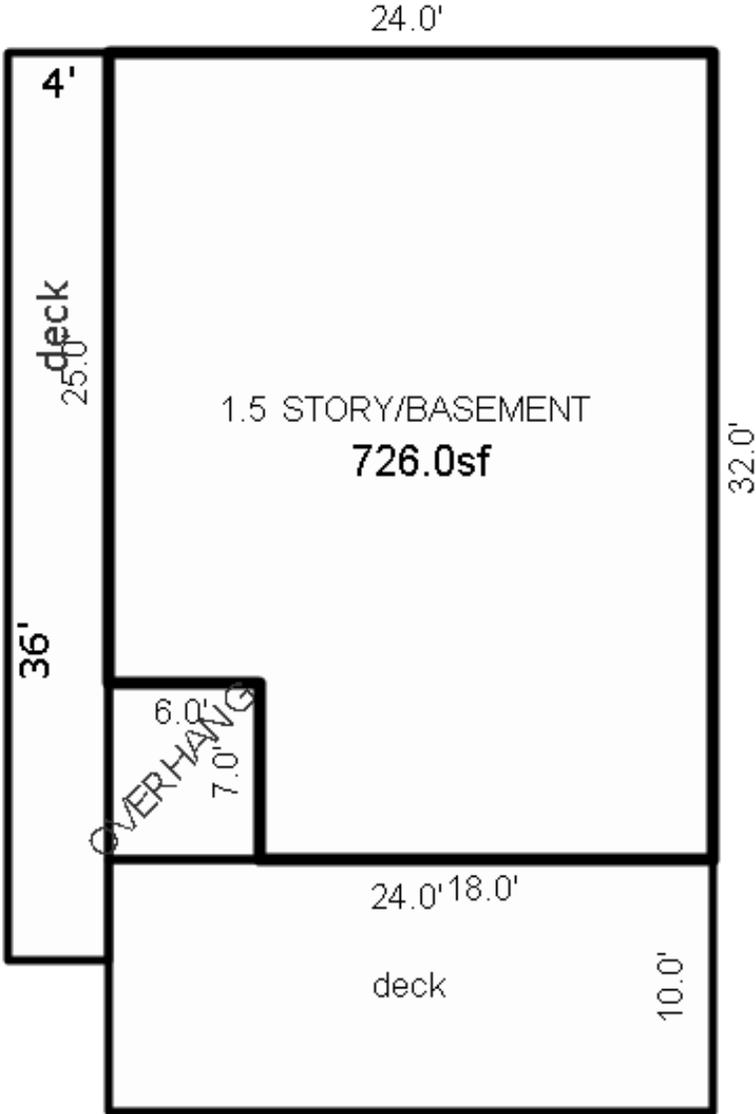
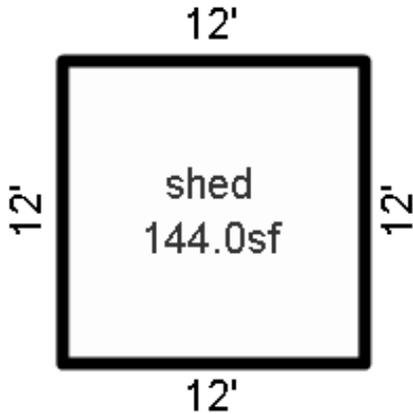
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling	2025	62,800	84,600	147,400			90,368C
X	Low	2024	50,500	83,500	134,000			87,651C
X	High	2023	39,900	79,800	119,700			83,478C
X	Landscaped	2022	32,500	71,900	104,400			79,503C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	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	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			42	CPP			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,131 Total Base New : 170,651 Total Depr Cost: 110,921 Estimated T.C.V: 166,382			E.C.F. X 1.500	Bsmnt Garage:		
Yr Built 1959	Remodeled 1990	Size of Closets		Lg X Ord Small			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 726 SF Floor Area = 1131 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1959			
Condition: Average		Doors		Solid X H.C.			(12) Electric			Building Areas			Depr. Cost			
Room List		(5) Floors		Kitchen: Other: Other:			200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 138,971 90,329			
Basement	1st Floor	Kitchens:		No./Qual. of Fixtures			No. of Elec. Outlets			1.5 Story Siding Basement 726			Total: 138,971 90,329			
2nd Floor	4 Bedrooms	Other:		Ex. X Ord. Min			Many X Ave. Few			1 Story Siding Overhang 42			Total: 138,971 90,329			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Total: 138,971 90,329			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Average Fixture(s)			Plumbing			Recreation Room 384 7,319 4,757			Total: 138,971 90,329			
(2) Windows		Basement: 726 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			2 Fixture Bath			Basement, Outside Entrance, Below Grade 1 2,523 1,640			Total: 138,971 90,329			
X	Many Avg. X Avg. Few Small	(8) Basement		2 Fixture Bath			Softener, Auto			Plumbing			Total: 138,971 90,329			
X	Wood Sash	8 Conc. Block		Softener, Manual			Solar Water Heat			Average Fixture(s)			Total: 138,971 90,329			
X	Metal Sash	Poured Conc.		No Plumbing			Extra Toilet			3 Fixture Bath			Total: 138,971 90,329			
X	Vinyl Sash	Stone		Extra Sink			Separate Shower			Porches			Total: 138,971 90,329			
X	Double Hung	Treated Wood		Ceramic Tile Floor			Ceramic Tile Wains			CPP			Total: 138,971 90,329			
X	Horiz. Slide	Concrete Floor		Ceramic Tile Floor			Ceramic Tile Wains			Deck			Total: 138,971 90,329			
X	Casement	(9) Basement Finish		Ceramic Tub Alcove			Vent Fan			Treated Wood			Total: 138,971 90,329			
X	Double Glass	384 Recreation SF		Public Water			Public Water			Treated Wood			Total: 138,971 90,329			
X	Patio Doors	1 Living SF		Public Sewer			Public Sewer			CPP			Total: 138,971 90,329			
X	Storms & Screens	1 Walkout Doors (B)		Water Well			Water Well			Treated Wood			Total: 138,971 90,329			
(3) Roof		No Floor SF		1000 Gal Septic			1000 Gal Septic			Treated Wood			Total: 138,971 90,329			
X	Asphalt Shingle	Walkout Doors (A)		2000 Gal Septic			2000 Gal Septic			Treated Wood			Total: 138,971 90,329			
Chimney: Metal		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Water/Sewer			Total: 138,971 90,329			
		Joists: Unsupported Len: Cntr.Sup:		Notes:			Notes:			Public Sewer			Total: 138,971 90,329			
				ECF (4087 SAPPHERE LAKE) 1.500 => TCY:			ECF (4087 SAPPHERE LAKE) 1.500 => TCY:			Water Well, 50 Feet			Total: 138,971 90,329			
				Totals:			Totals:			Built-Ins			Total: 138,971 90,329			
				170,651 110,921			170,651 110,921			Appliance Allow.			Total: 138,971 90,329			
				166,382			166,382			Local Cost Items			Total: 138,971 90,329			
				0 0 *			0 0 *			SANITARY SEWER			Total: 138,971 90,329			

\*\*\* 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.
KOLLAR DORIS V	KOLAR DANIEL ET AL	0	07/31/2019	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0
KOLLAR DORIS V	KOLLAR DORIS V	0	05/26/2018	QC	09-FAMILY	2018-02101	PROPERTY TRANSFER	0.0
KOLLAR DORIS V	KOLLAR DORIS V & KOLLAR D	0	05/08/2014	QC	09-FAMILY	2014-01788	DEED	0.0
KOLLAR FRANK J	KOLLAR DORIS V	0	05/01/2014	AFF	07-DEATH CERTIFICATE	2014-01707 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8375 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/03/2021					

Owner's Name/Address	MAP #:
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KOLAR DANIEL ET AL 10753 KNOCKADERRY DR GRAND LEDGE MI 48837	2025 Est TCV 255,139 TCV/TFA: 189.84
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100		80,000
50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								80,000

Tax Description	X
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. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.	X
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Comments/Influences
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	X	Dirt Road
	X	Gravel Road
	X	Paved Road
	X	Storm Sewer
	X	Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
	X	Standard Utilities
	X	Underground Utils.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	40,000	87,600	127,600			65,127C
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TPC 12/27/2017 INSPECTED	2024	30,000	86,500	116,500		63,169C
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TPC 03/30/2015 INSPECTED	2023	23,800	82,500	106,300		60,161C
	2022	20,000	74,400	94,400		57,297C

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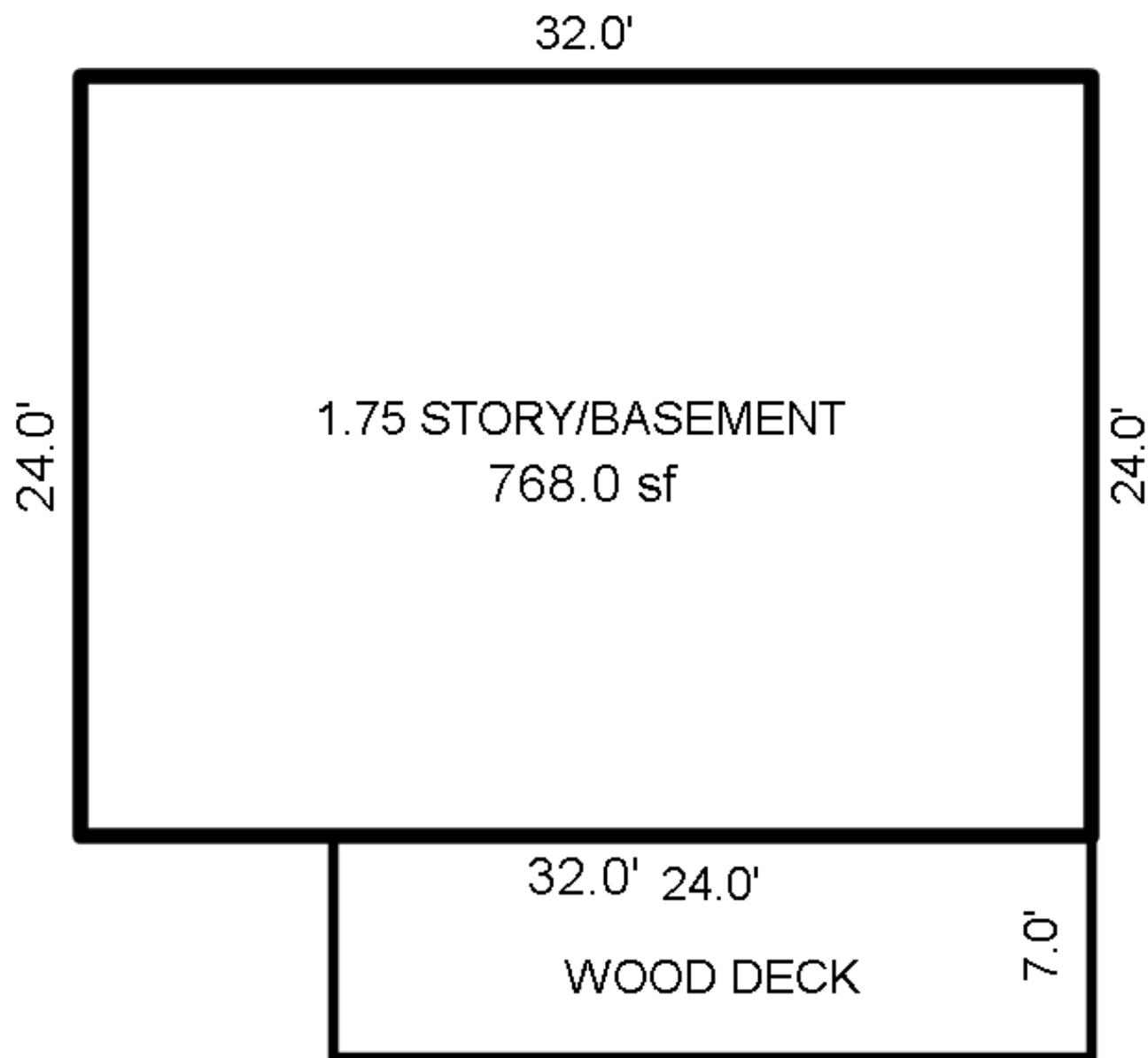
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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 168 20	Type Treated Wood Treated Wood		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 179,634 Total Depr Cost: 116,760 Estimated T.C.V: 175,139				E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard Ground Area = 768 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						Cls CD Blt 1971			
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min				Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets Lg Ord X Small		No. of Elec. Outlets Many X Ave. Few				1.75 Story Siding Basement 768				Total: 147,450 95,842					
Room List		Doors	Solid	X	H.C.	(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				Other Additions/Adjustments Recreation Room 500 9,130 5,934 Basement, Outside Entrance, Below Grade 1 2,130 1,384 Plumbing Average Fixture(s) 1 1,212 788 2 Fixture Bath 1 2,559 1,663 Deck Treated Wood 168 3,560 2,314 Treated Wood 20 882 573 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric 200 Amps Service				Other Additions/Adjustments									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min				Plumbing Average Fixture(s) 2 Fixture Bath									
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		No. of Elec. Outlets Many X Ave. Few				Deck Treated Wood 168 3,560 2,314 Treated Wood 20 882 573 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656									
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Built-Ins Appliance Allow. 1 1,906 1,239 Fireplaces Exterior 2 Story 1 6,950 4,517 Local Cost Items SANITARY SEWER 1 0 0									
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Lump Sum Items:				Notes:								
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:		Totals: 179,634 116,760				ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 175,139									
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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	DEED	0.0

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

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

Owner's Name/Address: NELSON FAMILY REVOCABLE TRUST  
 683 SYLVANWOOD DR  
 TROY MI 48085-3128  
 2025 Est TCV 16,818

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

C200'@200/ 50.00 100.00 1.1892 0.7071 200 100 8,409  
 C200'@200/ 50.00 100.00 1.1892 0.7071 200 100 8,409  
 100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 16,818

Tax Description: . SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.

Comments/Influences: LOTS 111 & 112

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,400	0	8,400			3,676C
2024	11,600	0	11,600			3,566C
2023	10,900	0	10,900			3,397C
2022	10,000	0	10,000			3,236C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	PROPERTY TRANSFER	0.0
NELSON ROBERT H	NELSON GEORGIA A	0	04/13/2013	AFF	07-DEATH CERTIFICATE	2013-083421 DC	DEED	0.0
		53,000	05/01/1998	WD	33-TO BE DETERMINED	319:555	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8407 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 97,740 TCV/TFA: 136.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
. SEC 10 T22N R8W LOT 113 SAPPHIRE LAKE PLAT 2.			* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT	X		C200'@200/	61.00	100.00	1.3456 0.7071 200 100 11,608
			61 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 11,608			

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	D/W/P: 3.5 Concrete	5.70	211 94	1,131
Paved Road	Metal Prefab	11.03	211 50	1,163
Storm Sewer	Total Estimated Land Improvements True Cash Value = 2,294			
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	5,800	43,100	48,900			43,884C
X Rolling	2024	4,400	42,500	46,900			42,565C
X High	2023	3,500	40,600	44,100			40,539C
Landscaped	2022	15,600	36,600	52,200			38,609C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WREN MICHAEL A	BALL TAMAR	270,000	07/03/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02228	PROPERTY TRANSFER	100.0
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02084	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/2021					
	MAP #:					
	2025 Est TCV 90,065					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			A50'@1600/	60.00	100.00	0.9382	1.0000	1600	100	90,065
			60 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	90,065

Tax Description	X	Public Improvements
. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.		Dirt Road
Comments/Influences		Gravel Road
BEHIND 192-00		Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	45,000	0	45,000			16,554C
2024	34,400	0	34,400			16,057C
2023	27,200	0	27,200			15,293C
2022	15,500	0	15,500			14,565C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WREN MICHAEL A	BALL TAMAR	270,000	07/03/2020	WD	03-ARM'S LENGTH	2020-02228	PROPERTY TRANSFER	100.0
WILSON ROBERT J & AUDREY	WREN MICHAEL A	250,000	06/28/2017	WD	19-MULTI PARCEL ARM'S LE	2017-02084	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8427 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/01/2021					
	MAP #:					
	2025 Est TCV 339,332 TCV/TFA: 262.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X			A50'@1600/	79.00	100.00	0.8521	1.0000	1600	100	107,700
				79 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =	107,700	
Comments/Influences				Land Improvement Cost Estimates							
				Description				Rate	Size % Good	Cash Value	
	X			D/W/P: Asphalt Paving				2.85	1400 0	0	
	X			Wood Frame				24.50	121 50	1,482	
	X			Residential Local Cost Land Improvements							
				Description				Rate	Size % Good	Cash Value	
				LAND IMPROVE 2500				2,500.00	1 95	2,375	
				Total Estimated Land Improvements True Cash Value =							3,857



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling	2025	53,900	115,800	169,700			138,201C
X	Low High Landscaped	2024	42,300	114,400	156,700			134,046C
X	Swamp Wooded Pond	2023	33,500	109,200	142,700			127,663C
X	Waterfront Ravine Wetland Flood Plain	2022	27,500	98,600	126,100			121,584C
X	PRIVATE RD							

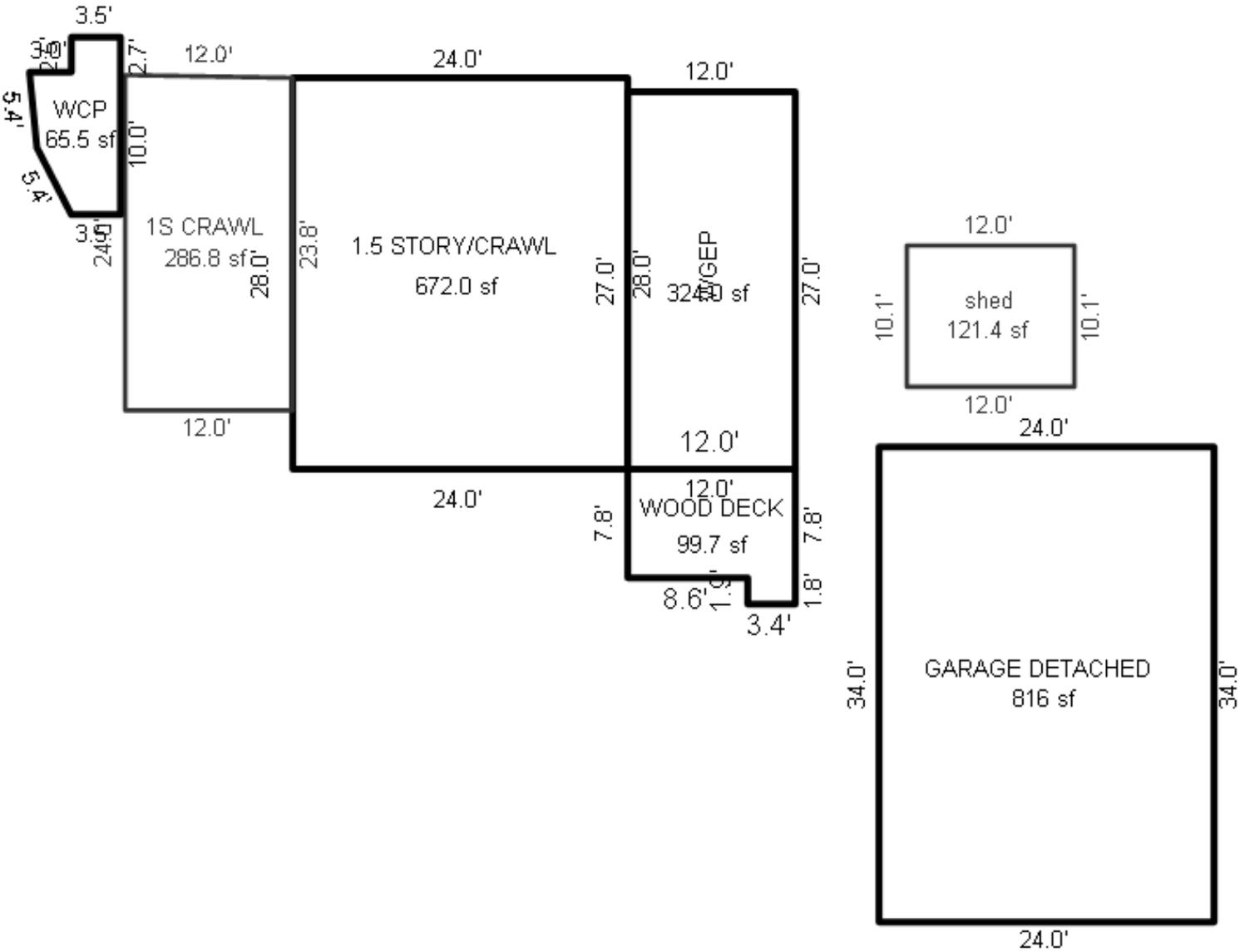
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 65 99	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2002 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: 816 % Good: 0 Storage Area: 470 No Conc. Floor: 0																																																																												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,294 Total Base New : 216,930 Total Depr Cost: 151,850 Estimated T.C.V: 227,775			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:																																																																														
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls CD		Blt 1970																																																																														
Yr Built 1970	Remodeled 2017	Ex	X	Ord		Min	200 Amps Service			Ground Area = 958 SF Floor Area = 1294 SF.																																																																																			
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas																																																																																			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost																																																																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1.5 Story Siding Crawl Space 672																																																																																			
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			1 Story Siding Crawl Space 286																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Total: 135,474 94,831																																																																																			
	Insulation			Many X Ave. Few			Plumbing			Plumbing																																																																																			
(2) Windows		(7) Excavation		(14) Water/Sewer			Average Fixture(s)			Plumbing																																																																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 958 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing																																																																																			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Public Water			Average Fixture(s)			Plumbing																																																																																			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Sewer			3 Fixture Bath			Plumbing																																																																																		
(3) Roof		(9) Basement Finish		Water Well			Porches			Plumbing																																																																																			
X	Gable Hip Flat	Gambrel Mansard Shed			1000 Gal Septic			WGEP (1 Story) WCP (1 Story)			Plumbing																																																																																		
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Deck			Plumbing																																																																																			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood			Plumbing																																																																																			
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Class	CD	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																							
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<<<<< 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.
GARTEE DENNIS R	BALL MARIE	425,000	06/23/2023	WD	03-ARM'S LENGTH	2023-01703	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8449 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/29/2023					
BALL MARIE 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 426,206 TCV/TFA: 341.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	130.00	100.00	148,875
Comments/Influences			130 Actual Front Feet, 0.30 Total Acres			148,875

ADD SEWER FOR 05	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	D/W/P: 3.5 Concrete	6.49	1460 0	0
	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 = 2,375			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2025	74,400	138,700	213,100			204,447C
Low							
High							
X Landscaped	2024	61,400	136,900	198,300			198,300S
Swamp							
Wooded							
Pond							
X Waterfront	2023	48,600	120,100	168,700		168,700A	107,879C
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2022	39,000	108,400	147,400			102,742C

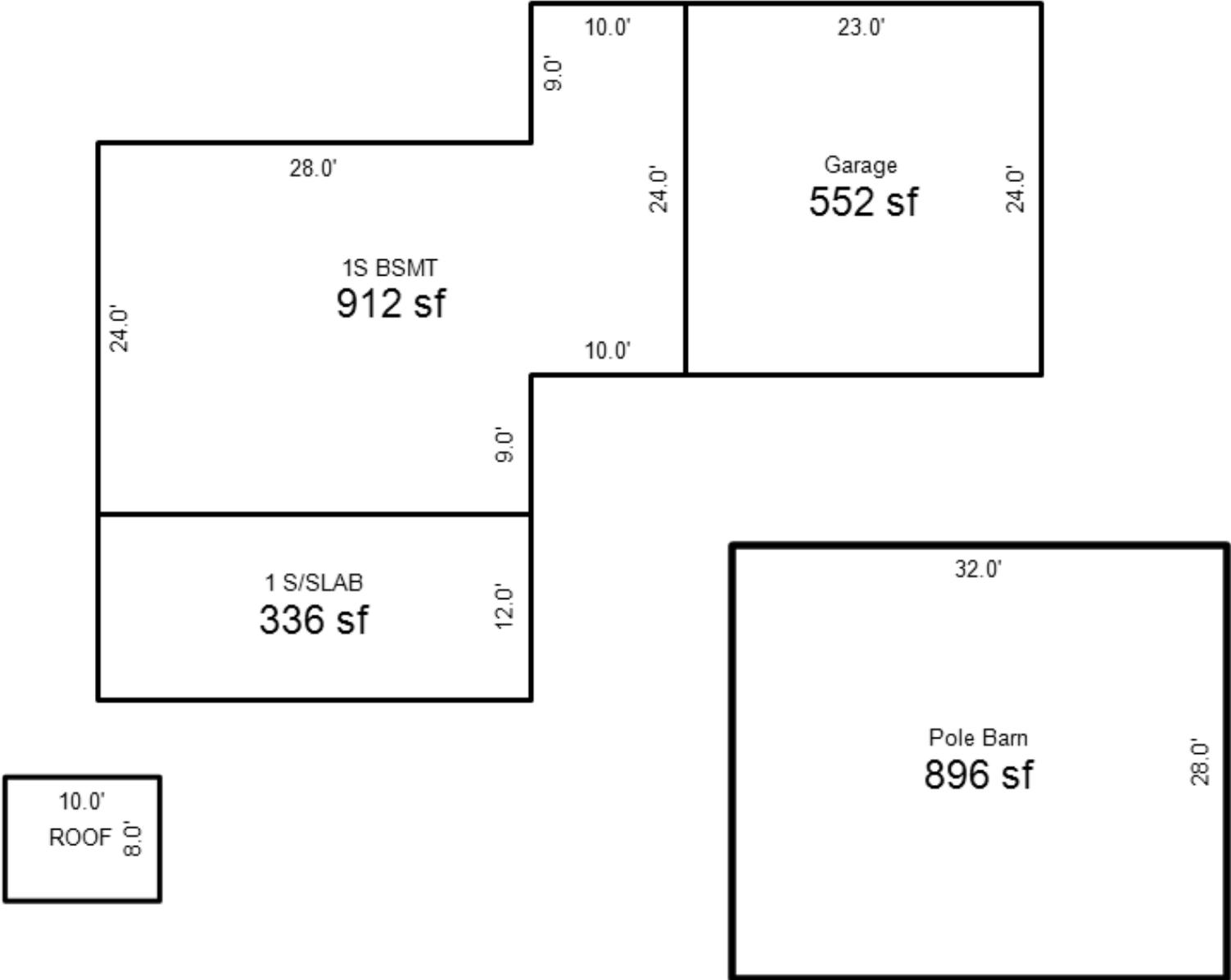


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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	Type	Year Built: 1954 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: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																
Building Style: 1S		Trim & Decoration																																			
Yr Built 1954	Remodeled 1974	Ex	X	Ord		Min																															
Condition: Average		Size of Closets		Lg	X	Ord		Small																													
Room List		Doors		Solid	X	H.C.																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																			
(1) Exterior		Kitchen: Other: Other:																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings																																			
(2) Windows		X	Drywall																																		
X	Many Avg.	X	Large Avg.	Basement: 912 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0																																	
X	Wood Sash	(8) Basement																																			
X	Metal Sash	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																		
X	Vinyl Sash	(9) Basement Finish																																			
X	Double Hung	(10) Floor Support																																			
X	Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:																																			
X	Casement	(14) Water/Sewer																																			
X	Double Glass Patio Doors Storms & Screens	821	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																																
(3) Roof		Lump Sum Items:																																			
X	Gable	Gambrel																																			
X	Hip	Mansard																																			
X	Flat	Shed																																			
X	Asphalt Shingle																																				
Chimney:																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>336</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>912</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>185,293</td> <td>120,450</td> </tr> </tbody> </table> Other Additions/Adjustments Basement Living Area 821 29,022 18,864 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 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 552 23,775 15,454 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350 Class: C Exterior: Pole (Unfinished) Base Cost 896 22,696 14,752 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 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	336			1 Story	Siding	Basement	912			Total:				185,293	120,450
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Slab	336																																		
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Total:				185,293	120,450																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES THOMAS J TRUST &	HAGE BRYAN J	245,000	08/17/2017	WD	03-ARM'S LENGTH	2017-02566	PROPERTY TRANSFER	100.0
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	09-FAMILY	2013-03482 WD	PROPERTY TRANSFER	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	23-PART OF REF	2010/630	DEED	0.0
		136,000	09/01/1995	WD	33-TO BE DETERMINED	298:123	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8459 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 322,944 TCV/TFA: 249.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
			Description	Frontage	Depth	Value	
. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.			A50'@1600/	50.00	101.00	80,279	
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			80,279	
GRG IS ON LOT 119			* Factors *				
			Description	Rate	Size % Good	Cash Value	
			Fencing: Wd, Split, 2 Rail	16.25	40 0	0	
			D/W/P: 3.5 Concrete	6.49	288 0	0	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1 95	2,375	
			Total Estimated Land Improvements True Cash Value =				2,375



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

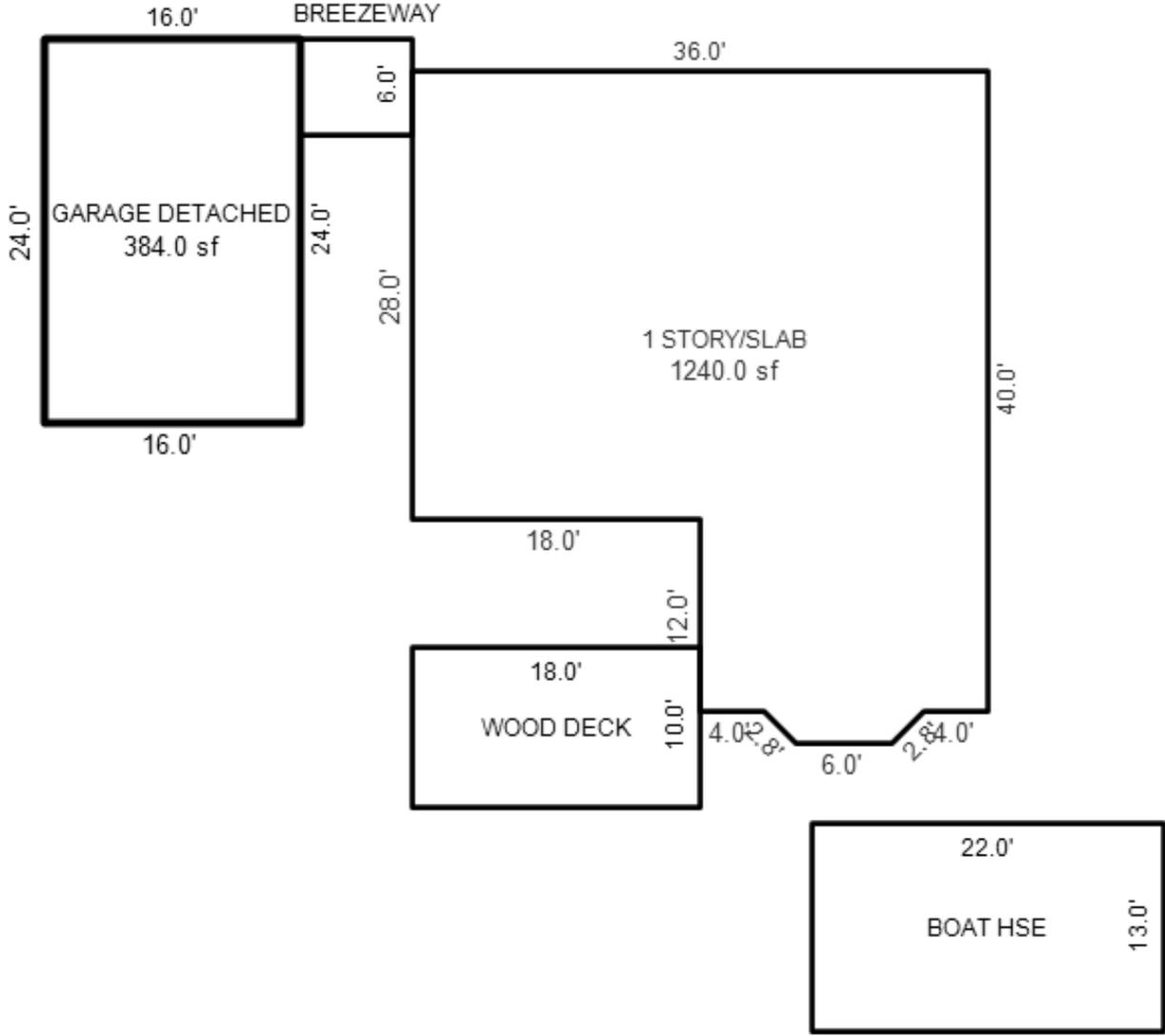
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	40,100	121,400	161,500			117,027C
TPC 12/27/2017	INSPECTED		2024	30,100	119,800	149,900			113,509C
TPC 08/28/2017	INSPECTED		2023	23,800	114,400	138,200			108,104C
TPC 03/30/2015	INSPECTED		2022	20,000	103,200	123,200			102,957C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,296 Total Base New : 246,445 Total Depr Cost: 160,193 Estimated T.C.V: 240,290		180 Treated Wood 72 Treated Wood 286 Treated Wood 80 Roof Cover Onl 42 Brzwy, FW		Bsmnt Garage: Carport Area: Roof:																											
Building Style: 1S		X	Drywall	X	Paneled	Plaster Wood T&G		Central Air Wood Furnace		E.C.F. X 1.500		Bsmt Garage:		Roof:																									
Yr Built 1958		Remodeled 0		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 10		Blt 1958																											
Condition: Average		Ex	X	Ord	Min	100 Amps Service		(11) Heating System: Forced Air w/ Ducts		Floor Area = 1296 SF		Ground Area = 1296 SF		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																									
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		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		Size 1,296 Total: 176,435		Cost New 748 1,455 4,580 3,807 2,110 5,165 1,487 18,655 17,043		Depr. Cost 486 946 2,977 2,475 1,371 3,357 967 12,126 11,078																			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Exterior		Stone Veneer		Plumbing		Average Fixture(s)		3 Fixture Bath		Deck		Treated Wood Treated Wood Treated Wood w/Roof (Roof portion)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Class: C Exterior: Block Foundation: 18 Inch (Finished) Base Cost		Water/Sewer		Public Sewer Water Well Public Sewer Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1296 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		Lump Sum Items:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Public Water Public Sewer Water Well, 50 Feet		1		Appliance Allow.		1		2,727		1,773											
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X		Many		Large		Avg.		X		Avg.		Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Chimney: Brick											
(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		Lump Sum Items:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Public Water Public Sewer Water Well, 50 Feet		1		Appliance Allow.		1		2,727		1,773															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	09-FAMILY	2013-03482 WD	PROPERTY TRANSFER	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	23-PART OF REF	2010_630WD	DEED	0.0

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

W SAPPHIRE AVE  
 School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%

Owner's Name/Address  
 HAGE BRYAN J  
 8508 TRACINEY BLVD  
 SAN ANTONIO TX 78255  
 MAP #:  
 2025 Est TCV 44,253

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	20.00	101.00	1.3781	1.0035	1600	100		44,253
Comments/Influences		20 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =								44,253

GARAGE ASSESSED ON LOT 118  
 GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118  
 X Sewer  
 X Electric  
 X Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	22,100	0	22,100			11,622C
X High		2024	15,100	0	15,100			11,273C
Landscaped		2023	12,000	0	12,000			10,737C
Swamp		2022	10,500	0	10,500			10,226C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRO NELLIE J LE	MONRO JOHN A & DIANA K	0	01/07/2008	AFF	07-DEATH CERTIFICATE	2015-00660	DEED	100.0
MONRO JAMES E & SHANNON M	MONRO JOHN A & DIANNA K H	1	07/22/1992	QC	21-NOT USED/OTHER	272P611	DEED	0.0
MONRO NILLIE J SURVIVOR O	MONRO NILLIE J LIFE ESTAT	0	05/23/1978	QC	21-NOT USED/OTHER	197P1397	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8479 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/10/2011					

Owner's Name/Address	MAP #:
MONRO DIANA K 8479 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 207,392 TCV/TFA: 202.53

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
------------	--------	---

Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50'@1600/	45.00	100.00	1.0376	1.0000	1600 100	74,705
45 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value = 74,705

Tax Description	X	Land Improvement Cost Estimates
. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.	X	
Comments/Influences		

Description	Rate	Size	% Good	Cash Value
Water	D/W/P: 3.5 Concrete	6.16	184 0	0
X Sewer	Metal Prefab	19.01	63 66	791
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				
Standard Utilities				
Underground Utils.				
Total Estimated Land Improvements True Cash Value =				1,741

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	37,400	66,300	103,700			57,238C
2024	27,700	64,600	92,300			55,517C
2023	21,900	61,700	83,600			52,874C
2022	18,600	56,000	74,600			50,357C

Who When What

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

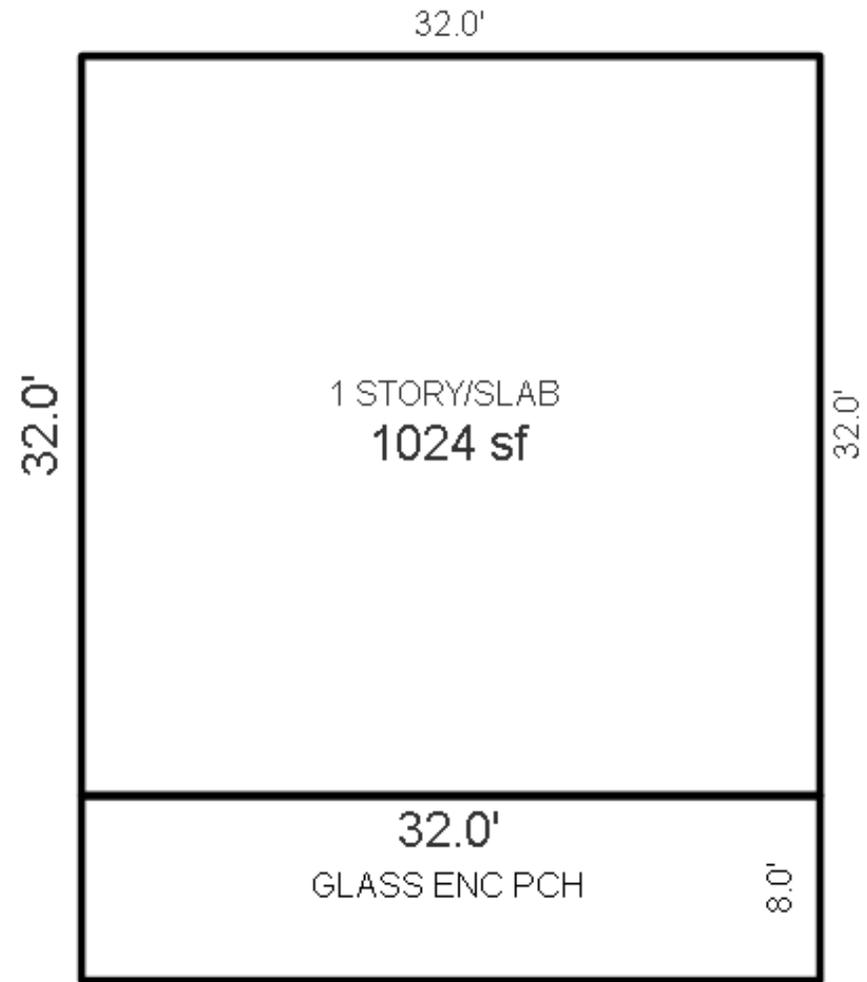
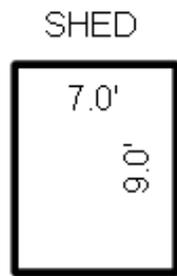
TPC 03/30/2015 INSPECTED

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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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
	Yr Built 1956	Remodeled 0	Ex X Ord Min		(12) Electric 0 Amps Service												
	Condition: Average		Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min												
	Room List	Doors	Solid X H.C.		No. of Elec. Outlets Many X Ave. Few												
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		Lump Sum Items:												
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:												
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Notes: ECF (4087 SAPPHIRE LAKE) 1.500 => TCV: 130,946												
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)		Totals: 134,305 87,297												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Totals: 134,305 87,297												
	Chimney: Block				Totals: 134,305 87,297												

\*\*\* 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				
8489 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309		2025 Est TCV 318,999 TCV/TFA: 198.38										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 121 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100		80,000
			Paved Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	80,000		
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: Crushed Rock	2.15	480	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										
		X	Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			PRIVATE RD	2025	40,000	119,500	159,500			76,187C		
			Who	When	What	2024	30,000	118,000	148,000	73,897C		
			TPC 12/27/2017	INSPECTED	2023	23,800	112,600	136,400	70,379C			
			TPC 03/30/2015	INSPECTED	2022	20,000	101,500	121,500	67,028C			

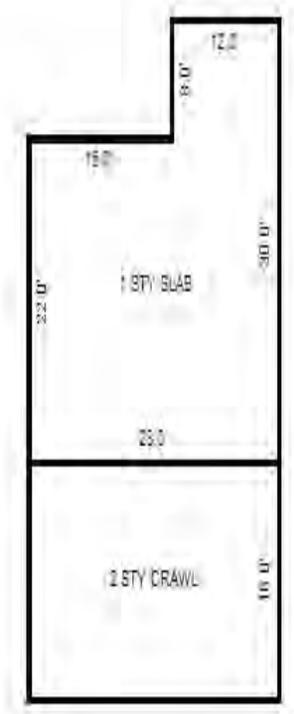


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,608 Total Base New : 192,569 Total Depr Cost: 158,699 Estimated T.C.V: 238,049			20	WPP	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G			E.C.F. X 1.500							
Trim & Decoration		Ex			Ord	X	Min								
Yr Built 1972	Remodeled 1999	Size of Closets			Lg	Ord	X	Small							
Condition: Average		Doors			Solid	X	H.C.	Central Air Wood Furnace							
Room List		(5) Floors			(12) Electric			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			0 Amps Service			Ex. X Ord. Min							
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1160 SF Floor Area = 1608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls CD Blt 1972		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			Building Areas								
(2) Windows		(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 448 S.F. Slab: 712 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 712 2 Story Siding Crawl Space 448 Total: 167,488 136,128							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Other Additions/Adjustments							
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,212 1,091 3 Fixture Bath 1 3,805 3,424 Water/Sewer Public Sewer 1 1,307 1,176 Water Well, 50 Feet 1 2,548 2,293 Built-Ins Appliance Allow. 1 1,906 1,715 Fireplaces Interior 1 Story 1 4,633 4,170 Porches WPP 20 985 886 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 180 8,685 7,816 Local Cost Items SANITARY SEWER 1 0 0							
(3) Roof		(9) Basement Finish			Lump Sum Items:			Notes:							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. Interior 1 Story WPP							
X	Asphalt Shingle	(10) Floor Support						Fireplaces Interior 1 Story							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:						Porches WPP							
								Totals: 192,569 158,699							
								ECF (4087 SAPPHIRE LAKE) 1.500 => TCY: 238,049							

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



Sketch by Apex IVT

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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		
8499 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/27/1994								
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		MAP #:		2025 Est TCV 211,506 TCV/TFA: 216.71						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.		Gravel Road		A50'@1600/	50.00	100.00	1.0000 1.0000	1600 100	80,000	
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	80,000
Topography of Site		Storm Sewer		Land Improvement Cost Estimates						
Level		Sidewalk		Description	Rate	Size	% Good	Cash Value		
X Rolling		Water		Fencing: Wire Mesh, #9	3.68	600	0	0		
X Low		Sewer		Residential Local Cost Land Improvements						
X High		Electric		Description	Rate	Size	% Good	Cash Value		
Landscaped		Gas		LAND IMPROVE 1000	1,000.00	1	95	950		
Swamp		Curb		Total Estimated Land Improvements True Cash Value =					950	
Wooded		Street Lights								
Pond		Standard Utilities								
X Waterfront		Underground Utils.								
Ravine		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Wetland		Level		2025	40,000	65,800	105,800			45,518C
Flood Plain		X Rolling		2024	30,000	64,900	94,900			44,150C
X PRIVATE RD		Low		2023	23,800	61,900	85,700			42,048C
Who		High		2022	20,000	55,900	75,900			40,046C
When		Landscaped								
What		Swamp								
2025		Wooded								
2024		Pond								
2023		X Waterfront								
2022		Ravine								
		Wetland								
		Flood Plain								
		X PRIVATE RD								

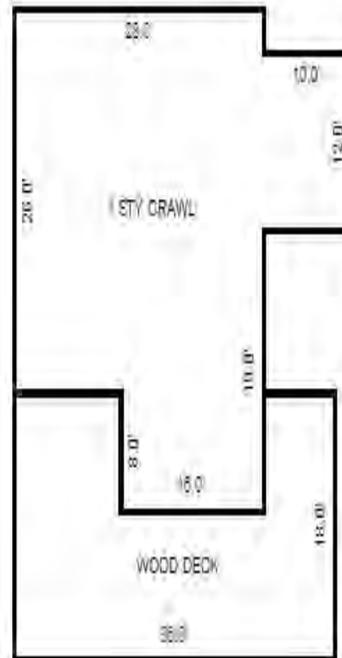


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 520	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 976 Total Base New : 133,902 Total Depr Cost: 87,037 Estimated T.C.V: 130,556		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg		Ord	X	Small
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1958		
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 976 SF Floor Area = 976 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas	
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 976		Total: 113,841 73,997		
	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		Plumbing		Average Fixture(s) 1 1,212 788	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Deck		Treated Wood 520 7,462 4,850		Water/Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many			Ave.	X	Few	Public Sewer 1 1,307 850		Water Well, 50 Feet 1 2,548 1,656		Built-Ins	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 976 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Appliance Allow. 1 1,906 1,239		Fireplaces		Exterior 1 Story 1 5,626 3,657	
X	Many Avg. X Few	X	Large Avg. Small	Basement Finish			(14) Water/Sewer			Local Cost Items		SANITARY SEWER 1 0 0		Totals: 133,902 87,037	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCV: 130,556		*	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0		Totals: 133,902 87,037	
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0		Totals: 133,902 87,037	
(3) Roof		(11) Heating/Cooling		(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(12) Electric			(13) Plumbing			(14) Water/Sewer		(15) Fireplaces		(16) Porches/Decks	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0		Totals: 133,902 87,037	

\*\*\* 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.
MAGIDSOHN KAREN TRUST NO	MAGIDSOHN KAREN LEE	0	12/23/2019	QC	09-FAMILY	2019-04057	DEED	0.0
MAGIDSOHN KAREN LEE	MOONEY TERRY A & MAGIDSOH	1	12/23/2019	QC	09-FAMILY	2019-04058	DEED	0.0
NORMAN GLORIA J TRUSTEE	MAGIDSOHN KAREN TRUST NO	124,900	08/29/2017	WD	03-ARM'S LENGTH	2017-02735	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8519 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 216,524 TCV/TFA: 368.24					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY BLYING BETWEEN SAID LOTS 123 & 124 OF SAID PLAT EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.	X			A50'@1600/	111.00	100.00	0.7564	1.0000	1600	100	134,344
				111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 134,344							

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
97 H.S. @ 7-97 BOR	X			Dirt Road					
	X			Gravel Road					
	X			Paved Road					
	X			Storm Sewer					
	X			Sidewalk					
	X			Water	24.54	120	50		1,472
	X			Wood Frame					1,472
				Total Estimated Land Improvements True Cash Value =					1,472

Topography of Site	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
Level	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						
	X	PRIVATE RD						



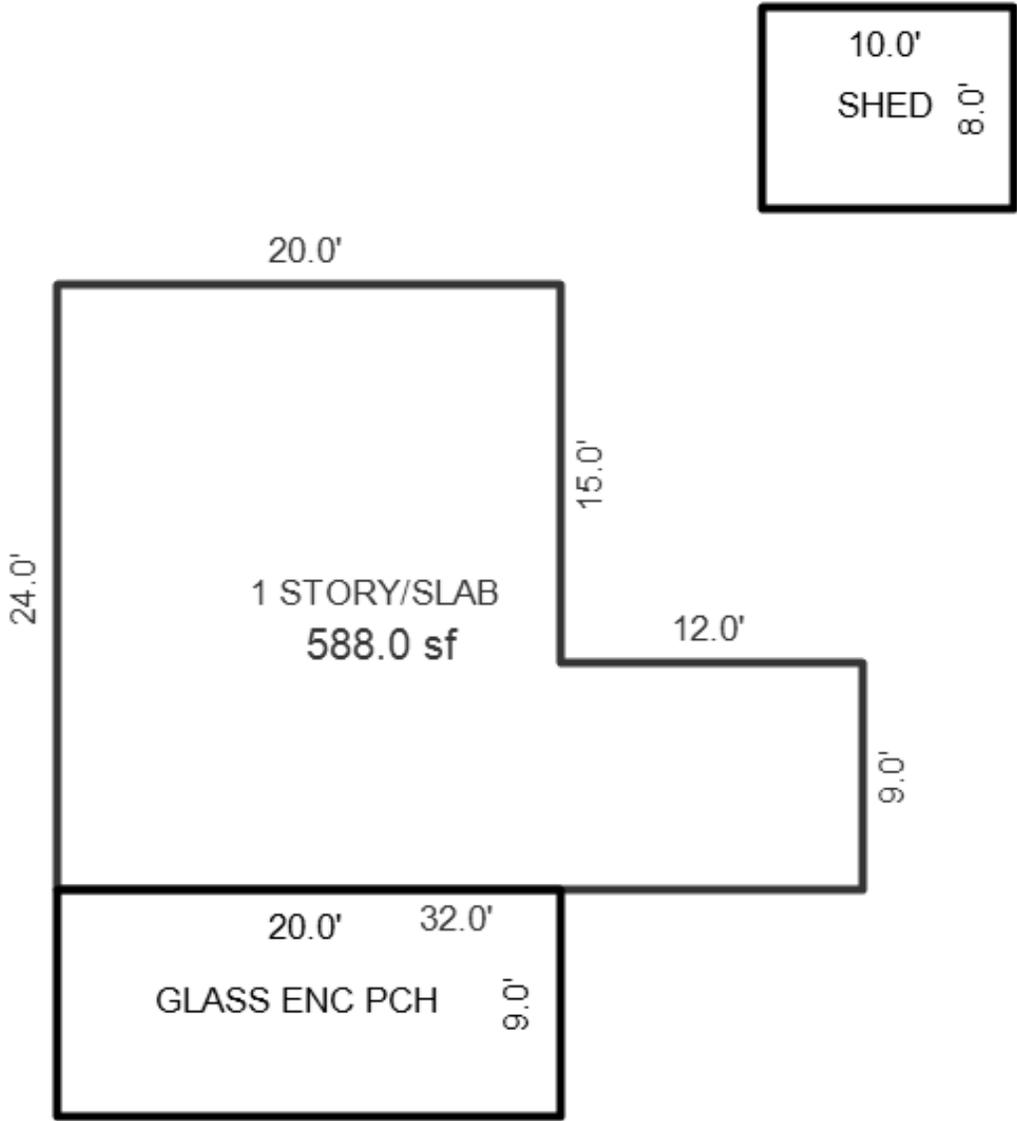
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	67,200	41,100	108,300			70,002C
2024	54,600	40,500	95,100			67,898C
2023	43,200	38,700	81,900			64,665C
2022	35,000	34,800	69,800		69,800R	61,586C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1958		Remodeled 1980			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors			Lg	Ord	X	Small								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior					(12) Electric											
					0 Amps Service											
		No./Qual. of Fixtures			Ex.	X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets											
		X	Tile		Many	X	Ave.	Few								
(2) Windows		(7) Excavation			(13) Plumbing											
					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 588 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
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			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Stone	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family LOG																
(11) Heating System: Wall/Floor Furnace																
Ground Area = 588 SF Floor Area = 588 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	Pine Logs	Slab		588											
	Total:					72,943	40,118									
Other Additions/Adjustments																
	Plumbing				Average Fixture(s)	1	1,212	667								
	Porches				CGEP (1 Story)	180	10,105	5,558								
	Deck				Treated Wood	80	2,182	1,200								
	Water/Sewer				Public Sewer	1	1,307	719								
					Water Well, 50 Feet	1	2,548	1,401								
	Built-Ins				Appliance Allow.	1	1,906	1,048								
	Fireplaces				Exterior 1 Story	1	5,626	3,094								
	Local Cost Items				SANITARY SEWER	1	0	0							*	
	Totals:						97,829	53,805								
Notes:																
	ECF (4087 SAPPHERE LAKE) 1.500 => TCV:							80,708								

\*\*\* 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.				
VELDSMA TRUST	MATHEWS SHANNON CLARK &	145,000	08/03/2018	WD	03-ARM'S LENGTH	2018-02518	PROPERTY TRANSFER	100.0				
VELDSMA ANN TRUST	VANDERVEEN RUSSELL (SUCCE	0	10/06/2009	PTA	21-NOT USED/OTHER	2018-02517	DEED	100.0				
VELDSMA ANN (Deceased)	VELDSMA ANN ESTATE	0	10/06/2008	OTH	21-NOT USED/OTHER		DEED	0.0				
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	21-NOT USED/OTHER	2009/648	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8529 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MATHEWS SHANNON CLARK GRIFFITH LEASA SUE 526 LANE ST MENDON MI 49072		MAP #:		2025 Est TCV 240,543 TCV/TFA: 205.59								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner 8-6-04. ADD SEWER FOR 05		Gravel Road		A50'@1600/	55.00	100.00	0.9672	1.0000	1600	100		85,113
		Paved Road		55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	85,113		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	42,600	77,700	120,300		86,986C		
		TPC 12/27/2017 INSPECTED		2024	32,200	76,700	108,900			84,371C		
		TPC 03/30/2015 INSPECTED		2023	25,500	73,200	98,700			80,354C		
				2022	21,400	66,000	87,400			76,528C		

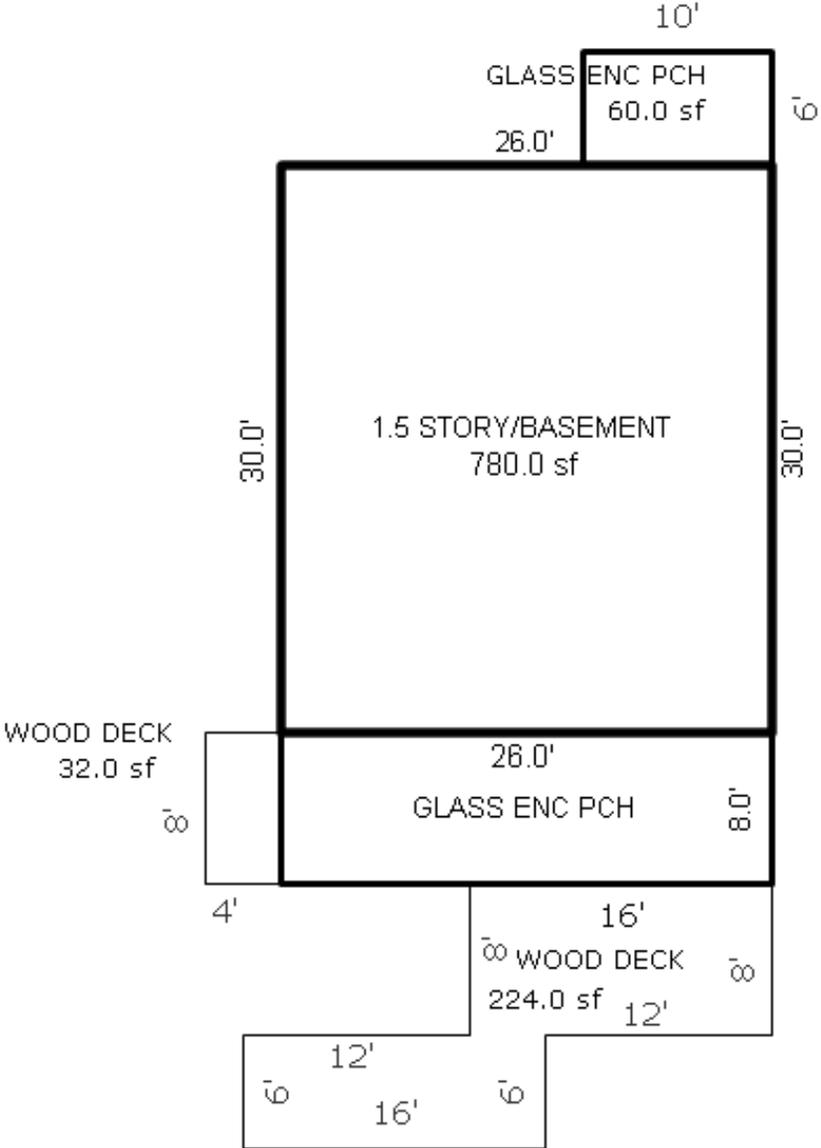


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 60 208 224	Type WGEP (1 Story) 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		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 1,170 Total Base New : 172,697 Total Depr Cost: 103,620 Estimated T.C.V: 155,430		E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	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: Electric Baseboard Ground Area = 780 SF Floor Area = 1170 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD Blt 1973			
Yr Built 1973	Remodeled 0	Ex	Ord	X	Min	200 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		Central Air Wood Furnace		(12) Electric		1.5 Story Siding Basement		780				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Other Additions/Adjustments		Total:		133,497 80,099		
	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		Plumbing		1		1,212 727		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		Porches		60		6,205 3,723		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 780 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		WGEP (1 Story) WGEP (1 Story)		208		13,963 8,378		
(2) Windows		Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer		Deck		224		4,303 2,582		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		1		1,906 1,144		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Fireplaces		1		5,626 3,376		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1000 Gal Septic 2000 Gal Septic		Local Cost Items		1		0 0		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER		Totals:		172,697 103,620		*	
X	Asphalt Shingle	(10) Floor Support		Notes:		ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 155,430								
Chimney: Brick														

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

Property Address: 8539 W SAPPHIRE AVE  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: HEINRITZ CHERYL M ETAL  
 C/O GRIFFITH JAN  
 27438 SIMPSON RD  
 MENDON MI 49072

2025 Est TCV 189,333 TCV/TFA: 268.94

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
X	Dirt Road	55.00	100.00	0.9672	1.0000	1600	100	85,113	
X	Gravel Road	55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		85,113
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	Description	Rate	Size	% Good	Cash Value
. SEC 10 T22N R8W LOT 126 SAPPHIRE LAKE PLAT 2.	D/W/P: 3.5 Concrete	5.70	75	0	0
	Wood Frame	21.88	120	50	1,313
	Wood Frame	30.66	20	50	306
	Total Estimated Land Improvements True Cash Value =				1,619

Comments/Influences

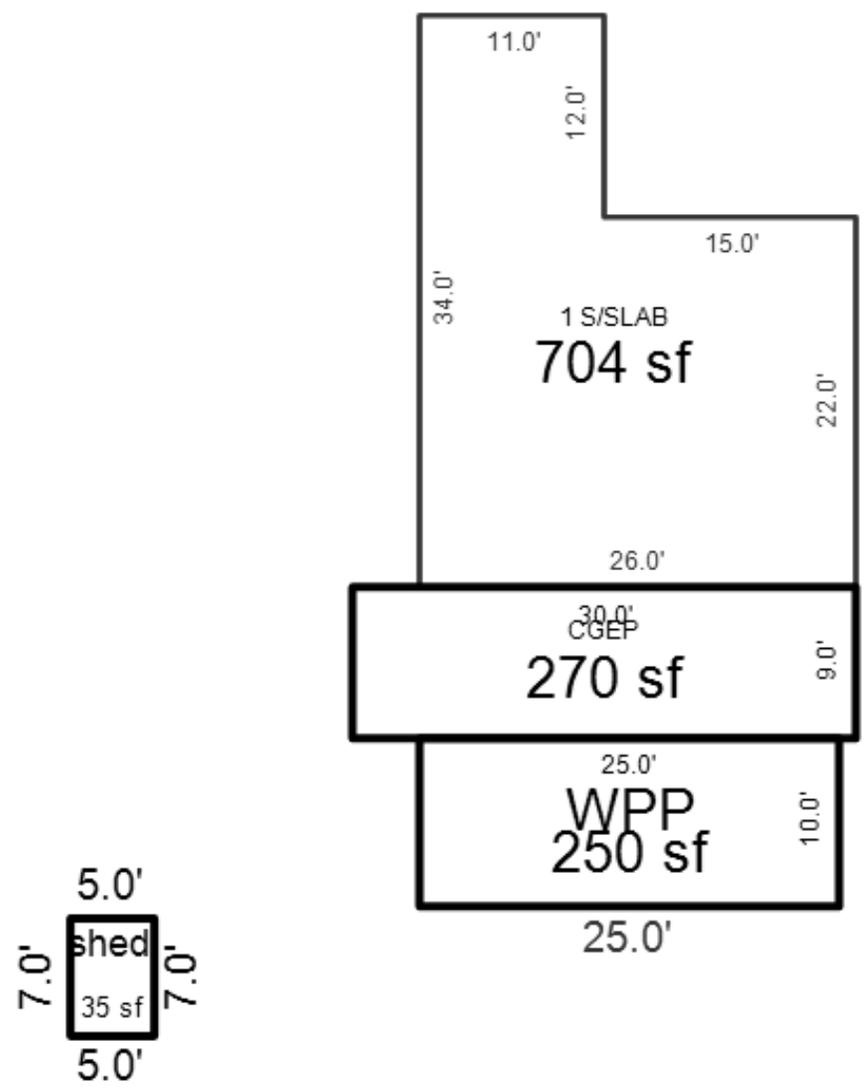
Land Improvement Cost Estimates		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	42,600	52,100	94,700			54,456C
X	Rolling	2024	32,200	51,600	83,800			52,819C
X	Low	2023	25,500	49,200	74,700			50,304C
X	High	2022	21,400	44,300	65,700			47,909C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	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.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	21-NOT USED/OTHER	2012-02361	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8545 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST	REPAIR	05/17/2018	2018-0169	100%	
Owner's Name/Address	P.R.E. 100% 04/10/2012	Reroof	03/20/2018	2018-0065	100%	
RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:	2025 Est TCV 378,617 TCV/TFA: 231.15				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		A50'@1600/	55.00	107.00	0.9672	1.0240	1600 100	87,152
			55 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	87,152	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road	D/W/P: Crushed Rock	2.24	240	0	0
X	Gravel Road	D/W/P: 4in Concrete	6.87	570	0	0
X	Paved Road	Residential Local Cost Land Improvements				
X	Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
X	Sidewalk	LAND IMPROVE 2500	2,500.00	1	100	2,500
X	Water	Total Estimated Land Improvements True Cash Value =				2,500

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	43,600	145,700	189,300			100,845C
X	Rolling	2024	32,800	143,900	176,700			97,813C
X	Low	2023	25,900	137,500	163,400			93,156C
X	High	2022	21,400	123,900	145,300			88,720C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							



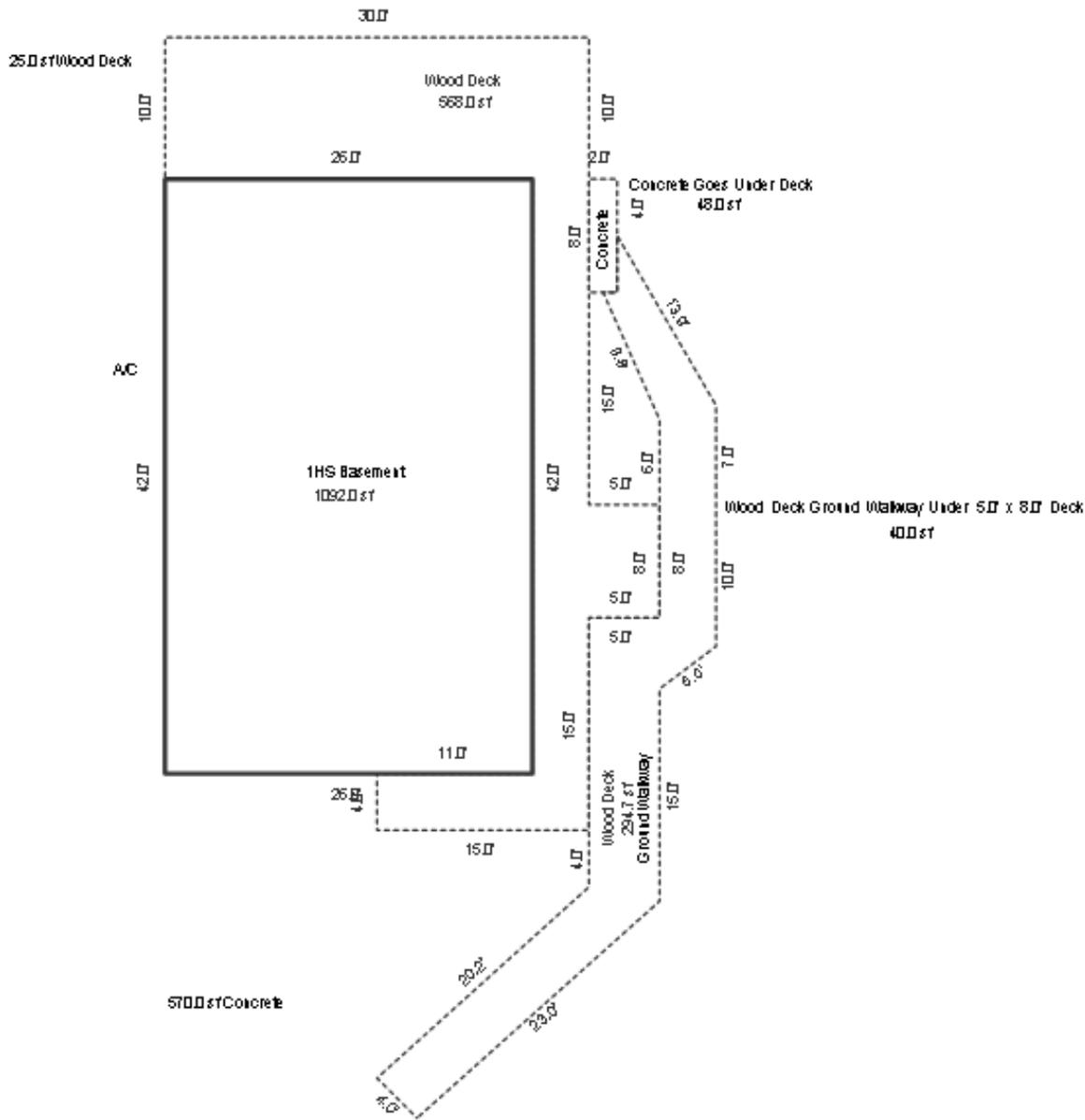
Who	When	What	2025	2024	2023	2022
JWV	08/22/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	03/30/2015	INSPECTED				

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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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 568 25 294	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1994		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings		No./Qual. of Fixtures												
X				Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
	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: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
				1	Average Fixture(s)											
X		(8) Basement		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
X		(9) Basement Finish		1	Public Water											
X				1	Public Sewer											
X		(10) Floor Support		1	Water Well											
					1000 Gal Septic											
					2000 Gal Septic											
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family LOG										Cls C		Blt 1994				
(11) Heating System: Forced Heat & Cool																
Ground Area = 1092 SF Floor Area = 1638 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 Pine Logs Basement 1,092																
Total: 211,115 168,892																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade										1		2,523		2,018		
Plumbing																
Average Fixture(s)										1		1,455		1,164		
Porches										568		9,366		7,493		
WPP																
Deck																
Treated Wood										25		1,166		933		
Treated Wood										294		5,254		4,203		
Water/Sewer																
Public Sewer										1		1,473		1,178		
Water Well, 100 Feet										1		5,725		4,580		
Built-Ins																
Appliance Allow.										1		2,727		2,182		
Local Cost Items																
SANITARY SEWER										1		0		0 *		
Totals:										240,804		192,643				
Notes:																
ECF (4087 SAPPHERE LAKE) 1.500 => TCv:														288,965		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
KARR LARRY E & SANDRA D (	BARASA PATRICK D	229,900	10/21/2016	WD	03-ARM'S LENGTH	2016-03505	PROPERTY TRANSFER	100.0								
KARR SANDRA DIANA	KARR LARRY E (LE)	0	07/06/2015	AFF	07-DEATH CERTIFICATE	2015-00092	DEED	0.0								
KARR LARRY E & SANDRA D (	KARR LARRY E & SANDRA D (	0	04/21/2011	WD	23-PART OF REF	2011-01431WD	PROPERTY TRANSFER	0.0								
KARR LARRY E & SANDRA (H/	KARR LARRY E & SANDRA D	0	08/09/2007	WD	21-NOT USED/OTHER	2007/2971	DEED	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
8561 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Replacement		06/26/2024		PM24-0088	100%							
Owner's Name/Address		P.R.E. 0%		SOLAR		06/03/2024		PB24-0071	100%							
BARASA PATRICK D 3377 W CARL CT ANN ARBOR MI 48105		MAP #:		SOLAR		06/03/2024		PE24-0075	100%							
		2025 Est TCV 321,086 TCV/TFA: 240.69		Deck/Porch		09/03/2021		2021-0621	100%							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.		X		Public Improvements		* Factors *										
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
EFF (53.66+53.66+45.2)/3 = 50.84		X		Paved Road		A50'@1600/		50.84		107.00	0.9942	1.0240	1600	100		82,809
		X		Storm Sewer		51 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =		82,809						
		X		Sidewalk		Land Improvement Cost Estimates										
		X		Water		Description		Rate		Size		% Good	Cash Value			
		X		Sewer		D/W/P: 4in Concrete		6.87		960		50	3,297			
		X		Electric		Total Estimated Land Improvements True Cash Value = 3,297										
		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		PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who		When	What	2025	41,400	119,100	160,500			113,888C		
		X		TPC		09/17/2024	INSPECTED	2024	30,900	117,700	148,600			110,464C		
		X		JWV		09/07/2022	INSPECTED	2023	24,500	112,200	136,700			105,204C		
		X		JWV		10/26/2021	INSPECTED	2022	20,200	101,100	121,300			100,195C		

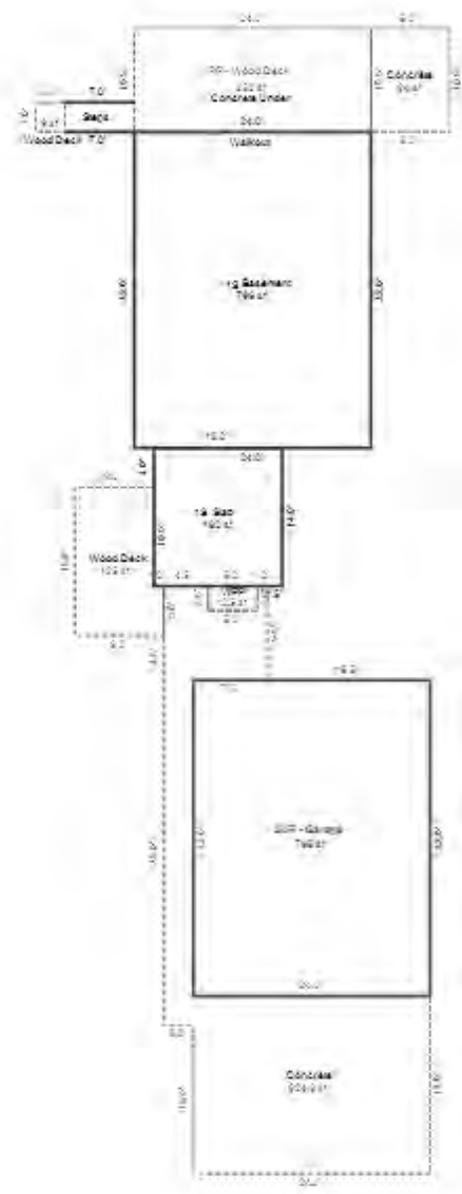


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1992 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: 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 Effec. Age: 35 Floor Area: 1,334 Total Base New : 242,991 Total Depr Cost: 156,653 Estimated T.C.V: 234,980			12	WPP	Bsmnt Garage:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 950 SF Floor Area = 1334 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			E.C.F. X 1.500		Carpport Area: Roof:		Cls C Blt 1970	
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
Condition: Average		Size of Closets		200 Amps Service			Building Areas			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Ex. X Ord. Min			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Many X Ave. Few			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Average Fixture(s)			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
	Insulation						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			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
(2) Windows		(7) Excavation		(14) Water/Sewer			Public Water			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Many Avg. X Few	Large Avg. Small	Basement: 768 S.F. Crawl: 0 S.F. Slab: 182 S.F. Height to Joists: 0.0	Public Sewer			Public Sewer			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Water Well			Water Well			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1000 Gal Septic			2000 Gal Septic			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
(3) Roof		(9) Basement Finish		Lump Sum Items:						Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Gable Hip Flat	Gambrel Mansard Shed	950 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water			Public Sewer			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
X	Asphalt Shingle	(10) Floor Support		Water Well			1000 Gal Septic			Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 0	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic						Total Area New : 242,991		Total Area Depr : 156,653		Total Area Conc. : 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.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	03-ARM'S LENGTH	2011-02680 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	21-NOT USED/OTHER	2007/3975	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/11/2018					
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Owner's Name/Address	MAP #:
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ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	2025 Est TCV 81,989
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50'@1600/	50.84	104.00	0.9942	1.0138	1600	100		81,989
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51 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	81,989
--	--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road
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. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.	X	Gravel Road
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Comments/Influences		Paved Road
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21000851 \$179,900 MUTLI PARCEL LISTING		Storm Sewer
---	--	-------------

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)	X	Sidewalk
---	---	----------

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

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

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

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

		Curb
--	--	------

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

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

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

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

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

Low	
-----	--

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

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

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

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

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

X PRIVATE RD	
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2025	41,000	0	41,000			19,948C
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		TPC 12/27/2017 INSPECTED	2024	30,700	0	30,700			19,349C
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		TPC 03/30/2015 INSPECTED	2023	24,300	0	24,300			18,428C
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			2022	20,200	0	20,200			17,551C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011-02681	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8581 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	08/06/2015	2015-0344	100%

Owner's Name/Address	MAP #:
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	2025 Est TCV 629,544 TCV/TFA: 249.82

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 130 SAPPHIRE LAKE PLAT 2			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
21000851 \$179,900 MUTLI PARCEL LISTING HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER) ADD SEWER FOR 05	X	Dirt Road	A50'@1600/	50.84	102.00	0.9942	1.0070	1600	100	81,434
	X	Gravel Road	51 Actual Front Feet, 0.12 Total Acres							81,434
	X	Paved Road	Land Improvement Cost Estimates							
	X	Storm Sewer	Description	Rate	Size	% Good	Cash Value			
	X	Sidewalk	D/W/P: 4in Ren. Conc.	8.06	640	0	0			
	X	Water	D/W/P: 4in Concrete	6.87	70	0	0			
	X	Sewer	Residential Local Cost Land Improvements							
	X	Electric	Description	Rate	Size	% Good	Cash Value			
	X	Gas	LAND IMPROVE 2500	2,500.00	1	95	2,375			
	X	Curb	Total Estimated Land Improvements True Cash Value =							2,375
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	40,700	274,100	314,800			216,818C
2024	30,500	270,600	301,100			210,299C
2023	24,200	266,700	290,900			200,285C
2022	16,500	240,400	256,900			190,748C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator 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:	84 95 96	CCP (1 Story) WPP Treated Wood	E.C.F. X 1.500	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home															0	0
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 +10 Effec. Age: 8 Floor Area: 2,520 Total Base New : 395,461 Total Depr Cost: 363,823 Estimated T.C.V: 545,735							
Duplex		Drywall Paneled		Plaster Wood T&G			Central Air Wood Furnace										
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 2016							
Wood Frame		Ex		Ord			0										
Building Style: 1.25S		Min		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 2016 SF Floor Area = 2520 SF.							
Yr Built 2016		Lg		Ord			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92							
Remodeled 0		Small		(13) Plumbing			Ave.			Building Areas							
Condition: Average		Size of Closets			1			Average Fixture(s)			Stories Exterior Foundation Size			Cost New		Depr. Cost	
Room List		Doors			2			3			1.25 Story Siding Basement			2,016		Total:	
Basement		(5) Floors			Kitchen:			Other:			Other Additions/Adjustments			871		16,601	
1st Floor		Kitchen:			Other:			Recreation Room			Basement, Outside Entrance, Below Grade			2		5,047	
2nd Floor		Other:			No./Qual. of Fixtures			Solar Water Heat			Plumbing			1		1,455	
2 Bedrooms		Ex.			Ord			No Plumbing			Average Fixture(s)			1		4,580	
(1) Exterior		Ex.			Ord			Extra Toilet			Porches			84		2,374	
Wood/Shingle		(6) Ceilings			No. of Elec. Outlets			Extra Sink			CCP (1 Story)			95		2,799	
Aluminum/Vinyl		No. of Elec. Outlets			Many			Separate Shower			WPP			96		2,469	
Brick		(7) Excavation			Ave.			Ceramic Tile Floor			Deck			1		1,473	
Insulation		Basement: 2016 S.F.			1			Ceramic Tile Wains			Treated Wood			1		1,473	
(2) Windows		Crawl: 0 S.F.			2			Ceramic Tub Alcove			Water/Sewer			1		5,725	
Many		Slab: 0 S.F.			3			Vent Fan			Public Sewer			1		1,355	
Avg.		Height to Joists: 0.0			4			(14) Water/Sewer			Water Well, 100 Feet			1		5,725	
Few		(8) Basement			5			Public Water			Built-Ins			1		2,727	
Large		Conc. Block			6			Public Sewer			Appliance Allow.			1		2,555	
Avg.		Poured Conc.			7			Water Well			Fireplaces			1		2,351	
Small		Stone			8			1000 Gal Septic			Prefab 1 Story			1		2,555	
Wood Sash		Treated Wood			9			2000 Gal Septic			Notes:			Totals:		395,461	
Metal Sash		Concrete Floor			10			Lump Sum Items:			ECF (4087 SAPPHERE LAKE) 1.500 => TCV:			395,461		363,823	
Vinyl Sash		(9) Basement Finish			11									395,461		363,823	
Double Hung		(10) Floor Support			12									395,461		363,823	
Horiz. Slide		Joists:			13									395,461		363,823	
Casement		Unsupported Len:			14									395,461		363,823	
Double Glass		Cntr.Sup:			15									395,461		363,823	
Patio Doors					16									395,461		363,823	
Storms & Screens					17									395,461		363,823	
(3) Roof					18									395,461		363,823	
Gable					19									395,461		363,823	
Hip					20									395,461		363,823	
Flat					21									395,461		363,823	
Asphalt Shingle					22									395,461		363,823	
Chimney:					23									395,461		363,823	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011-02681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/11/2018

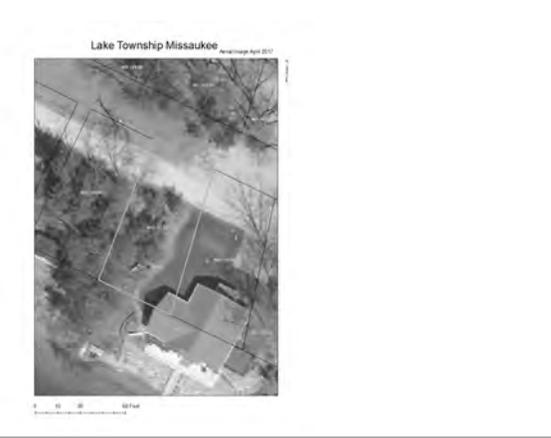
Owner's Name/Address: ZUIDERVEEN MARY H TRUST  
 1771 E KELLY RD  
 FALMOUTH MI 49632  
 MAP #: 2025 Est TCV 84,397

Improved X Vacant Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	54.00	101.00	0.9734	1.0035	1600	100		84,397	
	Gravel Road	54 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	84,397

Tax Description: . SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.

Comments/Influences: Water, Sewer, Electric, Gas, Curb, Street Lights, Standard Utilities, Underground Utils.



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	42,200	0	42,200			21,123C
2024	31,900	0	31,900			20,488C
2023	25,200	0	25,200			19,513C
2022	21,100	0	21,100			18,584C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	20-MULTI PARCEL SALE REF	2008/2931	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/02/2009	20090094	Complete

Owner's Name/Address	MAP #:
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	2025 Est TCV 144,046 TCV/TFA: 600.19

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements		* Factors *						
X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
X	Gravel Road	A50'@1600/	54.00	100.00	0.9734	1.0000	1600 100	84,104
X	Paved Road	54 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	84,104

Tax Description  
. SEC 10 T22N R8W LOT 132 SAPPHIRE LAKE PLAT 2.  
Comments/Influences

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



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

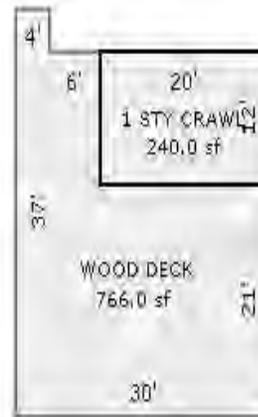
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	42,100	29,900	72,000			47,035C
2024	31,800	29,600	61,400			45,621C
2023	25,200	28,200	53,400			43,449C
2022	21,100	25,400	46,500			41,380C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 760	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																																													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace																																													
Yr Built 2009		Trim & Decoration		(12) Electric																																													
Remodeled 0		Ex	X Ord	Min	200 Amps Service																																												
Condition: Average		Size of Closets		No./Qual. of Fixtures																																													
Room List		Lg	X Ord	Small	Ex.	X Ord.	Min																																										
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(13) Plumbing																																													
(1) Exterior		Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets																																													
Insulation				Many		X Ave.	Few																																										
(2) Windows		(7) Excavation		(14) Water/Sewer																																													
Many Avg. X Avg. Few Small		Basement: 0 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		(8) Basement		Lump Sum Items:																																													
X		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:		Joists: Unsupported Len: Cntr.Sup:																																															
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2009                  (11) Heating System: Electric Wall Heat                  Ground Area = 240 SF Floor Area = 240 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90                  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>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>31,783</td> <td>28,605</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,212</td> <td>1,091</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,906</td> <td>1,715</td> </tr> <tr> <td>Deck Treated Wood</td> <td>760</td> <td>9,500</td> <td>8,550</td> </tr> <tr> <td colspan="2">Totals:</td> <td>44,401</td> <td>39,961</td> </tr> </tbody> </table> <p>Notes: ECF (4087 SAPPHIRE LAKE) 1.500 =&gt; TCV: 59,942</p>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	240			Total:				31,783	28,605	Item	Quantity	Cost	Depr. Cost	Plumbing Average Fixture(s)	1	1,212	1,091	Built-Ins Appliance Allow.	1	1,906	1,715	Deck Treated Wood	760	9,500	8,550	Totals:		44,401	39,961
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\*\*\* 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.
44.32° NORTH LLC	WROBLEWSKI STEPHEN & HARN	1	06/01/2023	QC	21-NOT USED/OTHER	2023-01442	PROPERTY TRANSFER	0.0
WROBLEWSKI SUSAN J & RONA	44.32° NORTH LLC	0	01/27/2023	QC	09-FAMILY	2023-00283	PROPERTY TRANSFER	100.0
WROBLEWSKI RONALD (DECEAS	WROBLEWSKI S & JENNISON	0	11/04/2005	OTH	21-NOT USED/OTHER	06-0/3084	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8613 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	06/07/2023	2023-0322	100%
	P.R.E. 0%		New House	04/24/2023	2023-0188	100%

Owner's Name/Address	MAP #:
WROBLEWSKI STEPHEN & HARNED JULIE & O'CONNELL KAREN 1387 STONEY LAKE DR HOLLAND MI 49424	2025 Est TCV 601,521 TCV/TFA: 259.28

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100	80,000
. SEC 10 T22N R8W LOT 133 SAPPHIRE LAKE PLAT 2.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		80,000	

Comments/Influences	X	Improved	Land Improvement Cost Estimates				
		Sidewalk	Description	Rate	Size	% Good	Cash Value

	X	Water	D/W/P: 4in Ren. Conc.	8.06	460	50	1,854
	X	Sewer	D/W/P: Patio Blocks	15.39	42	50	323
	X	Electric	Wood Frame	27.60	120	50	1,656
	X	Gas	Total Estimated Land Improvements True Cash Value =				3,833

Comments/Influences	X <th>Improved</th> <th colspan="4">Topography of Site</th>	Improved	Topography of Site			
		Street Lights				
		Standard Utilities				
		Underground Utils.				

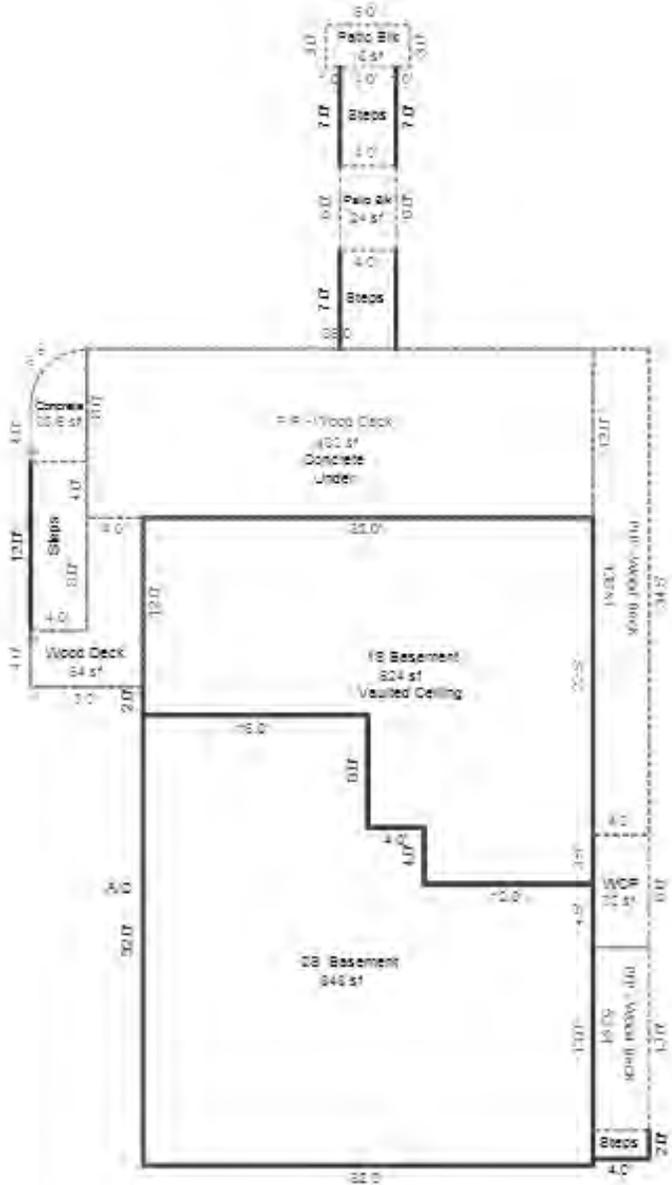


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/31/2023	INSPECTED	2025	40,000	260,800	300,800			295,509C
JWV	09/07/2023	INSPECTED	2024	30,000	205,800	235,800			235,800S
JWV	06/26/2023	INSPECTED	2023	23,800	50,100	73,900			43,215C
			2022	20,000	45,200	65,200			41,158C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 634 32 52	Type WPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric		E.C.F. X 1.500		Bsmnt Garage:	
Building Style: 2S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			0 Amps Service			Class: C +5 Effec. Age: 1 Floor Area: 2,320 Total Base New : 348,590 Total Depr Cost: 345,125 Estimated T.C.V: 517,688		Storage Area: No Conc. Floor:			
Yr Built 2024	Remodeled 0	Ex	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C 5 Blt 2024				
Condition: Average		Lg	Ord		Small	No. of Elec. Outlets			Ground Area = 1472 SF Floor Area = 2320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Building Areas				
Room List		Doors	Solid	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 624 2 Story Siding Basement 848 Total: 291,670 288,774						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 894 17,040 16,870 Basement, Outside Entrance, Above Grade 1 1,844 1,826						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1472 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Plumbing						
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Average Fixture(s) 3 Fixture Bath						
Many Avg. Few	Large Avg. Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Porches			WPP 634 10,436 10,332 WCP (1 Story) 32 2,310 2,287						
(3) Roof		894		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed			1			Decks			Treated Wood 52 1,772 1,754					
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Water/Sewer						
Chimney:							Public Sewer Water Well, 100 Feet			Public Sewer 1 1,473 1,458 Water Well, 100 Feet 1 5,725 5,668						
							Built-Ins			Appliance Allow. 1 2,727 2,700						
							Fireplaces			Direct-Vented Gas 1 2,979 2,949						
							Notes:			Totals: 348,590 345,125						
							ECF (4087 SAPPHIRE LAKE) 1.500 => TCY:			517,688						

\*\*\* 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.
		167,500	11/01/2001	WD	33-TO BE DETERMINED	01-0:4621	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8633 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 269,622 TCV/TFA: 299.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/ 100 Actual Front Feet, 0.23 Total Acres	100.00	100.00	0.7846	1.0000	1600 100	125,533
Comments/Influences			* Factors * Total Est. Land Value = 125,533						

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	62,800	72,000	134,800			86,003C
X Gravel Road	2024	50,500	71,100	121,600			83,418C
X Paved Road	2023	39,900	67,900	107,800			79,446C
X Storm Sewer	2022	32,500	61,200	93,700			75,663C
X Sidewalk							
X Water							
X Sewer							
X Electric							
X Gas							
X Curb							
X Street Lights							
X Standard Utilities							
X Underground Utils.							



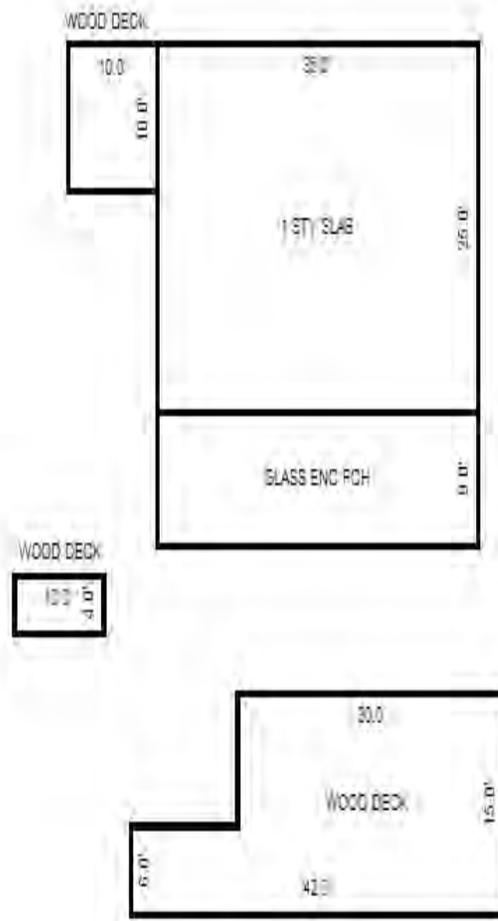
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	62,800	72,000	134,800			86,003C
X Rolling	2024	50,500	71,100	121,600			83,418C
X Low	2023	39,900	67,900	107,800			79,446C
X High	2022	32,500	61,200	93,700			75,663C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X 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 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:		
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							324 522 100 40	CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Class: Car Capacity: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
Building Style: 1S			Drywall Paneled													
Yr Built 1949			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex X Ord Min													
Room List			Size of Closets													
	Basement 1st Floor 2nd Floor Bedrooms		Lg X Ord Small													
	(1) Exterior		Doors Solid X H.C.													
	(2) Windows		(5) Floors													
	X Many Avg. Few		Kitchen: Other: Other:													
	X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(6) Ceilings													
	(3) Roof		(7) Excavation													
	X Gable X Hip X Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0													
	X Asphalt Shingle		(8) Basement													
	Chimney: Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
			(9) Basement Finish													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			(12) Electric													
			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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			(16) Porches/Decks													
			Class: C Effec. Age: 40 Floor Area: 900 Total Base New : 160,096 Total Depr Cost: 96,059 Estimated T.C.V: 144,089													
			E.C.F. X 1.500													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 900 SF Floor Area = 900 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 900 Total: 116,151 69,691 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 873 Porches CGEP (1 Story) 324 17,470 10,482 Deck Treated Wood 522 7,658 4,595 Treated Wood 100 2,518 1,511 Treated Wood 40 1,576 946 Water/Sewer Public Sewer 1 1,473 884 Water Well, 50 Feet 1 2,648 1,589 Built-Ins Appliance Allow. 1 2,727 1,636 Fireplaces Exterior 1 Story 1 6,420 3,852 Local Cost Items SANITARY SEWER 1 0 0 Totals: 160,096 96,059 Notes: VERTICAL LOG ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 144,089													

\*\*\* 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.
WROBLEWSKI SUSAN J & RONA	44.32° NORTH LLC	0	01/27/2023	QC	09-FAMILY	2023-00283	PROPERTY TRANSFER	100.0
WROBLEWSKI RONALD M (DECE	WROBLEWSKI S & JENNISON *	0	11/04/2005	OTH	21-NOT USED/OTHER	06-0/3084	DEED	0.0

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

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

Owner's Name/Address: 44.32° NORTH LLC  
 1387 STONEY LAKE DR  
 HOLLAND MI 49424  
 2025 Est TCV 50,982

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE  
 Improved X Vacant

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A50'@1600/ 25.00 100.00 1.2746 1.0000 1600 100 50,982  
 25 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 50,982

Tax Description: . SEC 10 T22N R8W E'LY 1/2 OF LOT 134  
 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: OWNS ADJOINING LOT 133

Waterfront  
 Ravine  
 Wetland  
 Flood Plain  
 X PRIVATE RD  
 X Sewer  
 X Electric  
 X Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	25,500	0	25,500			18,351C
2024	17,800	0	17,800			17,800S
2023	14,100	0	14,100			8,696C
2022	12,300	0	12,300			8,282C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEVINS ROBERT M II & VAUG	PRANGLEY JEAN L	283,163	06/27/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01600	PROPERTY TRANSFER	100.0
MANNES DAVID L & SHIRLEY	VAUGHAN-NEVINS VICTORIA D	177,500	08/26/2020	WD	03-ARM'S LENGTH	2020-02525	PROPERTY TRANSFER	100.0
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	03-ARM'S LENGTH	2010_1265WD	DEED	100.0
		88,000	05/01/1998	WD	33-TO BE DETERMINED	03-0:5763	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8653 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	11/09/2020	2020-9996	100%

Owner's Name/Address	MAP #:
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 235,128 TCV/TFA: 316.03

X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
X	Dirt Road		A50'@1600/	75.00	100.00	0.8677 1.0000	1600 100	104,124
	Gravel Road		75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	104,124

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value		
SEC 10 T22N R8W LOT 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X	Water	D/W/P: Brick on Sand	17.76	81 25	360	
Comments/Influences	X	Sewer	D/W/P: 3.5 Concrete	6.49	181 50	587	
ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW.... ADD WO BSM'T +500 AS ADD.N	X	Electric	Wood Frame	31.84	80 50	1,273	
	X	Gas	Ad-Hoc Unit-In-Place Items				
	X	Curb	Description	Rate	Size % Good	Cash Value	
		Street Lights	/CI16/YARI/VINF/451A	32.28	35 50	565	
		Standard Utilities	/CI16/YARI/WOOF/TWORSH2436L	9.98	140 50	698	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				3,483



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

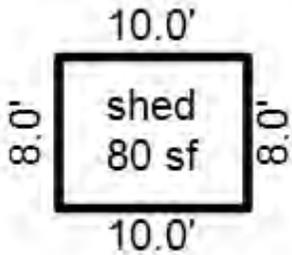
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	52,100	65,500	117,600			117,600S
2024	40,700	63,400	104,100			86,212C
2023	32,200	60,500	92,700			82,107C
2022	26,600	54,500	81,100			78,198C

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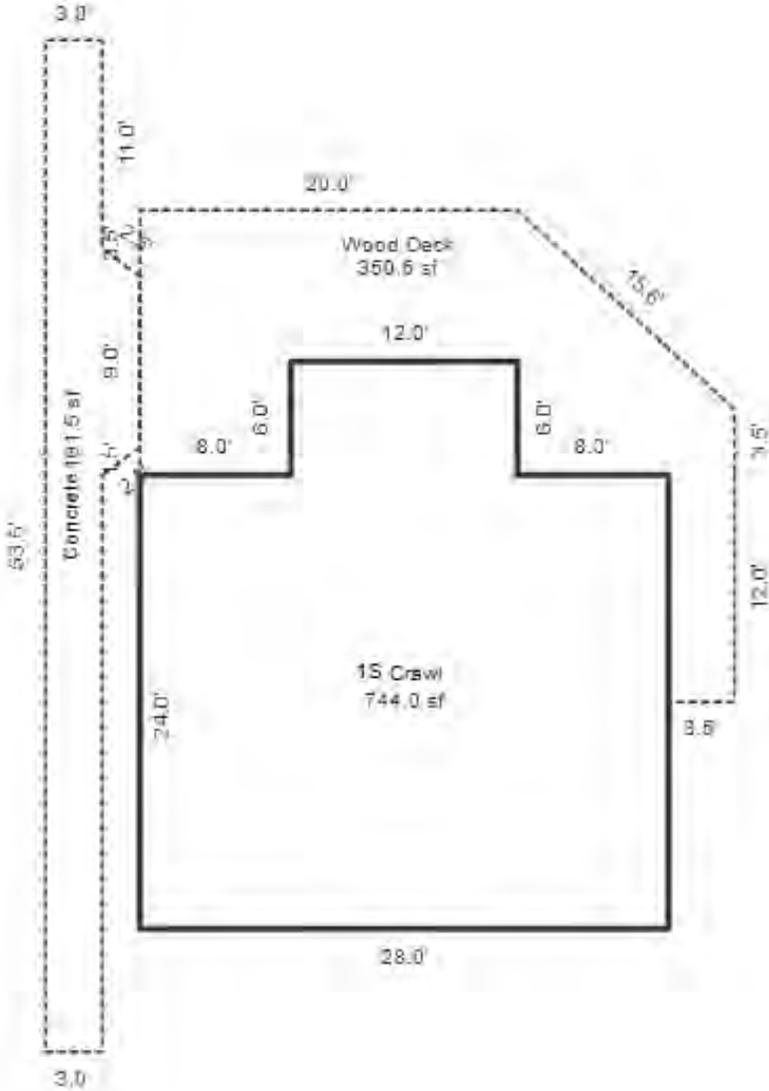
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 350	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1972		Remodeled 2006			Ex	Ord	X	Min								
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
		Kitchen: Other: Other:			0 Amps Service											
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets											
					Many	X	Ave.	Few								
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 744 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C Blt 1972						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 744										Total:		100,835		70,584		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,455		1,018		
Deck																
Treated Wood										350		5,891		4,124		
Water/Sewer																
Public Sewer										1		1,473		1,031		
Water Well, 50 Feet										1		2,648		1,854		
Built-Ins																
Appliance Allow.										1		2,727		1,909		
Fireplaces																
Exterior 1 Story										1		6,420		4,494		
Local Cost Items																
SANITARY SEWER										1		0		0		
Notes:										Totals:		121,449		85,014		
ECF (4087 SAPPHERE LAKE) 1.500 => TCV:														127,521		

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



9.0' x 9.0' Brick on Sand  
Low Value



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRANGLEY JEAN L	PRANGLEY JEAN L	0	03/27/2019	QC	09-FAMILY	2019-00821	PROPERTY TRANSFER	0.0
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	09-FAMILY	2017-04013	DEED	100.0

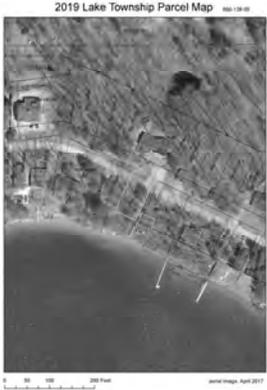
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/29/2017					
	MAP #:					
	2025 Est TCV 80,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100	80,000
. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =

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

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	40,000	0	40,000			22,073C
	Low							
	High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD	2024	30,000	0	30,000			21,410C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2025	40,000	0	40,000			22,073C
TPC	12/27/2017	INSPECTED	2024	30,000	0	30,000			21,410C
TPC	03/30/2015	INSPECTED	2023	23,800	0	23,800			20,391C
			2022	20,000	0	20,000			19,420C

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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.
PRANGLEY JEAN L	PRANGLEY JEAN L	0	03/27/2019	QC	09-FAMILY	2019-00821	PROPERTY TRANSFER	0.0
EGBERT EARL & MARY TRUST	PRANGLEY JEAN L	0	11/29/2017	QC	09-FAMILY	2017-04013	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8675 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/29/2017					
	MAP #:					
	2025 Est TCV 240,763 TCV/TFA: 215.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 10 T22N R8W LOT 139 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	50.00	100.00	1.0000	1.0000	1600	100	80,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 80,000							
ADDEWER FOR 05	X		Land Improvement Cost Estimates							
	X		Description				Rate	Size % Good	Cash Value	
	X		D/W/P: Crushed Rock				2.15	120 0	0	
	X		Residential Local Cost Land Improvements							
	X		Description				Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000				0.00	0 95	950	
			Total Estimated Land Improvements True Cash Value = 950							

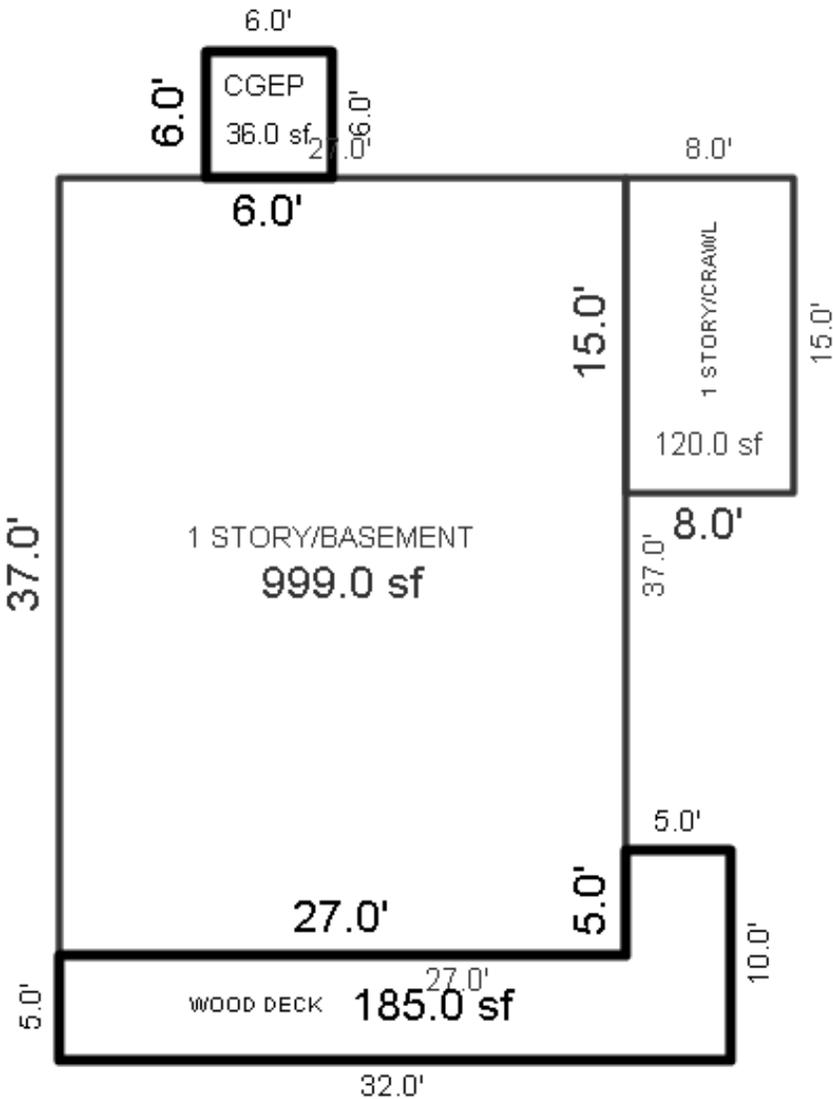


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	40,000	80,400	120,400			86,962C
X	Rolling		2024	30,000	79,400	109,400			84,348C
X	Low		2023	23,800	75,700	99,500			80,332C
X	High		2022	20,000	68,300	88,300			76,507C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
	Who	When	What						
	TPC 05/06/2018	INSPECTED							
	TPC 12/27/2017	INSPECTED							
	TPC 04/27/2015	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 36 185 80	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,119 Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1943	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Room List		Doors	Solid	X	H.C.	(5) Floors			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
(1) Exterior		No./Qual. of Fixtures		200 Amps Service			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Ex.		X	Ord.	Min	No. of Elec. Outlets			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
(2) Windows		Many	X	Avg.	Large	Average Fixture(s)			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 999 S.F. Crawl: 120 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			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
(3) Roof		(8) Basement		(13) Plumbing			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Joists: Unsupported Len: Cntr.Sup:		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			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
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Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
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Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:
Notes:		Joints: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base New : 177,570 Total Depr Cost: 106,542 Estimated T.C.V: 159,813								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILEY ROGER P & SUSAN M	NEVINS ROBERT M &	524,900	06/28/2024	WD	03-ARM'S LENGTH	2024-01620	PROPERTY TRANSFER	100.0
PARMENTER D BRIAN & JANET	MILEY ROGER P & SUSAN M	290,000	08/24/2017	WD	03-ARM'S LENGTH	2017-02641	PROPERTY TRANSFER	100.0
PARMENTER D BRIAN & JANET	PARMENTER D BRIAN & JANET	0	01/28/2015	WD	03-ARM'S LENGTH	2015-00543	PROPERTY TRANSFER	0.0
HILL	PARMENTER	244,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4601	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8695 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/30/2013	2013-0412	100%
	P.R.E. 100% 07/15/2024					

Owner's Name/Address	MAP #:
NEVINS ROBERT M & VAUGHAN-NEVINS VICTORIA D 8695 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 415,008 TCV/TFA: 296.65

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@1600/ 90.00 100.00 0.8141 1.0000 1600 100 117,224
		90 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 117,224

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC 10 T22N R8W LOTS 140 & 141 SAPPHIRE LAKE PLAT 2.		Dirt Road	
7/2018 SPLIT PLATTED LOTS 174, 175, &176 FORMERLY SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.	X	Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
	X	Fencing: Wd, Split, 2 Rail	Rate 16.25 Size % Good 50 0 Cash Value 0
	X	D/W/P: 4in Ren. Conc.	Rate 8.06 Size % Good 1000 0 Cash Value 0
	X	Sewer	Rate 36.80 Size % Good 51 50 Cash Value 938
	X	Electric	Rate 26.49 Size % Good 147 50 Cash Value 1,947
	X	Gas	
	X	Wood Frame	
	X	Wood Frame	
	X	Curb	
	X	Street Lights	
	X	Residential Local Cost Land Improvements	
	X	Standard Utilities	
	X	Underground Utils.	
		Description	Rate Size % Good Cash Value
		LAND IMPROVE 2500	2,500.00 1 95 2,375
		Total Estimated Land Improvements True Cash Value =	5,260

Comments/Influences	X	Topography of Site
NEW ADD'N & BSM'T FOR 96		Level
7/2017 SPLIT PLATTED LOTS 174,175,176 FOR 2018	X	Rolling
98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99	X	Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain
	X	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	58,600	148,900	207,500			207,500S
2024	46,600	131,900	178,500		178,500A	136,164C
2023	36,900	126,000	162,900			129,680C
2022	30,200	113,500	143,700			123,505C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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						370 24 101 48	WPP WCP (1 Story) WPP Treated Wood Treated Wood			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 30 Floor Area: 1,399 Total Base New : 278,583 Total Depr Cost: 195,016 Estimated T.C.V: 292,524							E.C.F. X 1.500	Bsmnt Garage: 2 Car Carport Area: Roof:	
Yr Built 1966	Remodeled 1995	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 10 Blt 1966		
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Ground Area = 1399 SF Floor Area = 1399 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			Plumbing			1 Story Siding Basement							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Other Additions/Adjustments						
(2) Windows		(7) Excavation	Basement: 1399 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			Recreation Room							
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stone Veneer						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	(9) Basement Finish			Plumbing			Basement, Outside Entrance, Below Grade							
(3) Roof		528	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	14) Water/Sewer			Plumbing			Deck						
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 3 Fixture Bath 2 Fixture Bath			Treated Wood Treated Wood						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Porches			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							WPP WPP WCP (1 Story)			Basement Garage: 2 Car Door Opener						
							Deck			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
							Treated Wood Treated Wood			Base Cost						
							Garages			<<<<< 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.
WRBELIS CHRISTOPHER & CHR	WRBELIS CHRISTOPHER & CHR	0	03/18/2020	QC	09-FAMILY	2020-00842	DEED	0.0
MAILLARD KEVIN L & CATHRY	WRBELIS CHRISTOPHER & CHR	130,000	09/25/2008	WD	03-ARM'S LENGTH	2008/3322	DEED	100.0
		110,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2281	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8705 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 191,532 TCV/TFA: 219.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 142 SAPPHIRE LAKE PLAT 2.	X			A50'@1600/	43.99	103.00	1.0458	1.0104	1600	100	74,380
Comments/Influences				39 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =	74,380		
LOT IS NEXT TO BEACH ACCESS PATH				Land Improvement Cost Estimates							
				Description			Rate	Size % Good	Cash Value		
	X			D/W/P: 3.5 Concrete			6.07	136 0	0		
	X			Wood Frame			30.75	64 71	1,397		
	X			Residential Local Cost Land Improvements							
				Description			Rate	Size % Good	Cash Value		
				LAND IMPROVE 1000			1,000.00	1 95	950		
				Total Estimated Land Improvements True Cash Value =					2,347		



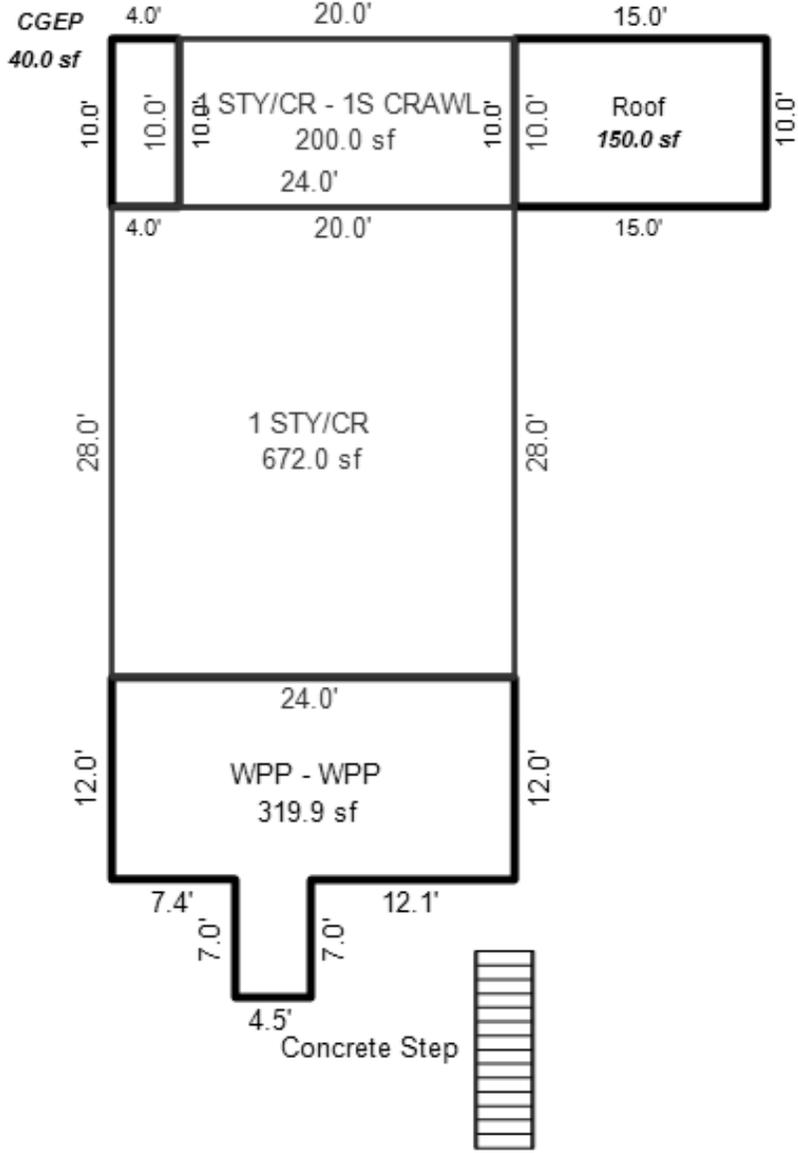
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	37,200	58,600	95,800			48,492C
			2024	27,500	57,800	85,300			47,034C
			2023	21,700	55,300	77,000			44,795C
			2022	18,300	49,800	68,100			42,662C

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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.
ODREN RONALD G KATHLEEN M	ODREN RONALD G KATHLEEN M	0	07/27/2020	WD	09-FAMILY	2020-02859	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8715 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/19/2017	2017-0461	100%
	P.R.E. 100% 06/14/2000					
	MAP #:					
	2025 Est TCV 467,233 TCV/TFA: 240.59					

Owner's Name/Address	MAP #:	2025 Est TCV 467,233 TCV/TFA: 240.59
ODREN RONALD G KATHLEEN M 8715 W SAPPHIRE AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.			* Factors *			
			Description	Frontage	Depth	Value
			A50'@1600/	51.00	297.23	118,649
			51 Actual Front Feet, 0.35 Total Acres			118,649
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	6.87	798 0	0
			D/W/P: 3.5 Concrete	6.49	34 0	0
			D/W/P: 4in Ren. Conc.	8.06	94 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value = 2,375			

Comments/Influences	Topography of Site
50X38 GRG ? FOR 03 (PERMIT?) GSA TO OHG FOR 04 @ 45% HAS BATH ETC 01 COMBO OF 172 & 173 FOR 02	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	59,300	174,300	233,600			135,156C
2024	37,900	176,600	214,500			131,093C
2023	30,100	180,500	210,600			124,851C
2022	26,300	162,700	189,000			118,906C



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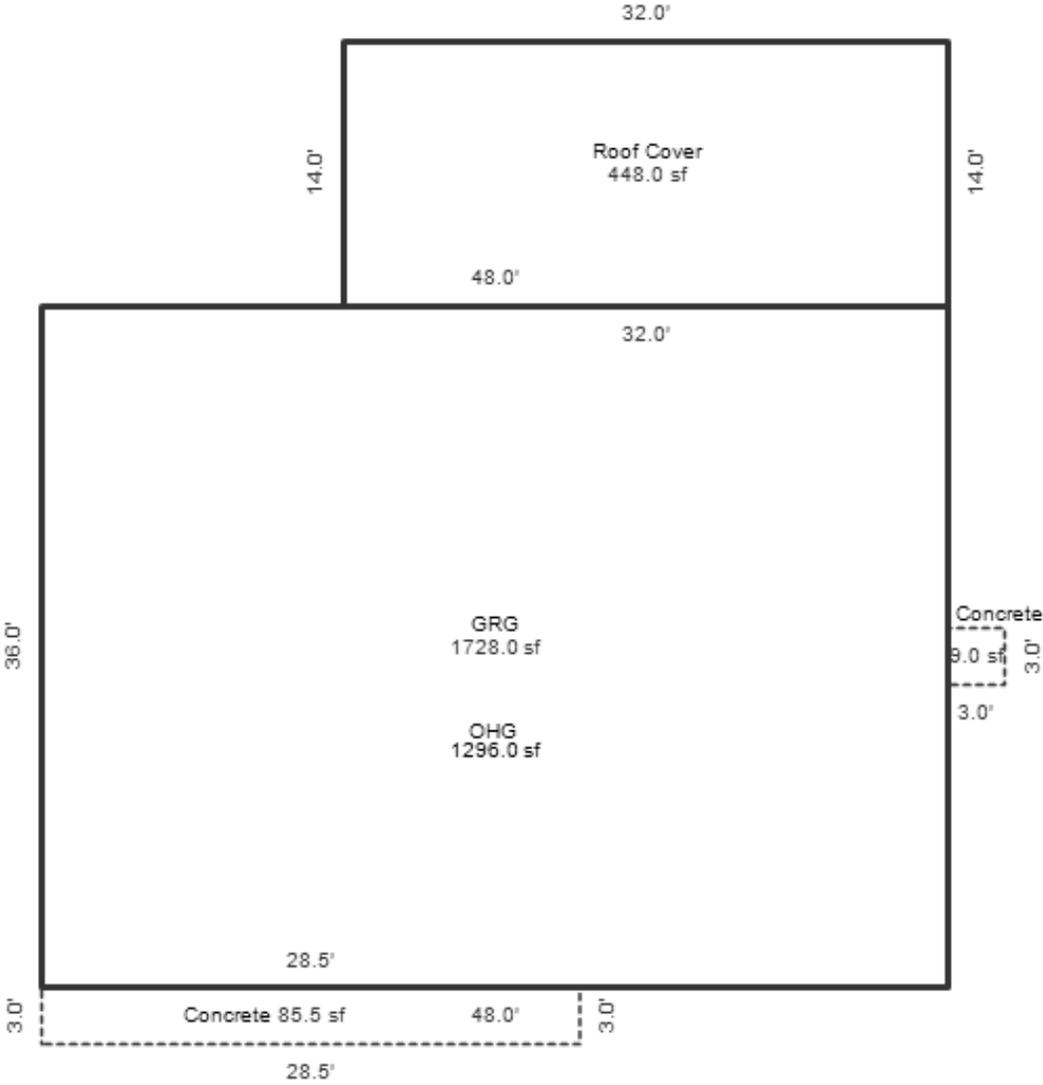
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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:		
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						288	WGEP (1 Story)	Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
Building Style: 1.75S			Drywall Paneled		Plaster Wood T&G											
Yr Built 1987		Remodeled 0	Trim & Decoration		Ex	X	Ord									
Condition: Average			Size of Closets				Min									
Room List			Doors		Lg	X	Ord									
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors													
(1) Exterior			Kitchen: Other: Other:		(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		200 Amps Service											
	Insulation		No./Qual. of Fixtures		Ex.	X	Ord.									
(2) Windows			No. of Elec. Outlets													
X	Many Avg. X Few	Large Avg. Small	(7) Excavation		Many	X	Ave.									
X	Wood Sash Metal Sash Vinyl Sash Double Hung		Basement: 0 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	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											
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney: Block			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1.75S										Cls C -5		Blt 1987				
(11) Heating System: Forced Air w/ Ducts										Ground Area = 912 SF		Floor Area = 1596 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
1.75 Story Siding Crawl Space										912		Total:		171,658 111,584		
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1 1,455 946		
										3 Fixture Bath		1 4,580 2,977				
Porches										WGEP (1 Story)		288 19,054 12,385				
Water/Sewer										Public Sewer		1 1,473 957				
										Water Well, 100 Feet		1 5,725 3,721				
Built-Ins										Appliance Allow.		1 2,727 1,773				
Fireplaces										Interior 2 Story		1 6,553 4,259				
Local Cost Items										SANITARY SEWER		1 0 0		*		
Notes:										Totals:		213,225 138,602				
										ECF (4087 SAPPHIRE LAKE) 1.500 => TCV:		207,903				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLEVINS	WHITNEY STEVEN & DARLENE	136,000	10/31/2003	WD	03-ARM'S LENGTH		REALTOR	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8725 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 206,104 TCV/TFA: 163.57					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	X		* Factors *							
			A50'@1600/	51.00	101.00	0.9931	1.0035	1600	100	81,319
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 81,319							
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 3.5 Concrete	6.07	961	0	0			
			Wood Frame	30.75	64	94	1,850			
			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 = 2,800							

Tax Description	X Sewer	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 10 T22N R8W LOT 144 SAPPHIRE LAKE PLAT 2.							
Comments/Influences	Topography of Site						
ADD SEWER FOR 05	X Level	X Rolling	Low	X High	Landscaped	Swamp	Wooded
					Pond	X Waterfront	Ravine
						Wetland	Flood Plain
	X PRIVATE RD						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	40,700	62,400	103,100			63,203C
TPC 12/27/2017	INSPECTED		2024	30,500	61,700	92,200			61,303C
TPC 03/30/2015	INSPECTED		2023	24,200	58,800	83,000			58,384C
TPC 05/30/2014	INSPECTED		2022	20,300	53,000	73,300			55,604C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 1958	Remodeled 0	Ex	Ord	X	Min												
Condition: Average		Lg		Ord	X	Small											
Room List		Doors	Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric									
(1) Exterior		150		Amps Service													
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1958			
		Insulation					Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts							
(2) Windows		Many Avg. X Large Avg. Small			Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Ground Area = 1008 SF Floor Area = 1260 SF.						
X		Wood Sash Metal Sash Vinyl Sash		(7) Excavation			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
X		Double Hung Horiz. Slide Casement		(8) Basement			(13) Plumbing			Building Areas							
X		Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			1 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			1.25 Story Siding Crawl Space		Total: 135,264 74,394				
X		Gable Hip Flat		Gambrel Mansard Shed			(14) Water/Sewer			Other Additions/Adjustments							
X		Asphalt Shingle		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Average Fixture(s) 1 2,212 667 Water/Sewer Public Sewer 1 1,307 719 Water Well, 50 Feet 1 2,548 1,401 Built-Ins Appliance Allow. 1 1,906 1,048 Fireplaces Exterior 1 Story 1 5,626 3,094 Local Cost Items SANITARY SEWER 1 0 0 *			Totals: 147,863 81,323						
Notes: VERTICAL LOG														ECF (4087 SAPPHIRE LAKE) 1.500 => TCY: 121,985			

\*\*\* 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.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	QC	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8735 W SAPPHIRE AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	2025 Est TCV 444,173 TCV/TFA: 185.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 145 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	51.00	101.00	0.9931	1.0035	1600	100		81,319
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 81,319								
TOTAL REMODEL UPPER STY, 1S/CR, GRG. 3 PORCHES COMP FOR 00	X		Land Improvement Cost Estimates								
	X		Description					Rate	Size % Good		Cash Value
	X		D/W/P: 3.5 Concrete					6.49	912 0		0
	X		Wood Frame					28.01	110 95		2,927
	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 = 5,302								



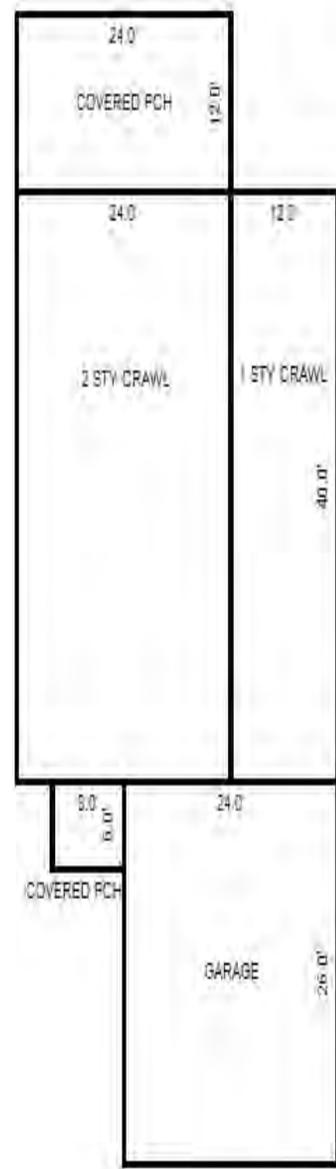
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	40,700	181,400	222,100			110,641C
X	Rolling		2024	30,500	179,200	209,700			107,315C
X	Low		2023	24,200	171,000	195,200			102,205C
X	High		2022	20,300	154,200	174,500			97,339C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	03/30/2015	INSPECTED						
	TPC	05/30/2014	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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 288 48 288	Type CCP (1 Story) CCP (1 Story) Pine	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 2,400 Total Base New : 340,571 Total Depr Cost: 238,368 Estimated T.C.V: 357,552			E.C.F. X 1.500			Bsmnt Garage: Carport Area: Roof:		
Building Style: 2S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Cls C 5 Blt 1967			
Yr Built 1967	Remodeled 1998	Ex	X	Ord	Min	Size of Closets Lg Ord X Small			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 2400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	Ord	X	Small	(12) Electric 0 Amps Service			Building Areas			Total: 277,125 193,956						
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches CCP (1 Story) 288 7,024 4,917 CCP (1 Story) 48 1,434 1,004 Deck Pine w/Roof (Deck Portion) 288 4,141 2,899 Pine w/Roof (Roof portion) 288 4,429 3,100 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 31,156 21,809 Door Opener 1 539 377 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854 Built-Ins Appliance Allow. 1 2,727 1,909 Fireplaces Exterior 1 Story 1 6,420 4,494 Local Cost Items						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Total: 277,125 193,956					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer			Plumbing			Total: 277,125 193,956					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	No. of Elec. Outlets Many X Ave. Few			Plumbing			Plumbing			Total: 277,125 193,956					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Plumbing			Total: 277,125 193,956					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Plumbing			Total: 277,125 193,956					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Plumbing			Total: 277,125 193,956					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Plumbing			Total: 277,125 193,956					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Plumbing			Total: 277,125 193,956				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Plumbing			Total: 277,125 193,956					
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Plumbing			Total: 277,125 193,956					

\*\*\* 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.
WHITTAKER JACQUELINE J	WHITTAKER JACQUELINE J	5	06/16/2016	QC	09-FAMILY	2016-02557	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8745 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WHITTAKER JACQUELINE J 217 EAST HILL DR BATTLE CREEK MI 49014	2025 Est TCV 214,977 TCV/TFA: 208.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
			Description	Frontage	Depth	Value
. SEC 10 T22N R8W LOT 146 SAPPHIRE LAKE PLAT 2.	X		A50'@1600/	52.00	104.00	83,200
Comments/Influences			52 Actual Front Feet, 0.12 Total Acres			83,200

BLOCK BOAT HOUSE.	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates		
				Description	Rate	Cash Value
				D/W/P: 3.5 Concrete	6.16	1,793
				Total Estimated Land Improvements True Cash Value =		1,793

Topography of Site	X Level	X Rolling	X High	X Waterfront	X Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

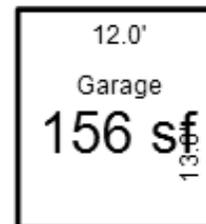
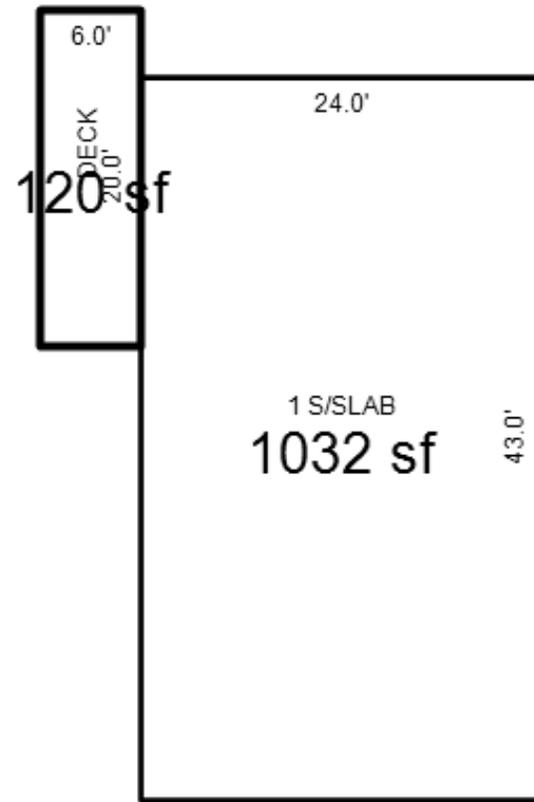


Who	When	What	2025	41,600	65,900	107,500			52,898C
			2024	31,200	64,200	95,400			51,308C
			2023	24,700	61,200	85,900			48,865C
			2022	20,600	55,600	76,200			46,539C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	WD	03-ARM'S LENGTH	2017-02068	PROPERTY TRANSFER	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	06-COURT JUDGEMENT	2015-02859	PROPERTY TRANSFER	0.0
		142,500	06/01/2001	WD	33-TO BE DETERMINED	01-0:2508	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8757 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	01/04/2022	2022-0006	100%

Owner's Name/Address	MAP #:
STEWART RONALD & KATHY 8255 N MCCAFFREY RD OWOSSO MI 48867	2025 Est TCV 338,244 TCV/TFA: 271.03

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.	X Dirt Road	A50'@1600/	52.00	104.00	0.9864	1.0138	1600	100		83,200

Comments/Influences	Land Improvement Cost Estimates

X Sewer	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.	Description	Rate	Size	% Good	Cash Value	
							D/W/P: Crushed Rock	2.24	250	50	280	
							Wood Frame	31.84	80	50	1,273	
							Total Estimated Land Improvements True Cash Value =					1,553

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2025	41,600	127,500	169,100			129,414C
X High		2024	31,200	125,900	157,100			125,523C
		2023	24,700	120,200	144,900			119,546C
		2022	20,600	83,500	104,100			87,949C

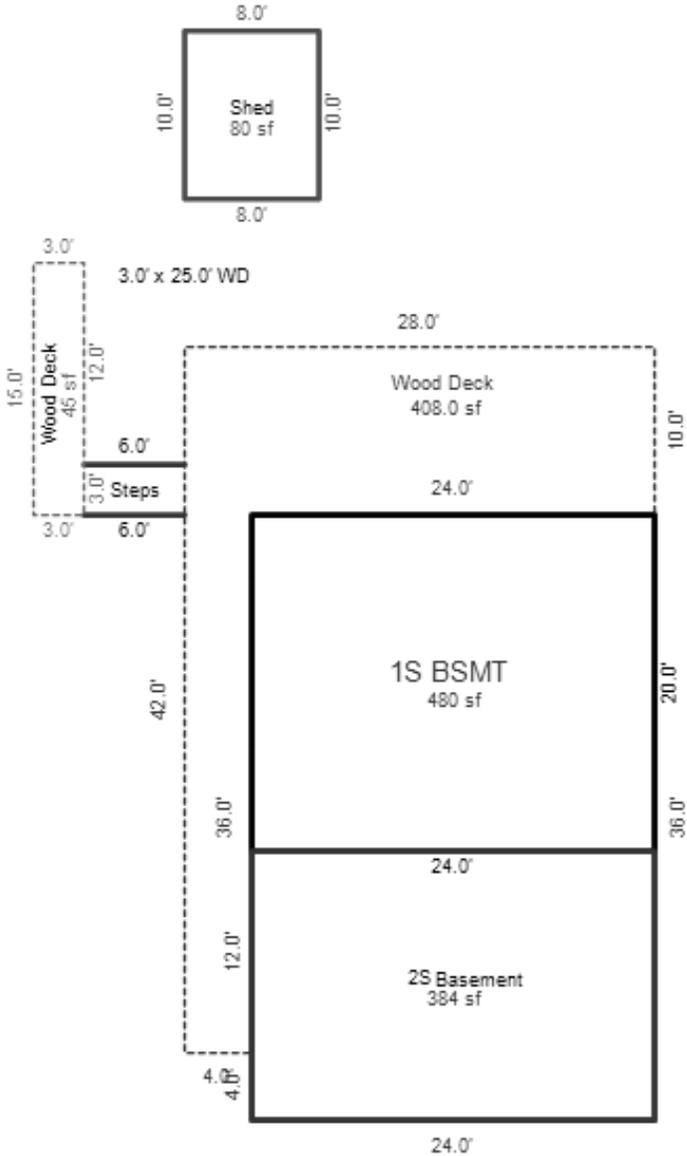


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 408 36	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: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1984		Remodeled 2022		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	H.C.	(5) Floors											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric												
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min	200	Amps Service							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets		Many	X	Ave.	Few	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 864 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78								
(2) Windows		(6) Ceilings		(13) Plumbing												
X	Many Avg.	X	Large Avg.	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)	Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	1 Story	Exterior Siding	Foundation Basement	Size 480	Cost New	Depr. Cost		
(3) Roof		(8) Basement		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	1	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2	2 Story	Siding	Basement	384				
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:												
Chimney: Metal		(10) Floor Support		Notes:												
		Joists: Unsupported Len: Cntr.Sup:		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas Local Cost Items SANITARY SEWER												
				Totals:												
				ECF (4087 SAPPHIRE LAKE) 1.50 => 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.
OLSON MATHEW K & NATALIE	PARSONS CHARLES & SUSAN (	193,000	10/24/2005	WD	03-ARM'S LENGTH	05-0/4281	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8767 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	07/05/2013	2013-0280	100%

Owner's Name/Address	MAP #:
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	2025 Est TCV 274,209 TCV/TFA: 310.19

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	X Dirt Road	A50'@1600/	52.00	104.00	0.9864	1.0138	1600	100		83,200

Tax Description	X Sewer	X Electric	X Gas	X Curb	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.	X Sewer	X Electric	X Gas	X Curb		D/W/P: Brick on Sand	17.76	264	50	2,344

Comments/Influences	Street Lights	Standard Utilities	Underground Utils.	Topography of Site	Level	X Rolling	X High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
ADD SEWER FOR 05																	2025	41,600	95,500	137,100			73,802C

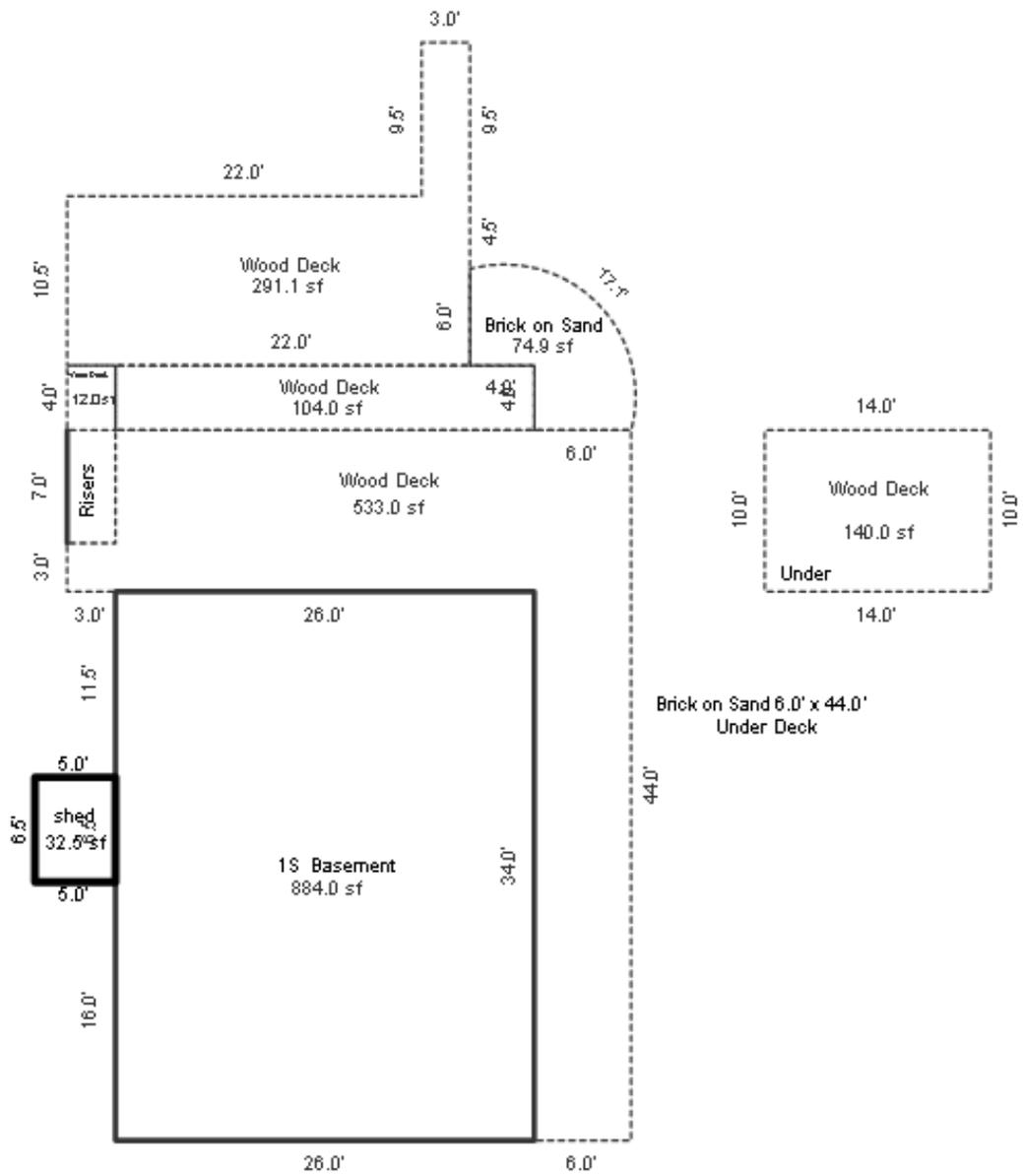


Who	When	What	2025	2024	2023	2022	
TPC 08/10/2018	INSPECTED			31,200	94,400	125,600	71,583C
TPC 12/27/2017	INSPECTED			24,700	90,000	114,700	68,175C
TPC 03/30/2015	INSPECTED			20,600	81,000	101,600	64,929C

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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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/11/2011									
Owner's Name/Address		MAP #:		2025 Est TCV 83,200									
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
Tax Description		Public Improvements			* Factors *								
. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			A50'@1600/	52.00	104.00	0.9864	1.0138	1600	100		83,200
		Paved Road			52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 83,200								
		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											
		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	41,600	0	41,600			20,078C		
		TPC 12/27/2017 INSPECTED			2024	31,200	0	31,200			19,475C		
		TPC 03/30/2015 INSPECTED			2023	24,700	0	24,700			18,548C		
		TPC 05/30/2014 INSPECTED			2022	20,600	0	20,600			17,665C		



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8787 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/11/2011					
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Owner's Name/Address	MAP #:
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STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 195,875 TCV/TFA: 198.25
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50'@1600/	52.00	104.00	0.9864	1.0138	1600	100		83,200
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 83,200

Tax Description		Land Improvement Cost Estimates				
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. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete	5.78	208	0	0
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ADD SEWER FOR 05	X	Paved Road	Wood Frame	21.40	144	94	2,897
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	X	Storm Sewer	Residential Local Cost Land Improvements				
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	X	Sidewalk	Description	Rate	Size	% Good	Cash Value
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	X	Water	LAND IMPROVE 1000	1,000.00	1	95	950
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	X	Sewer	Total Estimated Land Improvements True Cash Value = 3,847				
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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	41,600	56,300	97,900		43,203C
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	X	Rolling	2024	31,200	54,900	86,100		41,904C
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	X	Low	2023	24,700	52,400	77,100		39,909C
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	X	High	2022	20,600	47,600	68,200		38,009C
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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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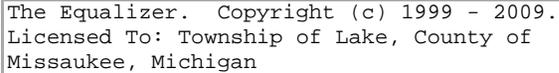
	X	Flood Plain						
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	X	PRIVATE RD						
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	X	Who	When	What				
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	X	TPC 12/27/2017	INSPECTED					
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	X	TPC 03/30/2015	INSPECTED					
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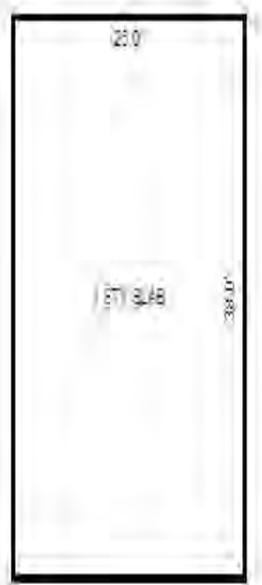


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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 Block		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
	Yr Built 1972	Remodeled 0	Ex X Ord Min		(12) Electric 0 Amps Service												
	Condition: Average		Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min												
	Room List		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few												
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 988 S.F. Height to Joists: 0.0		Lump Sum Items:												
	(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Notes:												
X	Many Avg. X Avg. Few Small		(9) Basement Finish		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		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 108,828												
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Totals: 111,617 72,552												
X	Gable Hip Flat	Gambrel Mansard Shed			Totals: 111,617 72,552												
X	Asphalt Shingle				Totals: 111,617 72,552												
	Chimney: Block				Totals: 111,617 72,552												

\*\*\* 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.				
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	PROPERTY TRANSFER	0.0				
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	09-FAMILY	2019-02932	PROPERTY TRANSFER	50.0				
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0				
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8809 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HAEFELE SUE ANN 6349 CRANSTON PLACE SAGINAW MI 48603		2025 Est TCV 207,386 TCV/TFA: 287.64										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
. SEC 10 T22N R8W LOTS 151 & 152 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		A50'@1600/	104.00	104.00	0.7739	1.0138	1600	100		130,555
		Paved Road		104 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 130,555								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.70	320	66	1,204				
		X	Sewer	Wood Frame	29.31	50	50	733				
		X	Electric	Wood Frame	21.88	120	50	1,313				
		X	Gas	Total Estimated Land Improvements True Cash Value = 3,250								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	65,300	38,400	103,700		68,900C		
		TPC 05/06/2018 INSPECTED		2024	52,500	37,900	90,400			66,829C		
		TPC 12/27/2017 INSPECTED		2023	41,500	36,200	77,700			63,647C		
		TPC 03/30/2015 INSPECTED		2022	33,400	32,600	66,000			60,617C		

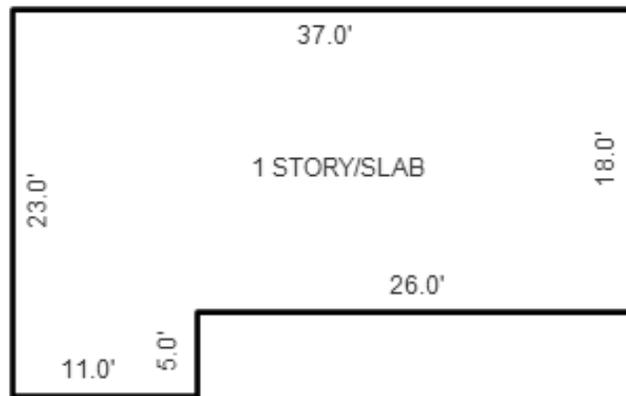


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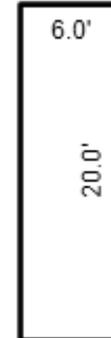
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



SHED



BOAT HSE



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
8819 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Replacement	08/07/2024	PB24-0132	100%
Owner's Name/Address	P.R.E. 100% 07/27/1994		Shed	07/16/2015	2015-0716	100%

VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651	MAP #: 2025 Est TCV 241,200 TCV/TFA: 157.03
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
Public Improvements		* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value

Taxpayer's Name/Address	X Dirt Road	A50'@1600/	52.00	104.00	0.9864	1.0138	1600	100	83,200
VARRERO CATHERINE 8819 SAPPHIRE LAKE AVE LAKE CITY MI 49651	X Gravel Road	52 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	83,200	

Tax Description	X Sewer	Land Improvement Cost Estimates				
. SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.	X Electric	Description	Rate	Size	% Good	Cash Value
Comments/Influences	X Gas	D/W/P: 3.5 Concrete	5.70	420	66	1,580
	X Curb	Wood Frame	23.07	96	50	1,107
	X Street Lights	Total Estimated Land Improvements True Cash Value =				2,687
	X Standard Utilities					
	X Underground Utils.					

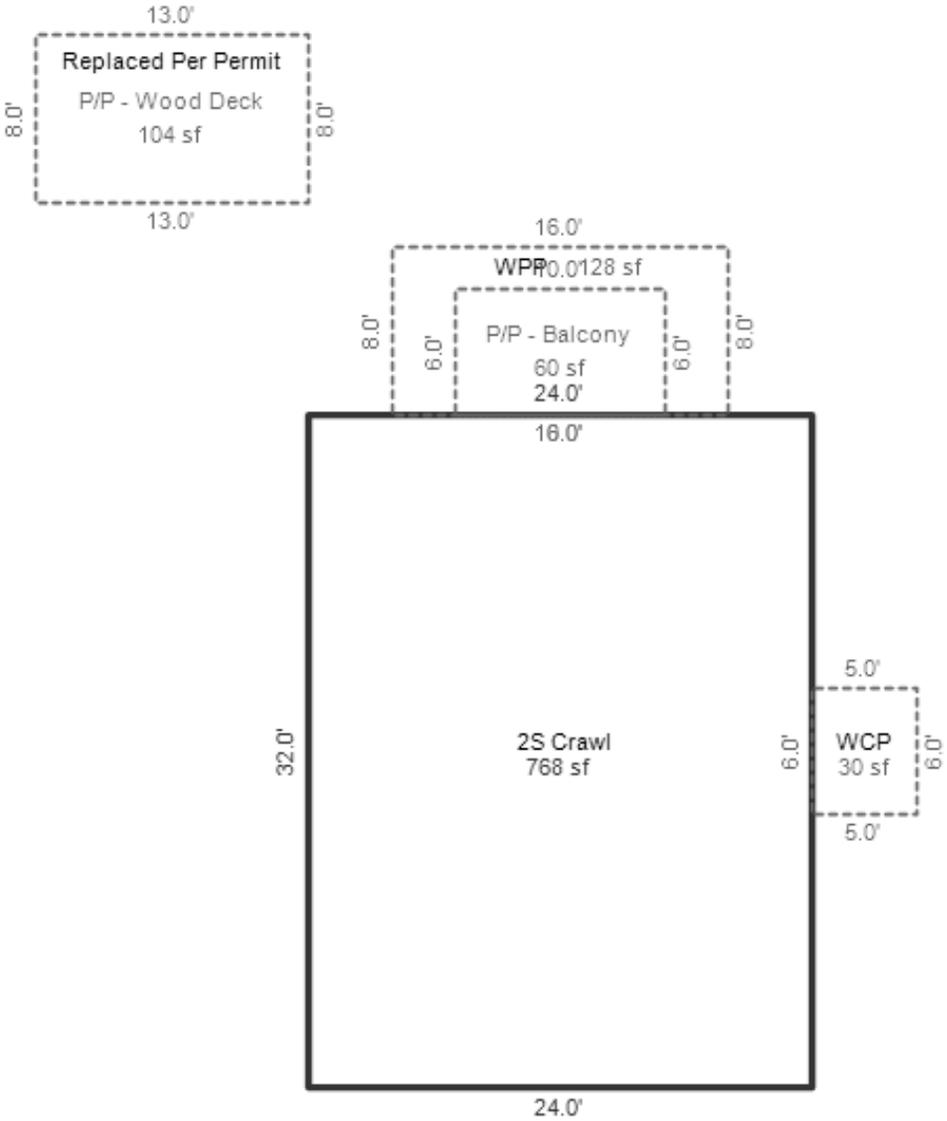


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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2025	41,600	79,000	120,600			56,907C
	X Low	2024	31,200	80,200	111,400			55,196C
	X High	2023	24,700	76,600	101,300			52,568C
	X Landscaped	2022	20,600	68,900	89,500			50,065C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							
Who	When	What	2025	41,600	79,000	120,600		56,907C
TPC	08/07/2024	INSPECTED	2024	31,200	80,200	111,400		55,196C
TPC	05/30/2022	INSPECTED	2023	24,700	76,600	101,300		52,568C
TPC	04/30/2021	INSPECTED	2022	20,600	68,900	89,500		50,065C

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





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

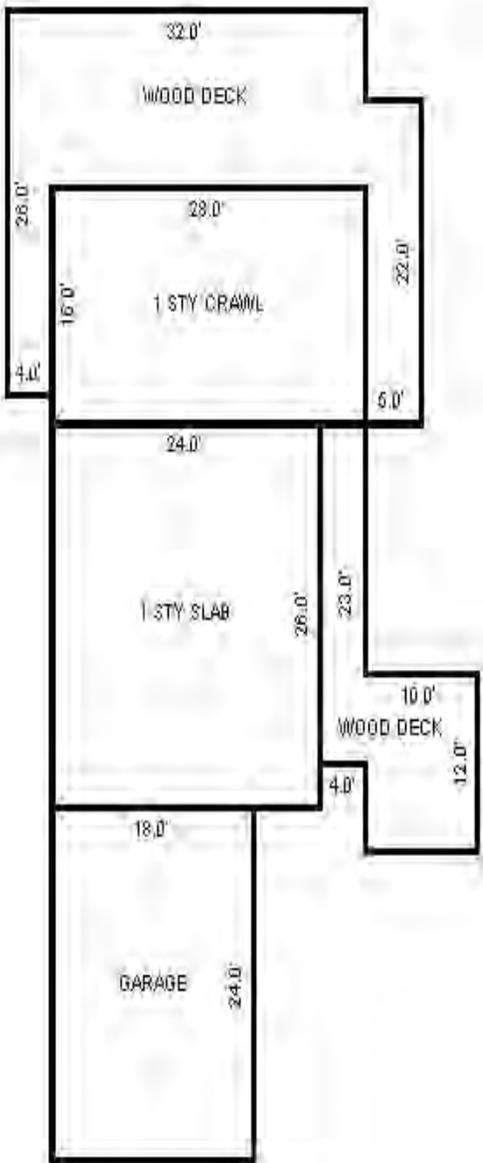
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HERTRICH VICTORIA M	HERTRICH HANS J & VICTORI	0	09/12/2016	WD	06-COURT JUDGEMENT	2016-03429	PROPERTY TRANSFER	0.0				
HERTRICH HANS J & VICTORI	HERTRICH TRUST	0	09/12/2016	WD	09-FAMILY	2016-03583	PROPERTY TRANSFER	0.0				
COCHRAN BETTY SUE	COCHRAN WILLIAM J & BETTY	0	04/25/2014	QC	06-COURT JUDGEMENT	2014-01614	PROPERTY TRANSFER	0.0				
PROBATE JUDGE	RUSSELL ELIZABETH CO-CONS	0	02/12/2013	OTH	06-COURT JUDGEMENT	2014-01613	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8833 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Replacement		08/21/2024		PB24-0147	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 264,938 TCV/TFA: 247.14						
COCHRAN WILLIAM J & BETTY SUE TRUST 418 COPPERSMITH DR MASON MI 48854		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Tax Description		Public Improvements		* Factors *								
2014-01614 . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2, INCLUDING ANY ND ALL RIGHTS IN THAT PART OF FIFTEEN ST AS VACATED AS IS OWNED BY THE SELLER FORMERLY ABV AS . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	A50'@1600/ 67.00 104.00 0.9026 1.0138 1600 100 98,100								
		X	Paved Road	67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 98,100								
		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 95 950								
		X	Gas	Total Estimated Land Improvements True Cash Value = 950								
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		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		
		X	PRIVATE RD	2025	49,100	83,400	132,500			69,554C		
		X	TPC 12/27/2017 INSPECTED	2024	37,700	81,200	118,900			67,463C		
		X	TPC 03/30/2015 INSPECTED	2023	29,900	77,500	107,400			64,251C		
		X	TPC 02/23/2012 INSPECTED	2022	24,500	70,500	95,000			61,192C		



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Missaukee, Michigan

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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.
PUTNAM GARY L & SANDRA J	PUTMAN GARY L & MENYHART	1	12/12/2017	QC	09-FAMILY	2018-00888	PROPERTY TRANSFER	0.0
PUTNAM GARY L & SANDRA J,	BAYER TRUST & ASSIGNEES	0	09/09/2013	OTH	33-TO BE DETERMINED	2013-03514 EAS	PROPERTY TRANSFER	0.0
PUTMAN GARY L	PUTNAM GARY L & SANDRA J,	0	10/20/2008	WD	21-NOT USED/OTHER	2008/3998	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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8834 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PUTMAN GARY L & MENYHART DONNA 1642 REMSING ST HARTLAND MI 48353	2025 Est TCV 59,961 TCV/TFA: 124.92					
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X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	67.00	104.00	1.3144	0.7141	200	100		12,577
67 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value = 12,577

Tax Description	Land Improvement Cost Estimates				
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. SEC 10 T22N R8W LOT 155 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete	5.70	108	0	0
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ADD SEWER FOR 05	X	Paved Road	Wood Frame	21.09	144	50	1,518
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	X	Storm Sewer	Residential Local Cost Land Improvements				
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	X	Sidewalk	Description	Rate	Size	% Good	Cash Value
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	X	Water	LAND IMPROVE 1000	1,000.00	1	95	950
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	X	Sewer	Total Estimated Land Improvements True Cash Value = 2,468				
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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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	X	Topography of Site					
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	X	Level					
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	X	Rolling					
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	X	Low					
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	X	High					
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	X	Landscaped					
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	X	Swamp					
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	X	Wooded					
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	X	Pond					
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	X	Waterfront					
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	X	Ravine					
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	X	Wetland					
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	X	Flood Plain					
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	X	PRIVATE RD					
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2025	6,300	23,700	30,000			16,847C
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		TPC 05/30/2022 INSPECTED	2024	4,700	24,000	28,700			16,341C
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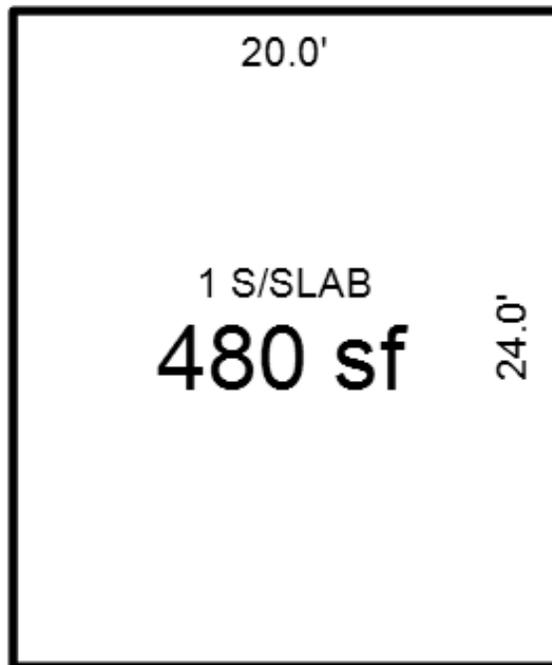
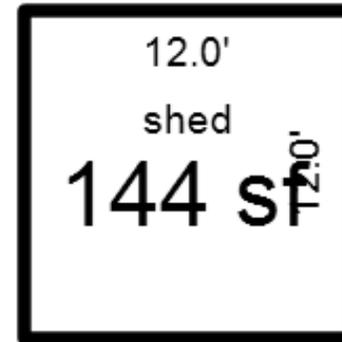
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 480 Total Base New : 68,056 Total Depr Cost: 40,833 Estimated T.C.V: 44,916		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1948					
Yr Built 1948	Remodeled 1963	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(12) Electric		Stories		Foundation		Total:		56,913		34,147	
Room List		Doors	Solid	X	H.C.	100 Amps Service			1 Story		Slab		480					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing		Exterior		Water Well, 50 Feet		1,010		606			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)		Siding		Public Sewer		1,158		695			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			3 Fixture Bath		Built-Ins		Water Sewer		2,462		1,477			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		X Ave.			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Appliance Allow.		Water Well, 50 Feet		1,615		969			
X	Many Avg.	X	Large Avg.	X Few			1		Fireplaces		Public Sewer		4,898		2,939			
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		Local Cost Items		Water Well, 50 Feet		0		0		*	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1		SANITARY SEWER		Built-Ins		68,056		40,833			
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			1		Notes:		Appliance Allow.		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		44,916			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1				Fireplaces							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:					1				Fireplaces							

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	PROPERTY TRANSFER	0.0
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	19-MULTI PARCEL ARM'S LE	2019-02932	PROPERTY TRANSFER	50.0
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: HAEFELE SUE ANN  
 6349 CRANSTON PLACE  
 SAGINAW MI 48603

2025 Est TCV 10,400

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

C200'@200/ 52.00 104.00 1.4004 0.7141 200 100 10,400

52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,400

Tax Description: . SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 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  
 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	5,200	0	5,200			2,665C
2024	3,900	0	3,900			2,585C
2023	3,100	0	3,100			2,462C
2022	3,000	0	3,000			2,345C

Who When What

TPC 05/30/2022 INSPECTED

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAEFELE SUE A	HAEFELE SUE ANN	1	03/16/2020	QC	09-FAMILY	2020-00803	DEED	0.0
SCHEBLER LINDA	HAEFELE SUE A	85,000	09/12/2019	QC	19-MULTI PARCEL ARM'S LE	2019-02932	PROPERTY TRANSFER	50.0
SCHEBLER TIMOTHY G	SCHEBLER LINDA	0	07/16/2019	AFF	07-DEATH CERTIFICATE	2019-02384	PROPERTY TRANSFER	0.0
SCHEBLER TIMOTHY G	SCHEBLER TIMOTHY G	1	07/12/2019	QC	09-FAMILY	2019-02283	PROPERTY TRANSFER	0.0

Property Address: 8809 W SAPPHIRE AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: HAEFELE SUE ANN  
 6349 CRANSTON PLACE  
 SAGINAW MI 48603  
 MAP #: 2025 Est TCV 10,400

Land Value Estimates for Land Table 4101.4101 RURAL SUBS  
 Improved X Vacant  
 Public Improvements  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 C200'@200/ 52.00 104.00 1.4004 0.7141 200 100 10,400  
 52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,400

Tax Description: . SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 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
- 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	5,200	0	5,200			3,355C
2024	3,900	0	3,900			3,255C
2023	3,100	0	3,100			3,100S
2022	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/11/2011							
Owner's Name/Address		MAP #:		2025 Est TCV 36,101 TCV/TFA: 0.00							
STEELE KENNETH E & MARCIA A TRUSTEES 8787 W SAPPHIRE AVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *							
. SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		C200'@200/	67.00	104.00	1.3144	0.7141	200	100	12,577
ADJUSTED AV FOR 05..LOT WAS INCORRECTLY CODED RESULTING IN LOWER VALUE THAN REST OF SUB. CODE WAS CORRECTED LAST YEAR, BUT WAS PRICED WRONG.. (SEE OTHER LOTS)		Paved Road		67 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	12,577	
		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									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		PRIVATE RD		2025	6,300	11,800	18,100			9,314C	
		TPC 04/30/2021 INSPECTED		2024	4,700	11,900	16,600			9,034C	
		TPC 12/27/2017 INSPECTED		2023	3,800	10,300	14,100			8,604C	
		TPC 03/30/2015 INSPECTED		2022	3,000	9,400	12,400			8,195C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1996 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: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 22,511 Total Depr Cost: 21,385 Estimated T.C.V: 23,524								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 1996	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	No./Qual. of Fixtures								
	Room List	Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	CD	Blt	1996	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			No. of Elec. Outlets			Building Areas					
	(1) Exterior	Kitchen: Other: Other:		Ex.			Ord.	Min	Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments								
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: CD Exterior: Pole (Unfinished) Base Cost			1020	22,511	21,385
	Many Avg. Few	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:							
	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			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC								
	(3) Roof	(9) Basement Finish		Lump Sum Items:			Totals:								
	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			22,511								
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			21,385								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					23,524								

\*\*\* 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.
BOOMS LAWRENCE E & JUDY M	RUBY JEREMI D & SHANNON J	150,000	10/04/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03732	DEED	100.0
SUNDERMAN	BOOMS	70,000	05/01/2000	WD	03-ARM'S LENGTH	337:324	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8778 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 177,406 TCV/TFA: 131.22					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
		Public Improvements		Description	Frontage	Depth	* Factors *	Value	
SEC 10 T22N R8W LOT 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X	Dirt Road		C200'@200/	78.78	103.71	1.2623 0.7136	200 100	14,191
Comments/Influences		Gravel Road		79 Actual Front Feet, 0.19 Total Acres				Total Est. Land Value =	14,191
02 COMBO W/166-50 FPR 03	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description			Rate	Size % Good	Cash Value
	X	Sidewalk		D/W/P: 4in Ren. Conc.			8.06	240 0	0
	X	Water		Wood Frame			33.21	72 50	1,195
	X	Sewer		Residential Local Cost Land Improvements					
	X	Electric		Description			Rate	Size % Good	Cash Value
	X	Gas		LAND IMPROVE 1000			1,000.00	1 95	950
		Curb		Total Estimated Land Improvements True Cash Value =					2,145
		Street Lights							
		Standard Utilities							
		Underground Utils.							



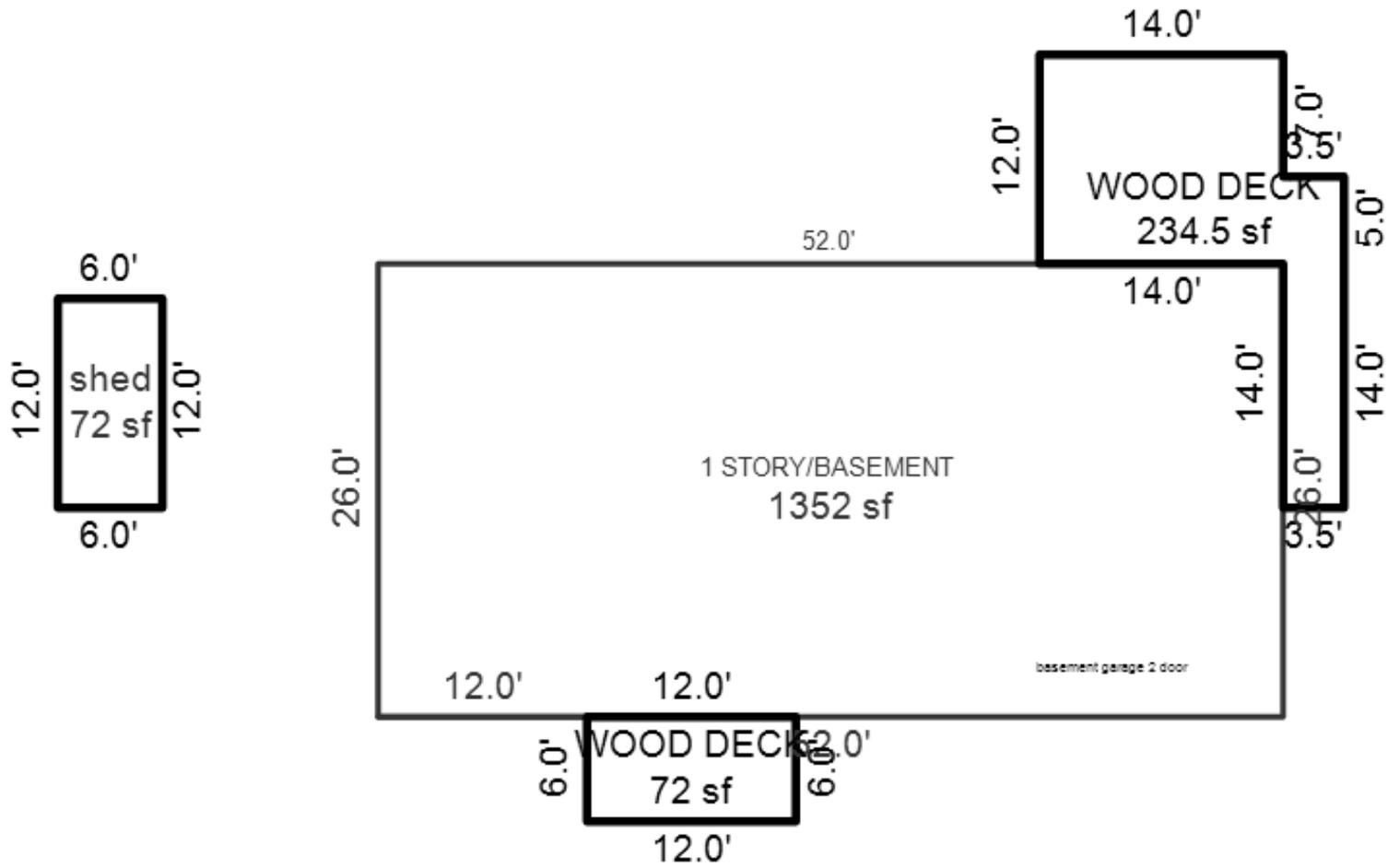
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	7,100	81,600	88,700			76,156C
	Low	High	2024	5,300	78,900	84,200			73,867C
	Landscaped	Swamp	2023	4,300	68,000	72,300			70,350C
	Wooded	Pond	2022	4,500	62,500	67,000			67,000S
	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 234 72	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,352 Total Base New : 225,272 Total Depr Cost: 146,427 Estimated T.C.V: 161,070		E.C.F. X 1.100		Bsmnt Garage: 2 Car Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1985				
Yr Built 1985	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X Ord	Small	(12) Electric			1 Story Siding Basement		Total: 194,499		126,425						
Room List		Doors	Solid	X H.C.	0 Amps Service			Other Additions/Adjustments		Recreation Room 350		6,671		4,336				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s)		1		1,455		946		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			2 Fixture Bath		1		3,064		1,992		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Average Fixture(s)			2 Fixture Bath		1		3,064		1,992		
(2) Windows		(8) Basement		Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood 234		4,530		2,944		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Treated Wood 72		2,110		1,371			
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)			(14) Water/Sewer			Garages		Class: C Exterior: Block Foundation: 42 Inch (Unfinished)		Basement Garage: 2 Car		1 3,580 2,327		
(3) Roof		(11) Heating/Cooling		350			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1		1,473		957		
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric		Lump Sum Items:			Built-Ins			Water Well, 50 Feet		1		2,648		1,721	
X	Asphalt Shingle	(13) Plumbing		1			Appliance Allow.			Fireplaces		Wood Stove 1		2,515		1,635		
Chimney: Block		(14) Water/Sewer		1			Local Cost Items			SANITARY SEWER		1		0		0		
		(15) Fireplaces		1			Notes:			Totals:		225,272		146,427				
		(16) Porches/Decks		1			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:							161,070				

\*\*\* 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.
SCHNABEL MARILEE E(WIDOW)	POST JERRY M & SANDRA (H/	0	02/22/2008	QC	21-NOT USED/OTHER	2008/601	DEED	0.0
	KENT	70,000	08/01/1998	WD	03-ARM'S LENGTH	321:508	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8758 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		New House	05/12/2005	20050115	Complete
	P.R.E. 100% 04/11/1997					

Owner's Name/Address	MAP #:	2025 Est TCV 395,574 TCV/TFA: 171.10
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS																											
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	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>C200'@200/</td> <td>78.00</td> <td>104.00</td> <td>1.2654</td> <td>0.7141</td> <td>200</td> <td>100</td> <td></td> <td>14,096</td> </tr> <tr> <td colspan="8">78 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value = 14,096</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C200'@200/	78.00	104.00	1.2654	0.7141	200	100		14,096	78 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 14,096
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
C200'@200/	78.00	104.00	1.2654	0.7141	200	100		14,096																						
78 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 14,096																						
			<p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>10.12</td> <td>520</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>2.45</td> <td>260</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	10.12	520	0	0	D/W/P: Crushed Rock	2.45	260	0	0												
Description	Rate	Size	% Good	Cash Value																										
D/W/P: 4in Ren. Conc.	10.12	520	0	0																										
D/W/P: Crushed Rock	2.45	260	0	0																										
			<p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value =				2,375												
Description	Rate	Size	% Good	Cash Value																										
LAND IMPROVE 2500	2,500.00	1	95	2,375																										
Total Estimated Land Improvements True Cash Value =				2,375																										

Tax Description	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 10 T22N R8W LOT 167 & E'LY 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.						

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
839-7794		X Rolling	2025	7,000	190,800	197,800			135,547C
		Low	2024	5,300	200,500	205,800			131,472C
		High	2023	4,200	172,900	177,100			125,212C
		Landscaped	2022	4,500	158,900	163,400			119,250C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X PRIVATE RD							

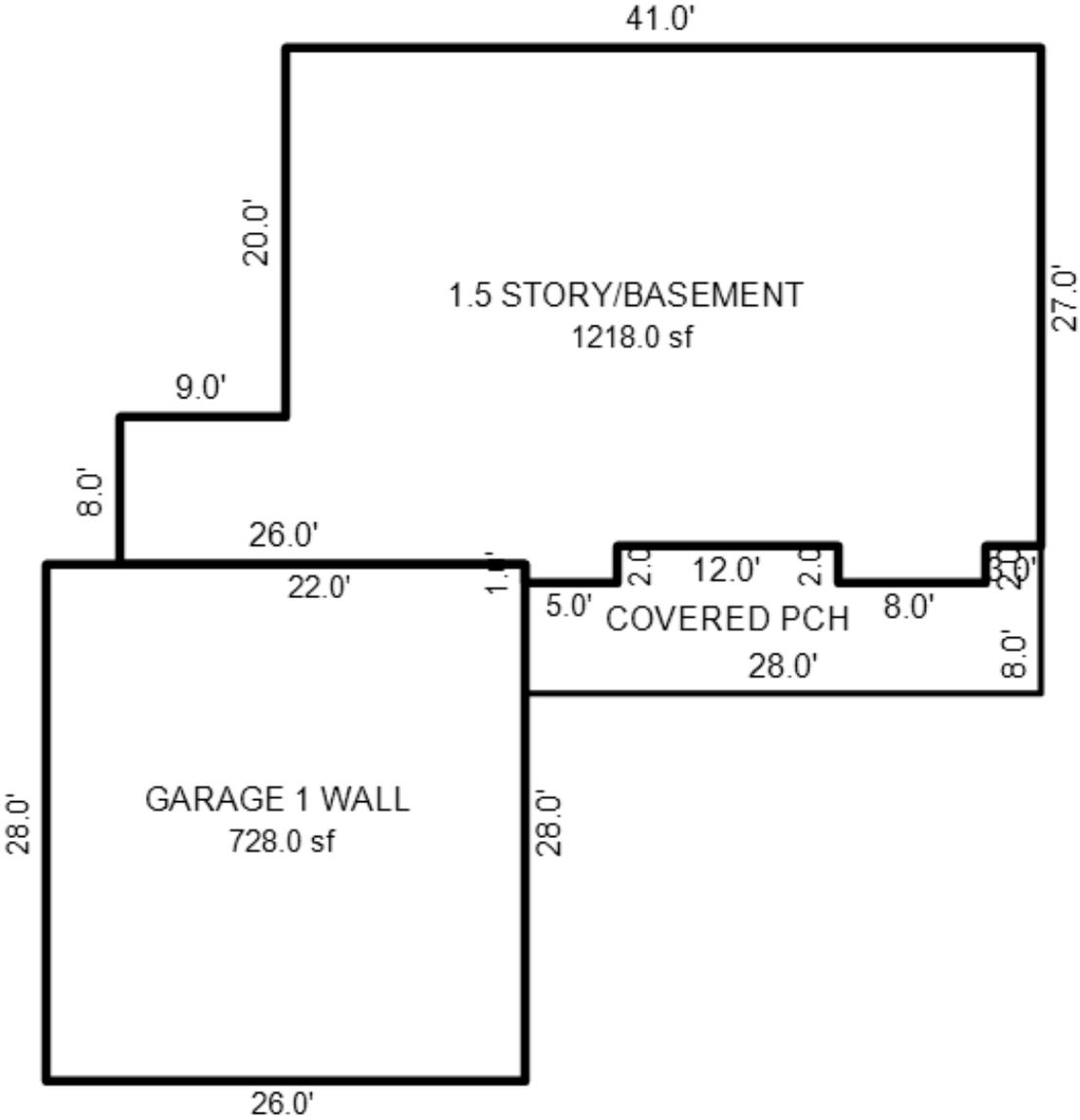


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 198	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: BC 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: BC Effec. Age: 18 Floor Area: 2,312 Total Base New : 420,291 Total Depr Cost: 344,639 Estimated T.C.V: 379,103			E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1218 SF Floor Area = 2312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls BC Blt 2005					
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg		Ord	X	Small	200 Amps Service			1.5 Story Siding Basement 1,218 1 Story Siding Overhang 485 Total: 336,000 275,519								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			Exterior Stone Veneer 64 2,942 2,412								
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			(13) Plumbing			Plumbing Average Fixture(s) 1 2,142 1,756 3 Fixture Bath 1 6,735 5,523 2 Fixture Bath 1 4,512 3,700								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches CCP (1 Story) 198 6,659 5,460								
(2) Windows		(7) Excavation		Basement: 1218 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 44,197 36,242 Common Wall: 1.5 Wall 1 -4,609 -3,779 Door Opener 2 1,347 1,105								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer Public Sewer 1 1,886 1,547 Water Well, 100 Feet 1 6,156 5,048										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Built-Ins Appliance Allow. 1 3,918 3,213											
(3) Roof		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			Fireplaces Exterior 1 Story 1 8,406 6,893											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:			<<<<< 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.
BAKER RONALD & NORMA	STEWART RONALD & KATHY	174,500	06/29/2017	PTA	19-MULTI PARCEL ARM'S LE	PTA	PROPERTY TRANSFER	100.0
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	09-FAMILY	2015-02859	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: STEWART RONALD & KATHY  
 8255 N MCCAFFREY RD  
 OWOSSO MI 48867  
 2025 Est TCV 10,375

Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Improved X Vacant \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

C200'@200/ 52.00 103.00 1.4004 0.7124 200 100 10,375  
 52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,375

Tax Description: . SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

Comments/Influences: Comments/Influences

Public Improvements: Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water

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

Topography of Site: 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 5,200 0 5,200 3,355C

2024 3,900 0 3,900 3,255C

2023 3,100 0 3,100 3,100S

2022 3,000 0 3,000 3,000S

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.

Property Address: W SAPPHIRE AVE  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%  
 Building Permit(s): MAP #: 2025 Est TCV 10,175  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: WHITTAKER JACQUELINE  
 217 EASTHILL DR  
 BATTLE CREEK MI 49014

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C200'@200/	51.00	101.00	1.4072	0.7089	200	100		10,175
51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =								10,175

Tax Description: . SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 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  
 X Low  
 X High  
 X Landscaped  
 X Swamp  
 X Wooded  
 X Pond  
 X Waterfront  
 X Ravine  
 X Wetland  
 X Flood Plain  
 X PRIVATE RD



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,100	0	5,100			1,759C
			2024	3,800	0	3,800			1,707C
			2023	3,100	0	3,100			1,626C
			2022	3,000	0	3,000			1,549C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2025 Est TCV 11,125					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
LA 1271 SEC 10 T22N R8W LOT 170 SAPPHIRE LAKE PLAT 2.	X			C200'@200/	51.00	101.00	1.4072	0.7089	200	100	10,175
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,175							

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			
	X	Sewer	15.05	150 0	0
	X	Electric			
	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
	X	Rolling	2025	5,100	500	5,600			1,759C
	X	Low	2024	3,800	500	4,300			1,707C
	X	High	2023	3,100	400	3,500			1,626C
	X	Landscaped	2022	3,000	500	3,500			1,549C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	PRIVATE RD							



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TPC 05/30/2022 INSPECTED	2024	3,800	500	4,300					1,707C
TPC 04/30/2021 INSPECTED	2023	3,100	400	3,500					1,626C
TPC 12/27/2017 INSPECTED	2022	3,000	500	3,500					1,549C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/08/2018	WD	09-FAMILY	2018-02592	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #: 2025 Est TCV 35,670 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 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	51.00	101.00	1.4072	0.7089	200	100	10,175	
Comments/Influences			Gravel Road	51 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	10,175
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	Size	% Good	Cash Value			
			Sidewalk	D/W/P: 4in Concrete	5.98	632	50	1,889			
	X		Water	D/W/P: 3.5 Concrete	5.70	212	50	604			
	X		Sewer	Metal Prefab	12.94	100	50	647			
	X		Electric	Residential Local Cost Land Improvements							
	X		Gas	Description	Rate	Size	% Good	Cash Value			
			Curb	LAND IMPROVE 2500	2,500.00	1	95	2,375			
			Street Lights	Total Estimated Land Improvements True Cash Value =						5,515	
			Standard Utilities								
			Underground Utils.								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	5,100	12,700	17,800			5,036C
X Rolling	2024	3,800	12,900	16,700			4,885C
X Low	2023	3,100	11,300	14,400			4,653C
X High	2022	3,000	10,500	13,500			4,432C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

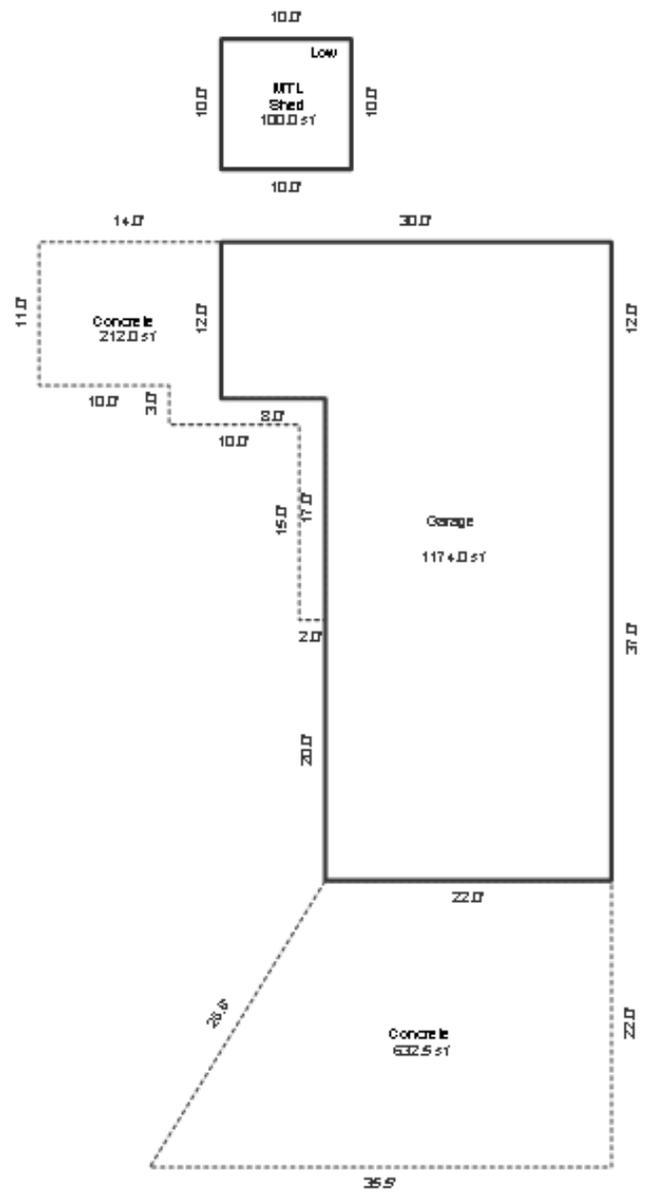


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1958 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 4 Area: 1174 % 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: 45 Floor Area: 0 Total Base New : 33,025 Total Depr Cost: 18,164 Estimated T.C.V: 19,980
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 1958		
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=55/100/100/100/55				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built 1958		Lg Ord Small		3 Fixture Bath			2 Fixture Bath		Public Water		Other Additions/Adjustments		Garages		
Remodeled 0		Doors Solid H.C.		2 Fixture Bath			Softener, Auto		Public Sewer		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		
Condition: Average		Basement		Softener, Manual			Solar Water Heat		Water Well		Totals: 33,025 18,164		Notes:		
Room List		1st Floor		No Plumbing			Extra Toilet		1000 Gal Septic		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCVC		19,980		
Basement		2nd Floor		Extra Sink			Separate Shower		2000 Gal Septic						
1st Floor		Bedrooms		Ceramic Tile Floor			Ceramic Tile Wains								
2nd Floor				Ceramic Tub Alcove			Vent Fan								
Bedrooms				Lump Sum Items:											
(1) Exterior		(5) Floors													
Wood/Shingle		Kitchen:													
Aluminum/Vinyl		Other:													
Brick		Other:													
Insulation		(6) Ceilings													
(2) Windows		(7) Excavation													
Many		Basement: 0 S.F.													
Avg.		Crawl: 0 S.F.													
Few		Slab: 0 S.F.													
Large		Height to Joists: 0.0													
Avg.		(8) Basement													
Small		Conc. Block													
Wood Sash		Poured Conc.													
Metal Sash		Stone													
Vinyl Sash		Treated Wood													
Double Hung		Concrete Floor													
Horiz. Slide		(9) Basement Finish													
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Gambrel															
Mansard															
Shed															
Asphalt Shingle															
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRANGLEY JEAN L	NEVINS ROBERT M II &	20,000	06/18/2024	WD	03-ARM'S LENGTH	2024-01499	PROPERTY TRANSFER	100.0
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8698 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	10/21/2024	PE24-0206	100%
	P.R.E. 0%		Pole Barn	09/09/2024	PB24-0167	100%

Owner's Name/Address	MAP #:
NEVINS ROBERT M II & NEVINS VICTORIA DALE VAUGHAN 660 CREYTS RD DIMONDALE MI 48821	2025 Est TCV 42,003 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		C200'@200/ 59.98 133.58 1.3513 0.7602 200 100 12,323
		63 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 12,323

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
SEC10T22NR8W LOT 174 SAPPHIRE LAKE PLAT 2 LAKE TOWNSHIP MISSAUKEE COUNTY 6/2018 SEPARATE PLATTED LOTS FORMERLY SEC10T22NR8W LOTS 174, 175 & 176 SAPPHIRE LAKE PLAT 2 7/2017 SPLIT PLATTED LOTS FROM 600-140-00 1998 ASSESS LOTS 174, 175, 176 WITH 600-140-00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.06 600 50 2,418 Total Estimated Land Improvements True Cash Value = 2,418

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
SEPARATELY ASSESS LOTS 174, 175 & 176	X	



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

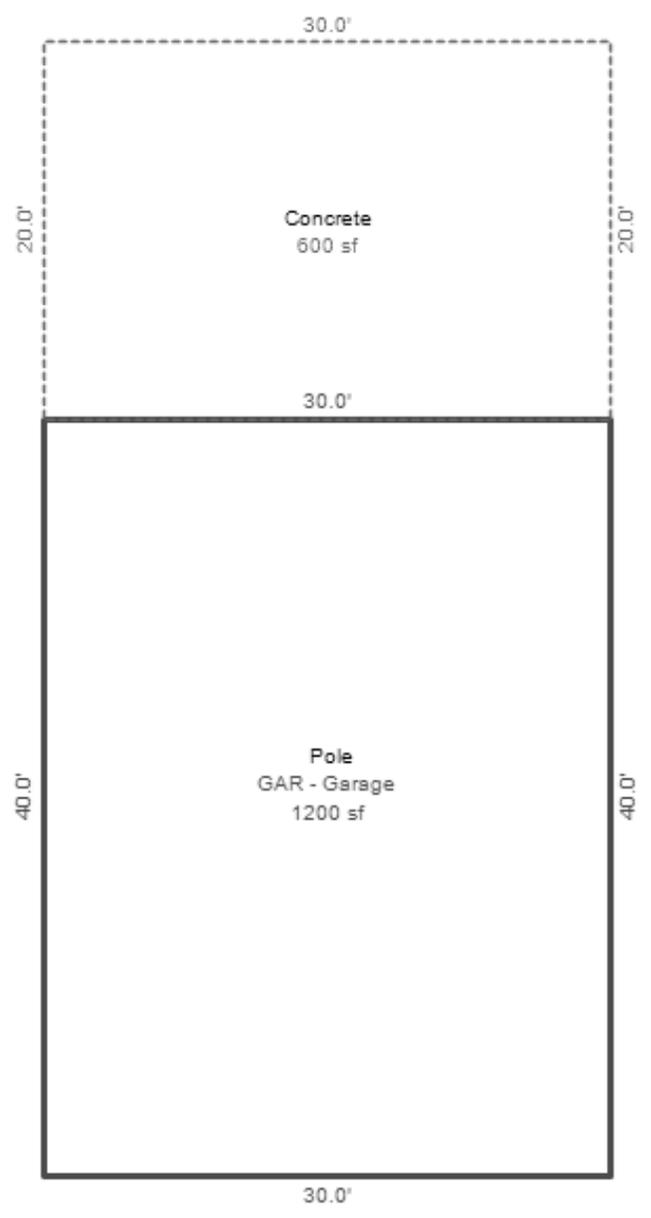
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	6,200	14,800	21,000			21,000S
TPC 10/22/2024	INSPECTED		2024	4,600	0	4,600			3,307C
TPC 05/30/2022	INSPECTED		2023	3,700	0	3,700			3,150C
TPC 04/30/2021	INSPECTED		2022	3,000	0	3,000			3,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 25,034 Total Depr Cost: 24,784 Estimated T.C.V: 27,262
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 2024		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2024		Lg Ord Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		3 Fixture Bath		1		-4,580 -4,534		
Condition: Average		Doors Solid H.C.		(8) Basement			Notes:		Garages		2		1,078 1,067		
Room List		(5) Floors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		Door Opener		1200		28,536 28,251		
Basement		Kitchen:		(9) Basement Finish					Base Cost		Totals:		25,034 24,784		
1st Floor		Other:													
2nd Floor		Other:													
Bedrooms															
(1) Exterior		(6) Ceilings													
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows		(7) Excavation													
Many		Basement: 0 S.F.													
Avg.		Crawl: 0 S.F.													
Few		Slab: 0 S.F.													
Large		Height to Joists: 0.0													
Avg.															
Small															
Wood Sash		(8) Basement													
Metal Sash		Conc. Block													
Vinyl Sash		Poured Conc.													
Double Hung		Stone													
Horiz. Slide		Treated Wood													
Casement		Concrete Floor													
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof		(9) Basement Finish													
Gable		Recreation SF													
Hip		Living SF													
Flat		Walkout Doors (B)													
Gambrel		No Floor SF													
Mansard		Walkout Doors (A)													
Shed															
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.
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #: 2025 Est TCV 10,641

Owner's Name/Address: PRANGLEY JEAN L  
 8675 W SAPPHIRE AVE  
 LAKE CITY MI 49651

Improved X Vacant Land Value Estimates for Land Table 4101.4101 RURAL SUBS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 C200'@200/ 49.53 131.88 1.4176 0.7578 200 100 10,641  
 47 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 10,641

Tax Description: SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2 FORMERLY ASSESSED WITH 600-174-00

Comments/Influences: FORMERLY ASSESSED WITH 600-174-00

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,300	0	5,300			3,409C
2024	4,000	0	4,000			3,307C
2023	3,200	0	3,200			3,150C
2022	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	PRANGLEY JEAN L	1	02/11/2020	QC	09-FAMILY	2020-00657	DEED	100.0
PARMENTER D BRIAN & JANET	AJE LLC	15,000	08/24/2017	WD	32-SPLIT VACANT	2017-02640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 10,208					

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					
Dirt Road													
Gravel Road													
Paved Road													
Storm Sewer													
Sidewalk													
Water													
Sewer													
Electric													
Gas													
Curb													
Street Lights													
Standard Utilities													
Underground Utils.													
			C200'@200/			47.00	130.72	1.4363	0.7561	200	100		10,208
			47 Actual Front Feet, 0.14 Total Acres			Total Est. Land Value =						10,208	

Tax Description  
SEC10T22NR8W LOT 176 SAPPHIRE LAKE PLAT 2  
FORMERLY ASSESSED WITH 600-174-00

Comments/Influences  
SEC10T22NR8W LOT 175 SAPPHIRE LAKE PLAT 2  
FORMERLY ASSESSED WITH 600-174-00

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,100	0	5,100			3,355C
2024	3,800	0	3,800			3,255C
2023	3,100	0	3,100			3,100S
2022	3,000	0	3,000			3,000S

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Missaukee, Michigan

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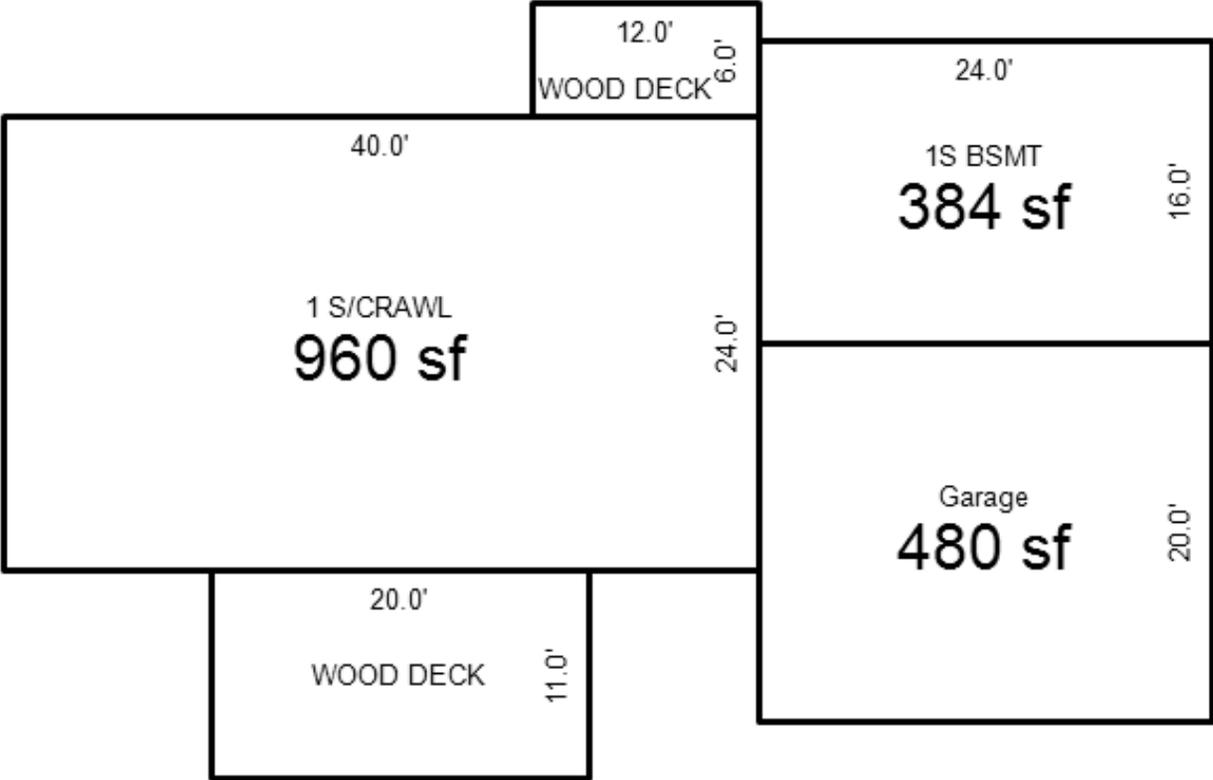
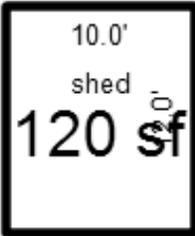
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
8654 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 08/17/2000										
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 159,522 TCV/TFA: 118.69								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
KELLEY DONNA J TRUST 8654 W SAPPHIRE AVE LAKE CITY MI 49651		Public Improvements		* Factors * LOTS 178 & 177								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOTS 177 & 178 SAPPHIRE LAKE PLAT 2.		X Gravel Road		C200'@200/	97.00	115.00	1.1983	0.7323	200	100		17,023
Comments/Influences		X Paved Road		97 Actual Front Feet, 0.26 Total Acres					Total Est. Land Value =		17,023	
ADD SEWER FOR 05 03 COMBO W/177 FOR 04		X Storm Sewer		Land Improvement Cost Estimates								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: Crushed Rock	2.15	480	0	0				
		X Sewer		Metal Prefab	14.89	120	50	893				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Street Lights		Total Estimated Land Improvements True Cash Value =					1,843			
		X Standard Utilities										
		X Underground Utils.										
Topography of Site												
Level												
Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
Waterfront												
Ravine												
Wetland												
X Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X PRIVATE RD				2025	8,500	71,300	79,800			53,860C		
		TPC 05/30/2022 INSPECTED		2024	6,400	77,700	84,100			52,241C		
		TPC 04/30/2021 INSPECTED		2023	5,100	67,100	72,200			49,754C		
		TPC 12/27/2017 INSPECTED		2022	6,000	61,600	67,600			47,385C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220 72	Type Treated Wood Treated Wood	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: 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		Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 196,723 Total Depr Cost: 127,869 Estimated T.C.V: 140,656		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1975	
Yr Built 1975	Remodeled 1992	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas						
Room List		Doors		Solid	X	H.C.	1	Average Fixture(s)	1 Story Siding			Size	Cost New	Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			2	3 Fixture Bath	1 Story Siding			960					
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall			1	Public Water	Plumbing			384					
(2) Windows		(7) Excavation	Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath	Average Fixture(s)			1	1,212	788			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2	2 Fixture Bath	Solar Water Heat			1	3,805	2,473		
X	Wood Sash Metal Sash Vinyl Sash	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	No Plumbing			1	Extra Toilet	Deck			220	4,250	2,762		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish	Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	Water Well	Garages			72	2,062	1,340			
(3) Roof		(10) Floor Support	Lump Sum Items:			(15) Fireplaces			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Base Cost						
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	Average Fixture(s)			Average Fixture(s)			Common Wall: 1 Wall						
Chimney: Metal				Average Fixture(s)			Average Fixture(s)			Water/Sewer						
				Average Fixture(s)			Average Fixture(s)			Public Sewer						
				Average Fixture(s)			Average Fixture(s)			Water Well, 100 Feet						
				Average Fixture(s)			Average Fixture(s)			Built-Ins						
				Average Fixture(s)			Average Fixture(s)			Appliance Allow.						
				Average Fixture(s)			Average Fixture(s)			Local Cost Items						
				Average Fixture(s)			Average Fixture(s)			SANITARY SEWER						
				Average Fixture(s)			Average Fixture(s)			Totals:			196,723		127,869	
				Average Fixture(s)			Average Fixture(s)			Notes:						
				Average Fixture(s)			Average Fixture(s)			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:					140,656	

\*\*\* 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.
NEVINS ROBERT M II & VAUG	PRANGLEY JEAN L	283,163	06/27/2024	WD	19-MULTI PARCEL ARM'S LE	2024-01600	PROPERTY TRANSFER	100.0
MANNES DAVID L & SHIRLEY	VAUGHAN-NEVINS VICTORIA D	177,500	08/26/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02525	PROPERTY TRANSFER	100.0
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	33-TO BE DETERMINED	2010_1265WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRANGLEY JEAN L 8675 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 24,266 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	50.00	115.00	10,356
Comments/Influences			Gravel Road	1.4142	0.7323	10,356
DWELLING ON LOT 137	X		Paved Road	50 Actual Front Feet, 0.13 Total Acres		10,356
	X		Storm Sewer	Total Est. Land Value =		10,356
	X		Sidewalk	Land Improvement Cost Estimates		
	X		Water	Description	Rate	Size % Good
	X		Sewer	D/W/P: 4in Ren. Conc.	6.52	84 0
	X		Electric	D/W/P: Crushed Rock	2.09	240 0
	X		Gas	Residential Local Cost Land Improvements		
			Curb	Description	Rate	Size % Good
			Street Lights	LAND IMPROVE 1000	1,000.00	1 95
			Standard Utilities	Total Estimated Land Improvements True Cash Value =		950
			Underground Utils.			



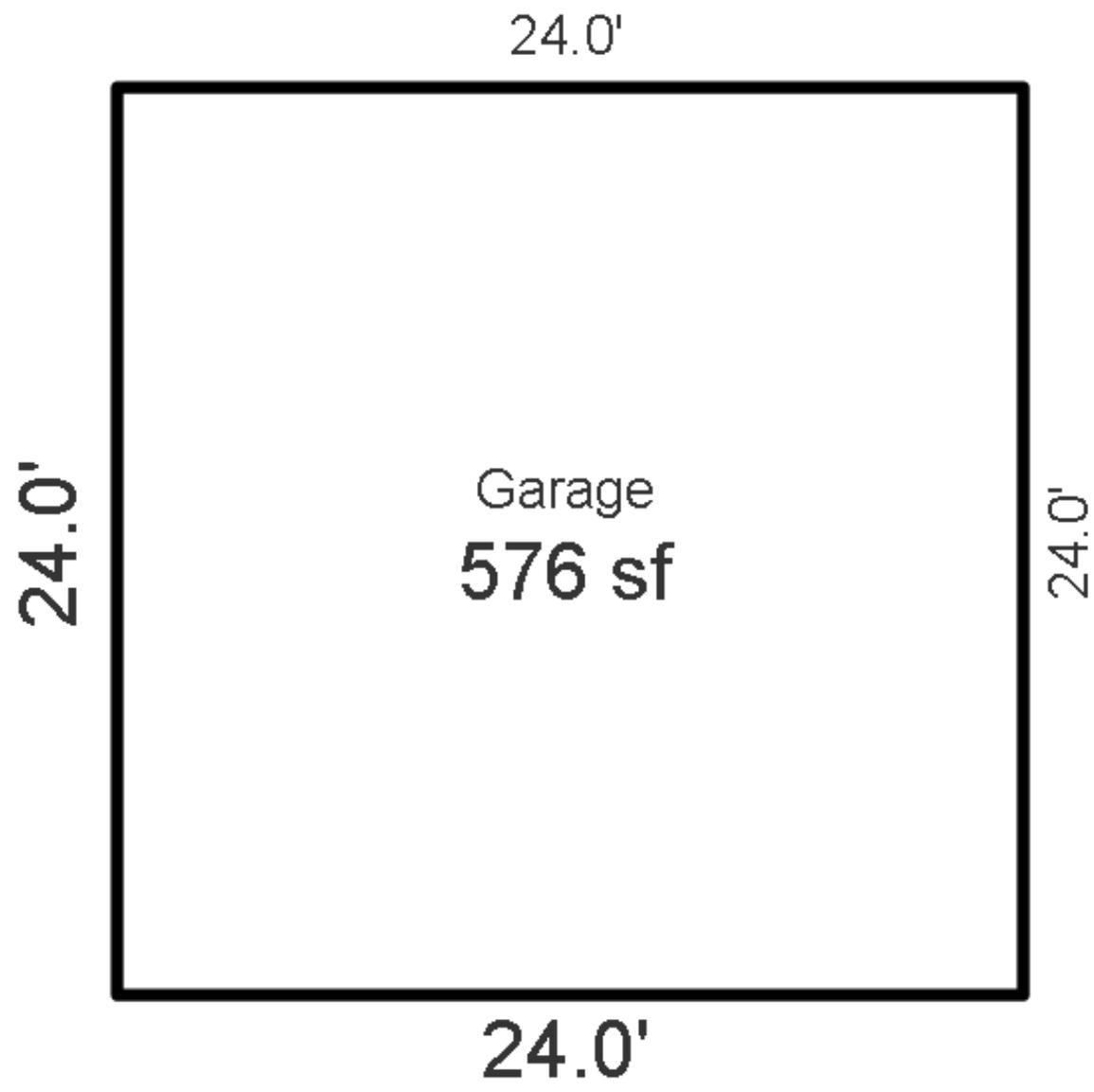
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	5,200	6,900	12,100			12,100S
	Rolling		2024	3,900	7,500	11,400			9,565C
	Low		2023	3,100	6,500	9,600			9,110C
	High		2022	3,000	6,000	9,000			8,677C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 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 1.100	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: 30 Floor Area: 0 Total Base New : 16,831 Total Depr Cost: 11,782 Estimated T.C.V: 12,960
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 1976		
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		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 1976		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		(6) Ceilings			(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		576 16,831 11,782			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			Lump Sum Items:		Notes:		Totals: 16,831 11,782			
Basement		(9) Basement Finish			(10) Floor Support					ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		12,960			
1st Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:										
2nd Floor		(14) Water/Sewer													
Bedrooms															
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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

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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 10,356		
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Taxpayer's Name/Address		Dirt Road		C200'@200/		50.00 115.00 1.4142 0.7323		200 100		10,356
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		X Gravel Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =				10,356
Tax Description		X Sewer		X Electric		X Gas		X Curb		
. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.		X Street Lights		Standard Utilities		Underground Utils.		Topography of Site		
Comments/Influences		Level		X Rolling		X Low		X High		
		X 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	5,200	0	5,200		3,355C
		TPC 05/30/2022	INSPECTED		2024	3,900	0	3,900		3,255C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021		INSPECTED		2023		3,100		3,100S
		TPC 12/27/2017		INSPECTED		2022		3,000		3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895		MAP #:		2025 Est TCV 19,128 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	C200'@200/	50.00	115.00	1.4142	0.7323	200	100		10,356
			Paved Road	50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	10,356		
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate		Size % Good		Cash Value			
		X	Water	D/W/P: 3.5 Concrete	5.70		70 50		199			
		X	Sewer	Total Estimated Land Improvements True Cash Value = 199								
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2025	5,200	4,400	9,600			7,397C		
				2024	3,900	5,100	9,000			7,175C		
				2023	3,100	4,400	7,500			6,834C		
				2022	3,000	4,000	7,000			6,509C		

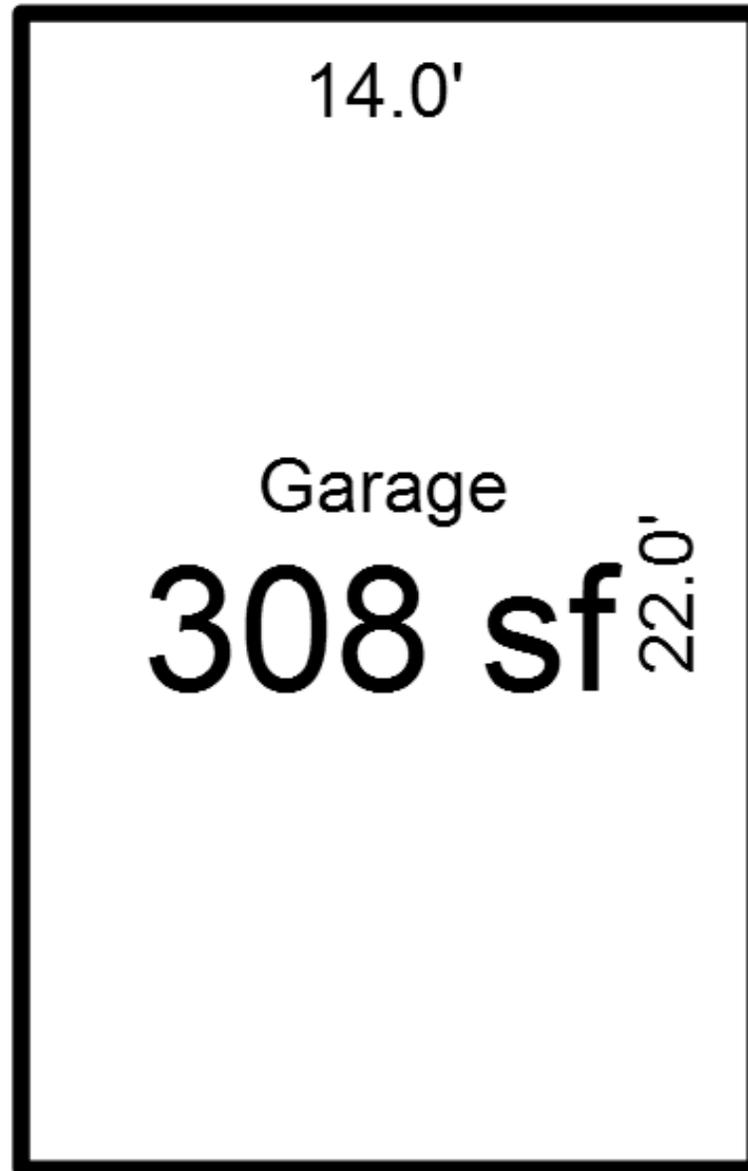


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % 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: 30 Floor Area: 0 Total Base New : 11,134 Total Depr Cost: 7,794 Estimated T.C.V: 8,573		
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 1974		
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=70/100/100/100/70		
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)		(14) Water/Sewer		Garages		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 308 11,134 7,794		
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		Totals: 11,134 7,794		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 8,573		
Yr Built 1974		Remodeled 0		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		Lump Sum Items:								
Condition: Average		Lg Ord Small		(6) Ceilings			(9) Basement Finish										
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
Insulation		(2) Windows			Many Avg. Few Large Avg. Small			(10) Floor Support									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(3) Roof		Asphalt Shingle										
Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:													
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.													
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	20-MULTI PARCEL SALE REF	2008/2931	DEED	100.0													
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status											
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 10,356													
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS															
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746		Public Improvements		* Factors *																	
Taxpayer's Name/Address		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value							
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746		X Gravel Road		C200'@200/		50.00		115.00		1.4142		0.7323		200 100		10,356					
Tax Description		X Electric		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =								10,356							
. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.		X Gas																			
Comments/Influences		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		X Level																			
		Rolling																			
		X 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	
								2025		5,200		0		5,200						3,355C	
		TPC 05/30/2022		INSPECTED				2024		3,900		0		3,900						3,255C	
		TPC 04/30/2021		INSPECTED				2023		3,100		0		3,100						3,100S	
		TPC 12/27/2017		INSPECTED				2022		3,000		0		3,000						3,000S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	125,000	08/01/2008	WD	19-MULTI PARCEL ARM'S LE	2008/2931	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8602 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 89,171 TCV/TFA: 114.32					

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		
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X		Dirt Road	65.00	115.00	1.3244	0.7323	200	100	12,608	
			Gravel Road	65 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	12,608

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.	X	Water	D/W/P: 3.5 Concrete	5.70	112	66	421
	X	Sewer	Total Estimated Land Improvements True Cash Value =				421
	X	Electric					
	X	Gas					

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



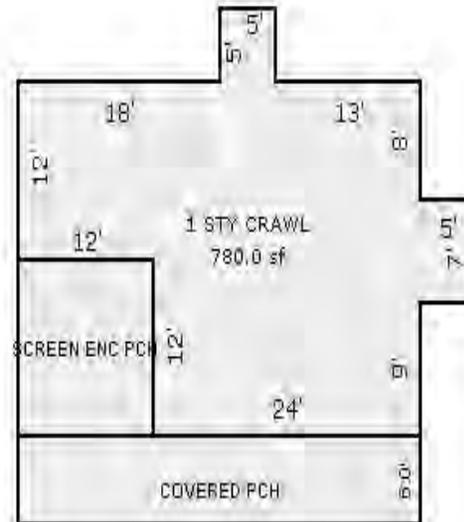
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	6,300	38,300	44,600			27,944C
2024	4,700	38,900	43,600			27,104C
2023	3,800	33,500	37,300			25,814C
2022	3,000	30,700	33,700			24,585C

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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 144 216	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 35 Floor Area: 780 Total Base New : 106,493 Total Depr Cost: 69,220 Estimated T.C.V: 76,142		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D Blt 1961			
Yr Built 1961	Remodeled 0		Ex		Ord	X	Min	0 Amps Service		Ground Area = 780 SF Floor Area = 780 SF.					
Condition: Average		Size of Closets		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(12) Electric		1 Story Siding Crawl Space		780 Total: 85,573 55,622				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing		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		Other Additions/Adjustments		Plumbing Average Fixture(s) Porches CSEP (1 Story) CCP (1 Story)		1 1,010 656 144 5,165 3,357 216 4,612 2,998			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer		Water/Sewer Public Sewer Water Well, 50 Feet		1 1,158 753 1 2,462 1,600			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 780 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Local Cost Items SANITARY SEWER		1 0 0		Totals: 106,493 69,220			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:		76,142					
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:									
(2) Windows		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Many Avg. Few	X	Large Avg. Small	(3) Roof											
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														
Chimney: Block															

\*\*\* 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.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,196	08/26/2011	WD	03-ARM'S LENGTH	2011-02681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/11/2018

Owner's Name/Address: ZUIDERVEEN MARY H TRUST  
 1771 E KELLY RD  
 FALMOUTH MI 49632  
 MAP #: 2025 Est TCV 11,177

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

C200'@200/ 58.00 100.00 1.3627 0.7071 200 100 11,177  
 58 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 11,177

Tax Description: . SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.

Comments/Influences: 21000851 \$179,900 MUTLI PARCEL LISTING

- 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	5,600	0	5,600			3,409C
2024	4,200	0	4,200			3,307C
2023	3,400	0	3,400			3,150C
2022	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	03-ARM'S LENGTH	2011--2681 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	09-FAMILY	2010-4016QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 100% 06/11/2018					
	MAP #:					
	2025 Est TCV 11,233					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
21000851 \$179,900 MUTLI PARCEL LISTING				C200'@200/	58.00	102.00	1.3627	0.7106	200	100	11,233
				58 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 11,233							

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2025	5,600	0	5,600			3,409C
X Gravel Road	2024	4,200	0	4,200			3,307C
X Paved Road	2023	3,400	0	3,400			3,150C
X Storm Sewer	2022	3,000	0	3,000			3,000S
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	5,600	0	5,600			3,409C
X Rolling	2024	4,200	0	4,200			3,307C
X Low	2023	3,400	0	3,400			3,150C
X High	2022	3,000	0	3,000			3,000S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	4,200	0	4,200			3,307C
TPC	04/30/2021	INSPECTED	2023	3,400	0	3,400			3,150C
TPC	12/27/2017	INSPECTED	2022	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	03-ARM'S LENGTH	2011-02680 WD	PROPERTY TRANSFER	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	21-NOT USED/OTHER	2007/3975	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 06/11/2018

Owner's Name/Address: ZUIDERVEEN MARY H TRUST  
 1771 E KELLY ROAD  
 FALMOUTH MI 49632  
 MAP #: 2025 Est TCV 11,315

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	C200'@200/	58.00	105.00	1.3627	0.7158	200	100		11,315
X Gravel Road	58 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =								11,315

Tax Description: . SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: 21000851 \$179,900 MUTLI PARCEL LISTING

- 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	5,700	0	5,700			3,409C
2024	4,200	0	4,200			3,307C
2023	3,400	0	3,400			3,150C
2022	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	21-NOT USED/OTHER	2012-02361	PROPERTY TRANSFER	0.0
		6,000	07/01/2000	WD	33-TO BE DETERMINED	338:637	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST					
----------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
----------------------	--------	--	--	--	--	--

RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	2025 Est TCV 31,481 TCV/TFA: 0.00					
--	-----------------------------------	--	--	--	--	--

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

	C200'@200/	69.00	116.00	1.3048	0.7338	200 100 13,214
--	------------	-------	--------	--------	--------	----------------

	69 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value = 13,214
--	--	--	--	--	--	--------------------------------

Tax Description	X	Dirt Road				
-----------------	---	-----------	--	--	--	--

. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.	X	Gravel Road				
---	---	-------------	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	6,600	9,100	15,700			11,124C
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2024	5,000	9,800	14,800			10,790C
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2023	4,000	9,000	13,000			10,277C
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2022	3,000	8,300	11,300			9,788C
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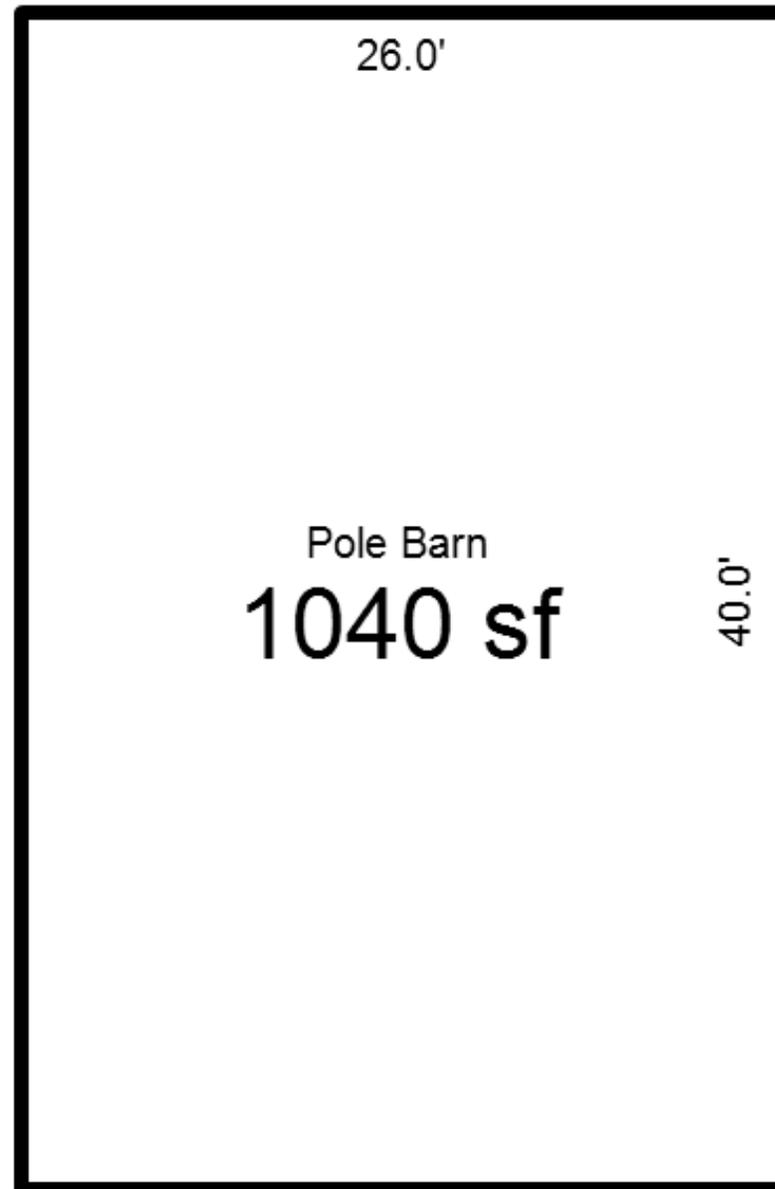


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1040 % 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: 25 Floor Area: 0 Total Base New : 22,142 Total Depr Cost: 16,606 Estimated T.C.V: 18,267
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 2001		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built Remodeled 2001 GAR 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		Notes:		Class: CD Exterior: Pole (Unfinished) Base Cost		1040 22,142 16,606 Totals: 22,142 16,606		
Room List		Lg Ord Small		(7) Excavation			Lump Sum Items:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		18,267				
Basement 1st Floor 2nd Floor Bedrooms		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Insulation		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															
(3) Roof															
Gable Hip Flat															
Gambrel Mansard Shed															
Asphalt Shingle															
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PRANGLEY JEAN L	MURPHY KERRIN & JOHNSTON	175,000	04/24/2023	WD	03-ARM'S LENGTH	2023-01098	PROPERTY TRANSFER	100.0				
VANDERMEULEN MICHELL	PRANGLEY JEAN L	65,000	04/22/2022	WD	03-ARM'S LENGTH	2022-01425	PROPERTY TRANSFER	100.0				
DODDE ARNOLD R & LINDA S	VANDERMEULEN HOOVER MICHE	0	04/22/2022	WD	16-LC PAYOFF	2022-01425	DEED	0.0				
DODDE ARNOLD R & LINDA (H	VANDERMEULEN MICHELL (S/F	40,000	09/26/2009	LC	03-ARM'S LENGTH	2009/3445	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8530 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/04/2023								
Owner's Name/Address		MAP #:		2025 Est TCV 125,280 TCV/TFA: 117.63								
MURPHY KERRIN & JOHNSTON BRENNAN 8530 W SAPPHIRE AVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		C200'@200/	54.00	116.00	1.3873	0.7338	200	100		10,995
TOTAL REMODEL FOR 02..NO PERMIT ADD SEWER FOR 05		Paved Road		54 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =		10,995	
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2025	5,500	57,100	62,600			62,600S		
		TPC 04/30/2021 INSPECTED		2024	4,100	43,500	47,600			47,600S		
		TPC 12/27/2017 INSPECTED		2023	3,300	36,400	39,700			39,700S		
		TPC 03/30/2015 INSPECTED		2022	3,000	33,500	36,500			22,602C		

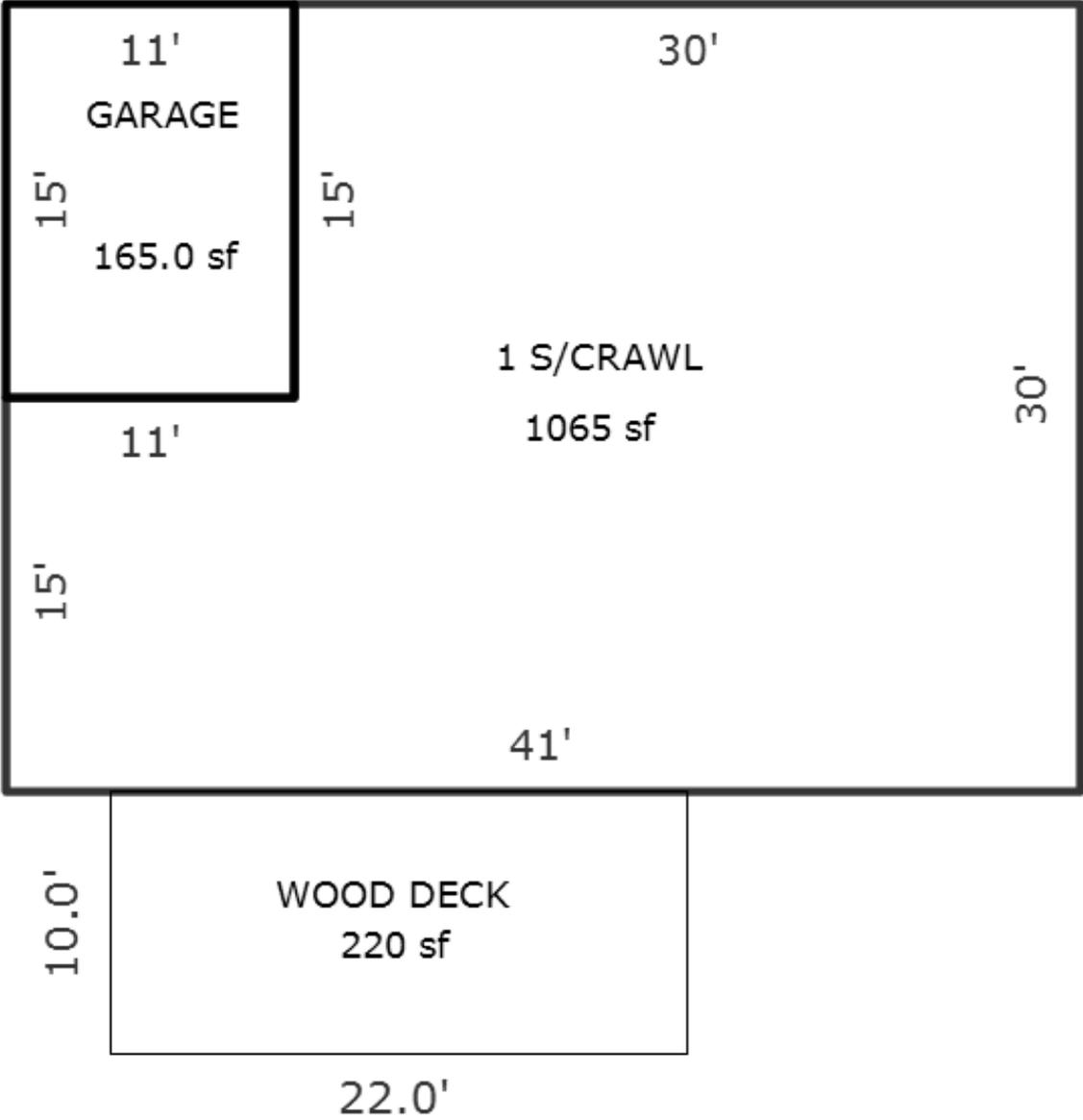


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 220	Type Treated Wood Treated Wood	Year Built: 1946 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: 165 % 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: 1,065 Total Base New : 159,838 Total Depr Cost: 103,895 Estimated T.C.V: 114,285		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1946		
Yr Built 1946	Remodeled 2001	Ex	Ord	X	Min	No. of Elec. Outlets			Ground Area = 1065 SF Floor Area = 1065 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Room List		Lg	Ord	X	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,065		Total: 139,218		90,492			
(1) Exterior		(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:		0 Amps Service			Average Fixture(s) 1 1,455 946			Deck						
(2) Windows		(6) Ceilings		Many X Ave. Few			Treated Wood 32 1,384 900			Treated Wood 220 4,352 2,829						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1065 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall 1 -2,647 -1,721			Base Cost 165 9,228 5,998						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Water/Sewer			Water/Sewer						
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		SANITARY SEWER 1 0 0 *			Public Sewer 1 1,473 957			Water Well, 50 Feet 1 2,648 1,721						
(3) Roof		(9) Basement Finish		Notes:			Built-Ins			Appliance Allow. 1 2,727 1,773						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 114,285			Local Cost Items			SANITARY SEWER 1 0 0						
Chimney: Block		(10) Floor Support		Totals: 159,838 103,895			Public Sewer 1 1,473 957			Water Well, 50 Feet 1 2,648 1,721						
		Joists: Unsupported Len: Cntr.Sup:					Water Well 1 0 0			Public Sewer 1 1,473 957						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERVEEN RUSSELL TRUST	BRADY THOMAS K & JOANNE M	17,000	08/20/2018	WD	03-ARM'S LENGTH	2018-02721	PROPERTY TRANSFER	100.0
VELDSMA ANN TRUST	VANDERVEEN RUSSELL SUCCES	0	10/07/2009	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
VELDSMA ANN	VELDSMA ANN ESTATE	0	10/06/2008	OTH	21-NOT USED/OTHER		DEED	0.0
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	21-NOT USED/OTHER	2009/647	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8520 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:	
BRADY THOMAS K & JOANNE M 57295 BUCKHORN RD THREE RIVERS MI 49093	2025 Est TCV 25,570 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 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	54.00	116.00	1.3873	0.7338	200	100	10,995	
Comments/Influences			Gravel Road	54 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	10,995

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.	6.52	1000 50	3,260
				Total Estimated Land Improvements True Cash Value = 3,260			

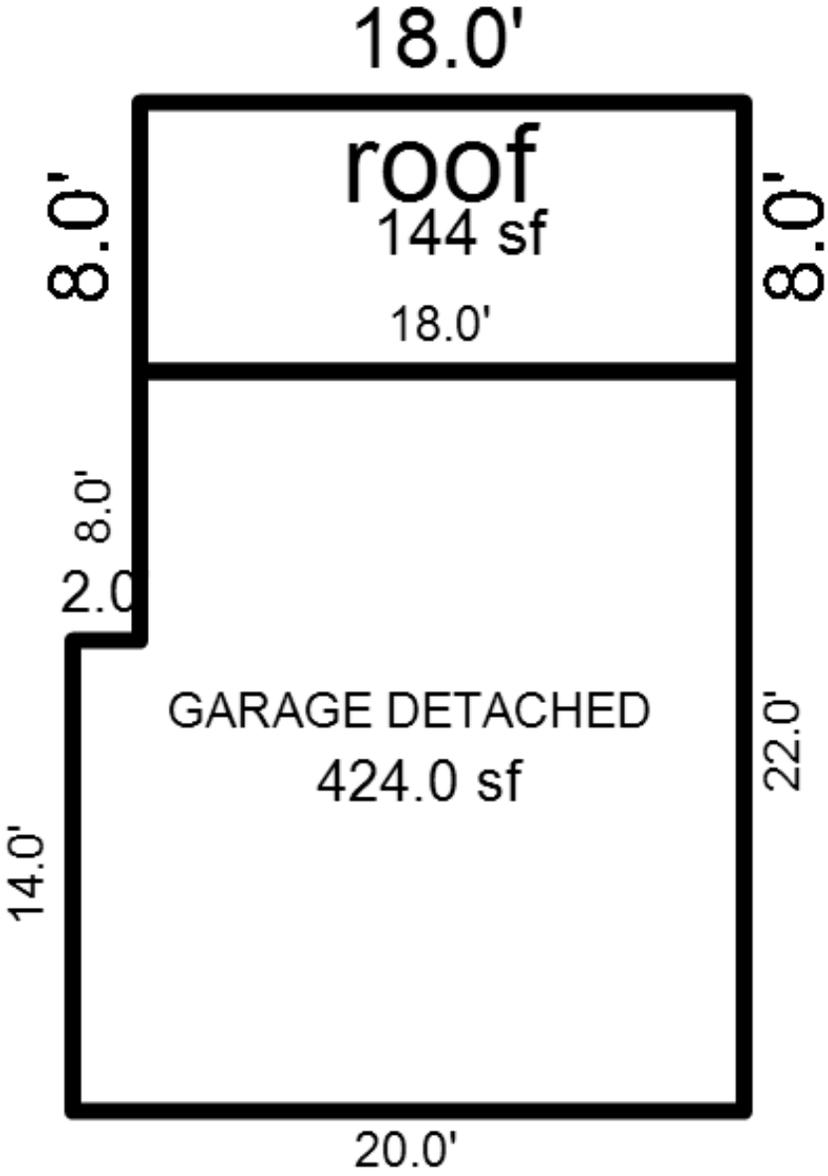
Comments/Influences	X Curb	Street Lights	Standard Utilities	Underground Utils.	Topography of Site						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level			2025	5,500	7,300	12,800			7,277C
	X	Rolling			2024	4,100	7,000	11,100			7,059C
	X	Low			2023	3,300	4,200	7,500			6,723C
	X	High			2022	3,000	3,800	6,800			6,403C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	4,100	7,000	11,100			7,059C
TPC	04/30/2021	INSPECTED	2023	3,300	4,200	7,500			6,723C
TPC	12/27/2017	INSPECTED	2022	3,000	3,800	6,800			6,403C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
CARROLL THOMAS G & KAY H	KLAFT CRYSTAL	175,000	10/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-03477	PROPERTY TRANSFER	100.0								
KLAFT CRYSTAL	KLAFT CRYSTAL & RINDLISBA	0	10/28/2022	QC	09-FAMILY	2022-03577	DEED	50.0								
CARROLL KELLY R	CARROLL THOMAS G & KAY H	1	10/21/2013	QC	09-FAMILY	2013-03773	DEED	50.0								
HANCHETT KYLE (S/M)	CARROLL KELLY ROSE & KAY	0	11/20/2006	QC	21-NOT USED/OTHER	07-0/268	DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
8510 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		05/31/2016		2016-9999	100%							
Owner's Name/Address		P.R.E. 100% 10/28/2022		MAP #:												
KLAFT CRYSTAL & RINDLISBACHER TREVO 8510 W SAPPHIRE AVE LAKE CITY MI 49651		2025 Est TCV 94,626 TCV/TFA: 131.43														
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS										
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 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		C200'@200/		54.00		116.00	1.3873	0.7338	200	100		10,995
		X		Paved Road		54 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =		10,995						
		X		Storm Sewer		Land Improvement Cost Estimates										
		X		Sidewalk		Description		Rate		Size		% Good		Cash Value		
		X		Water		Wood Frame		25.13		180		50		2,261		
		X		Sewer		Wood Frame		29.11		96		50		1,397		
		X		Electric		Total Estimated Land Improvements True Cash Value =					3,658					
		X		Gas												
				Curb												
				Street Lights												
				Standard Utilities												
				Underground Utils.												
				Topography of Site												
				Level												
				X Rolling												
				X Low												
				High												
				X Landscaped												
				Swamp												
				Wooded												
				Pond												
				Waterfront												
				X 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	5,500	41,800	47,300			47,300S		
				TPC 08/27/2022		INSPECTED	2024	11,000	37,800	48,800			45,885C			
				TPC 12/27/2017		INSPECTED	2023	11,000	32,700	43,700			43,700S			
				JWV 09/08/2016		INSPECTED	2022	3,000	30,700	33,700		33,700W	24,220C			

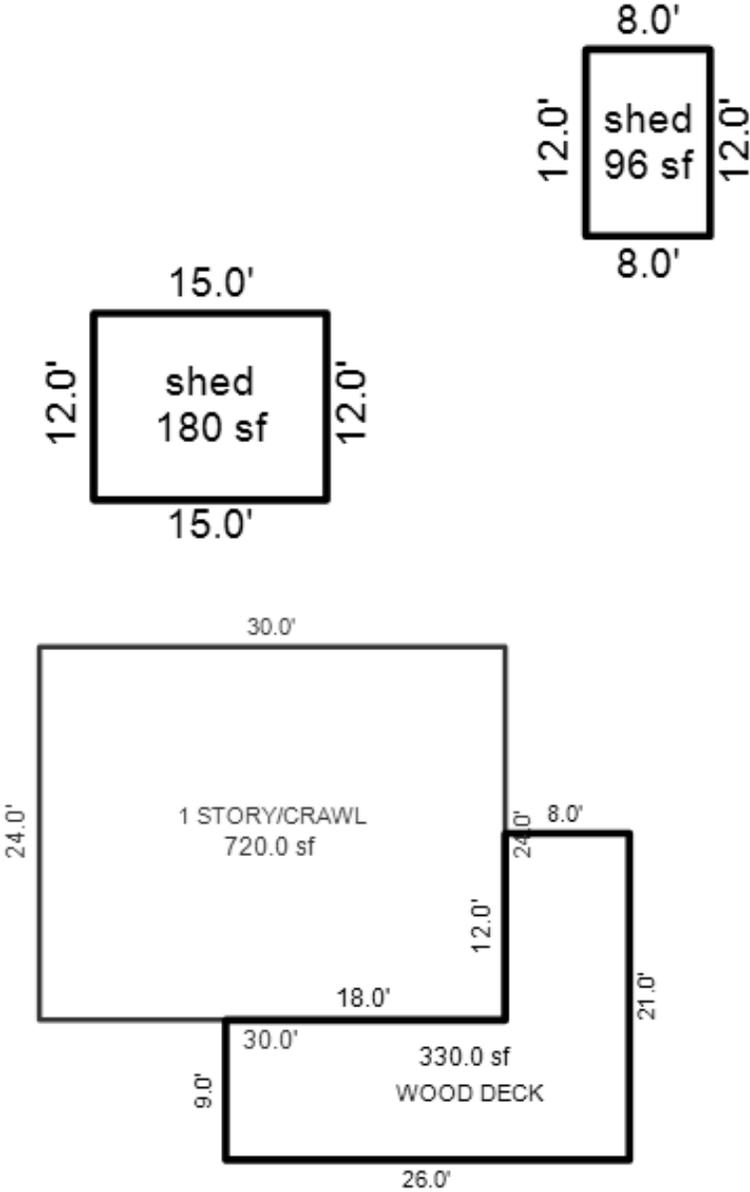


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 720 Total Base New : 111,852 Total Depr Cost: 72,703 Estimated T.C.V: 79,973		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1969		
Yr Built 1969	Remodeled 0	Ex	Ord	X	Min	0 Amps Service			Ground Area = 720 SF Floor Area = 720 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space		720		Total: 97,876 63,619			
	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		Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet		1 1,455 946 330 5,673 3,687 1 1,473 957 1 2,648 1,721		
(1) Exterior		(6) Ceilings		No. of Plumbing			Built-Ins			Appliance Allow.		Local Cost Items		SANITARY SEWER		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Tile		Many X Ave. Few			(13) Plumbing			1		1		0 0 *		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		79,973		
X	Many Avg. X Few	Large Avg. X Small	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	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Block																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	PROPERTY TRANSFER	0.0
NELSON ROBERT H	NELSON GEORGIA A SURVIVOR	0	06/30/2013	AFF	07-DEATH CERTIFICATE	2013-03585	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8387 W SAPPHIRE AVE	School: LAKE CITY AREA SCHOOL DIST		Replacement	03/15/2024	PM24-0028	100%

Owner's Name/Address	MAP #:
NELSON FAMILY REVOCABLE TRUST 683 SYLVANWOOD DR TROY MI 48085-3128	2025 Est TCV 342,880 TCV/TFA: 246.50

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A50'@1600/	66.00	128.00	0.9074	1.0902	1600	100		104,469
X Gravel Road	66 Actual Front Feet, 0.19 Total Acres								104,469
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									



Topography of Site	Level
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	52,200	119,200	171,400			114,968C
2024	39,300	117,700	157,000			111,512C
2023	31,100	112,400	143,500			106,202C
2022	26,400	101,400	127,800			101,145C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 925 187 64	Type Treated Wood Treated Wood Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 421 % 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 1953	Remodeled 1990		Trim & Decoration		Ex	X	Ord									
Condition: Average			Size of Closets				Min									
Room List			Lg	X	Ord		Small									
	Basement 1st Floor 2nd Floor Bedrooms		Doors	X	Solid		H.C.									
(1) Exterior			(5) Floors		Kitchen: Other: Other:											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min											
(2) Windows		X	(7) Excavation		No. of Elec. Outlets X Many Ave. Few											
X	Many Avg. Few	X	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1391 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											
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 Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
X	Gable Hip Flat	X	(9) Basement Finish		Lump Sum Items:											
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney: Stone			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:											
			Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1391 SF Floor Area = 1391 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C Blt 1953						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,391 Total: 175,866 114,313																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,455 946																
2 Fixture Bath 1 3,064 1,992																
Deck																
Treated Wood 187 3,905 2,538																
Treated Wood w/Roof (Deck Portion) 64 1,997 1,298																
Treated Wood w/Roof (Roof portion) 64 1,217 791																
Treated Wood 925 11,840 7,696																
Garages																
Class: C Exterior: Block Foundation: 42 Inch (Finished)																
Base Cost 421 24,700 16,055																
Water/Sewer																
Public Sewer 1 1,473 957																
Water Well, 100 Feet 1 5,725 3,721																
Built-Ins																
Appliance Allow. 1 2,727 1,773																
Fireplaces																
Exterior 1 Story 1 6,420 4,173																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Totals: 240,389 156,253																
<<<<< 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.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	09-FAMILY	2013-03585 QD	DEED	0.0
		75,000	08/01/1999	WD	33-TO BE DETERMINED	330:1191	DEED	0.0

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

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

Owner's Name/Address: NELSON FAMILY REVOCABLE TRUST  
 683 SLYVANWOOD DR  
 TROY MI 48085  
 2025 Est TCV 160,902

Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		A50'@1600/	167.40	78.06	0.6551	0.9170	1600	100		160,902
* Factors * 167 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 160,902											

Tax Description: WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.  
 Comments/Influences: 9TH STEET

- 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
- X Landscaped
- X Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- X Wetland
- X Flood Plain
- X PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	80,500	0	80,500			25,961C
2024	69,800	0	69,800			25,181C
2023	55,300	0	55,300			23,982C
2022	25,600	0	25,600			22,840C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	EBELS MICHAEL J & KIMBERL	2,500	09/11/2011	WD	03-ARM'S LENGTH	2011-02960	PROPERTY TRANSFER	0.0
INDIAN LAKES DEVELOPMENT	THOENES PROPERITES LLC	3,267	09/09/2011	WD	03-ARM'S LENGTH	2011-03334	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 1,774					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			B200'@1600/	15.00	7.00	1.3512	L0.0547	1600 100	1,774
					0.00	Total Acres		Total Est. Land Value =	1,774

Tax Description

ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963

REMAINDER OF NORTH PART OF ENGEL PARK AFTER SPLITS:

SPLIT ON 12/03/2011 INTO 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;

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

Comments/Influences

NORTH PRT OF OLD PARK RETURNED TO ROLL FOR 00

Split/Comb. on 12/03/2011 completed

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	900	0	900			649C
2024	800	0	800			630C
2023	600	0	600			600S
2022	800	0	800			619C

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

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0-193-00;  
-193-11,  
193-65,  
193-25;

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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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 1,618													
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE 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		B200'@1600/		15.00		7.00 1.3512L0.0499		1600 100 PRT OF SIDEWALK 1,618											
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 Split on 12/03/2011 from 009-600-193-00;		X Gravel Road		0.00 Total Acres		Total Est. Land Value =		1,618													
Comments/Influences		X Paved Road																			
PART OF OLD PARK ENGLEWOOD RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ; Parent Parcel(s): 009-600-193-00; 009-600-193-11, 193-65, 193-25;		X Storm Sewer																			
		X Sidewalk																			
		X Water																			
		X Sewer																			
		X Electric																			
		Gas																			
		Curb																			
		Street Lights																			
		Standard Utilities																			
		Underground Utils.																			
		Topography of Site																			
		Level																			
		Rolling																			
		X Low																			
		High																			
		Landscaped																			
		Swamp																			
		Wooded																			
		Pond																			
		X Waterfront																			
		Ravine																			
		Wetland																			
		Flood Plain																			
		X PRIVATE RD																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
								2025		800		0		800						468C	
								2024		800		0		800						454C	
								2023		600		0		600						433C	
								2022		500		0		500						413C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORSEY THOMAS A	CAVANAUGH JAMES & WINEGAR	0	11/12/2021	QC	09-FAMILY	2021-03910	PROPERTY TRANSFER	33.0
DORSEY JEANNE ESTATE	DORSEY THOMAS A	0	03/09/2021	QC	08-ESTATE	2021-00888	DEED	0.0
DORSEY JEANNE	DORSEY JEANNE ESTATE	0	02/06/2018	AFF	07-DEATH CERTIFICATE	2020-02744 DC	PROPERTY TRANSFER	0.0
CAVANAUGH JAMES & JUDITH	CAVANAUGH M L & CAVANAUGH	1	10/24/2011	QC	21-NOT USED/OTHER	2011-03363 QCD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/03/2011					

Owner's Name/Address	MAP #:	2025 Est TCV 16,408
CAVANAUGH JAMES & WINEGAR MARY & DORSEY THOMAS A PO BOX 12 LAKE CITY MI 49651		
	Improved	X Vacant
	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE	
	* Factors *	
	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@1600/ 50.00 107.46 1.0000 1.0255 1600 20 PRT OF ABAND SIDEWALK 16
		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 16,408

Tax Description	X	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, EASEMENTS OF RECORD.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,200	0	8,200			1,927C
2024	6,100	0	6,100			1,870C
2023	4,800	0	4,800			1,781C
2022	2,000	0	2,000			1,697C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	QC	09-FAMILY	2016-02559	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7870 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/21/2016	2016-0551	100%
	P.R.E. 100% 02/03/2020		Demolition/Removal	09/09/2016	2016-0434	100%

Owner's Name/Address	MAP #:
ADLER KELLY M 7870 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 691,951 TCV/TFA: 525.80

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements		* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X		Dirt Road	75.00	85.00	1.0000	0.6909	5000	100	259,086	
		Gravel Road	75 Actual Front Feet, 0.15 Total Acres							
		Paved Road	Total Est. Land Value =							259,086

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	D/W/P: 3.5 Concrete	6.49	420	0	0		
	X	D/W/P: 4in Ren. Conc.	8.06	480	0	0		

Comments/Influences	X	Residential Local Cost Land Improvements						
		Description	Rate	Size	% Good	Cash Value		
	X	LAND IMPROVE 5000	5,000.00	1	95	4,750		
		Total Estimated Land Improvements True Cash Value = 4,750						

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/24/2017	INSPECTED	2025	129,500	216,500	346,000			225,634C
JWV	12/24/2016	INSPECTED	2024	88,400	202,500	290,900			218,850C
JWV	12/24/2016	INSPECTED	2023	70,700	200,400	271,100			208,429C
JWV	11/27/2016	INSPECTED	2022	76,100	180,800	256,900			198,504C

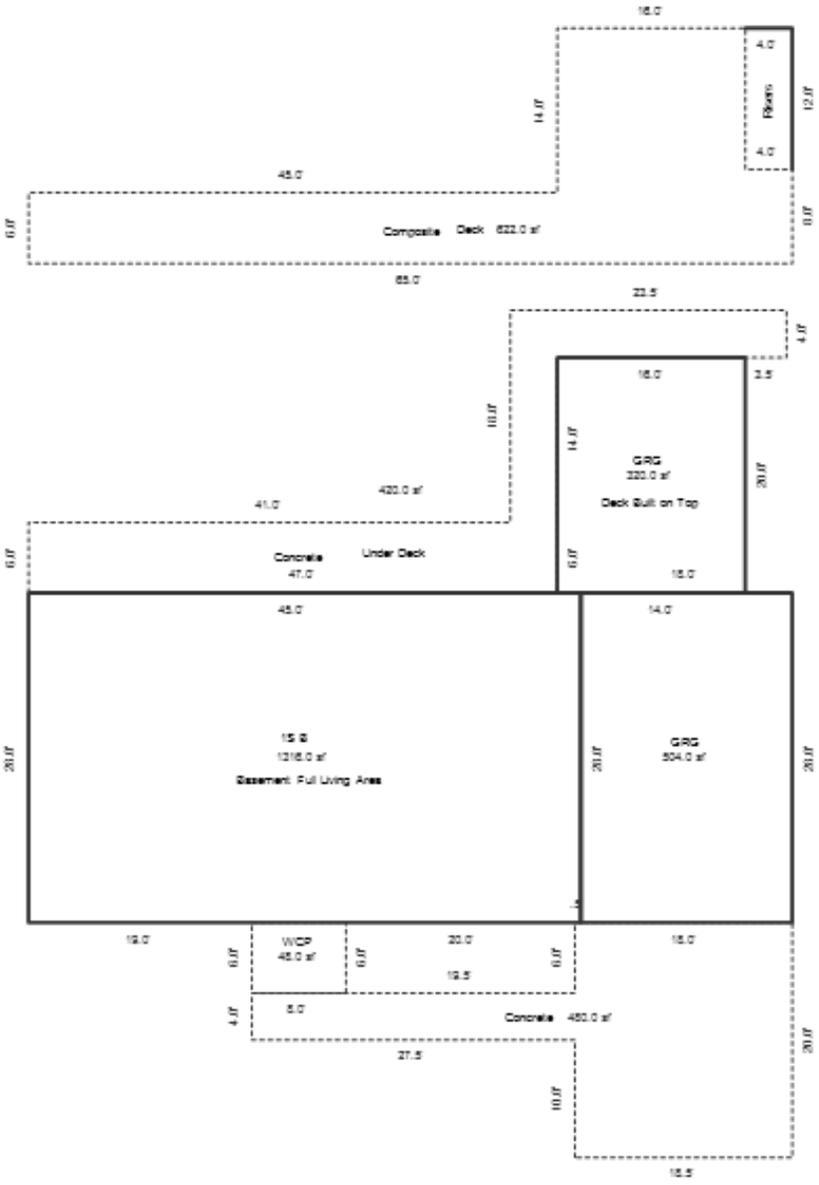
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home			Drywall	Plaster	X								Class: C +5 Effec. Age: 7 Floor Area: 1,316 Total Base New : 299,324 Total Depr Cost: 267,572 Estimated T.C.V: 428,115				
	Town Home			0	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	48 WCP (1 Story) 622 Composite 48 Treated Wood								
	Duplex	(4) Interior			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 5 Blt 2018				
	A-Frame	Trim & Decoration			Ex. Ord. Min				(11) Heating System: Forced Heat & Cool									
	Wood Frame	Size of Closets			No. of Elec. Outlets				Ground Area = 1316 SF Floor Area = 1316 SF.									
	Building Style: 1S	Ex	Ord	Min	Many Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93									
	Yr Built 2018	Doors Solid H.C.			(13) Plumbing				Building Areas									
	Remodeled 0	Lg Ord Small			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath				Stories Exterior Foundation Size Cost New Depr. Cost									
	Condition: Average	Lg Ord 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				1 Story Siding Basement 1,316 Total: 209,705 195,013									
Room List	Doors Solid H.C.			(14) Water/Sewer			Other Additions/Adjustments											
Basement	(5) Floors			1 Public Water			Recreation Room											
1st Floor	Kitchen:			1 Public Sewer			Plumbing											
2nd Floor	Other:			1 Water Well			Average Fixture(s)											
3 Bedrooms	Other:			1000 Gal Septic 2000 Gal Septic			3 Fixture Bath											
(1) Exterior	(6) Ceilings			Lump Sum Items:			2 Fixture Bath											
Wood/Shingle	No./Qual. of Fixtures						2 Fixture Bath											
Aluminum/Vinyl	Ex. Ord. Min						Porches											
Brick	No. of Elec. Outlets						WCP (1 Story)											
Insulation	Many Ave. Few						Deck											
(2) Windows	(7) Excavation						Treated Wood											
Many Avg. Few	Basement: 1316 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Composite											
Large Avg. Small	(8) Basement						Garages											
Wood Sash	Conc. Block						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
Metal Sash	Poured Conc.						Base Cost											
Vinyl Sash	Stone						Common Wall: 1 Wall											
Double Hung	Treated Wood						Door Opener											
Horiz. Slide Casement	Concrete Floor						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
Double Glass	(9) Basement Finish						Base Cost											
Patio Doors	1316 Recreation SF						Common Wall: 1 Wall											
Storms & Screens	Living SF						Door Opener											
(3) Roof	Walkout Doors (B)						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
Gable	No Floor SF						Base Cost											
Hip	Walkout Doors (A)						Common Wall: 1 Wall											
Flat	(10) Floor Support						Water/Sewer											
Asphalt Shingle	Joists:						Public Sewer											
Chimney:	Unsupported Len:						Water Well, 100 Feet											
	Cntr.Sup:						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SERR JEFFERSON TRUST	LAURIE CARL & BRITTANY E	300,000	08/12/2021	WD	03-ARM'S LENGTH	2021-02754	PROPERTY TRANSFER	100.0
SERR JEFFERSON (WIDOWER)	SERR JEFFERSON TRUSTEE	0	03/13/2007	QC	21-NOT USED/OTHER	2007/1069	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7856 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAURIE CARL & BRITTANY E 1785 CHANDLER WOODS CT BELMONT MI 49306	MAP #:					
	2025 Est TCV 438,418 TCV/TFA: 312.71					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			B100'@5000/FF	75.00	85.00	1.0000	0.6909	5000 100	259,086	
			75 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	259,086

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1 ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	24.70	84 94	1,950
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
	X	LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			2,900



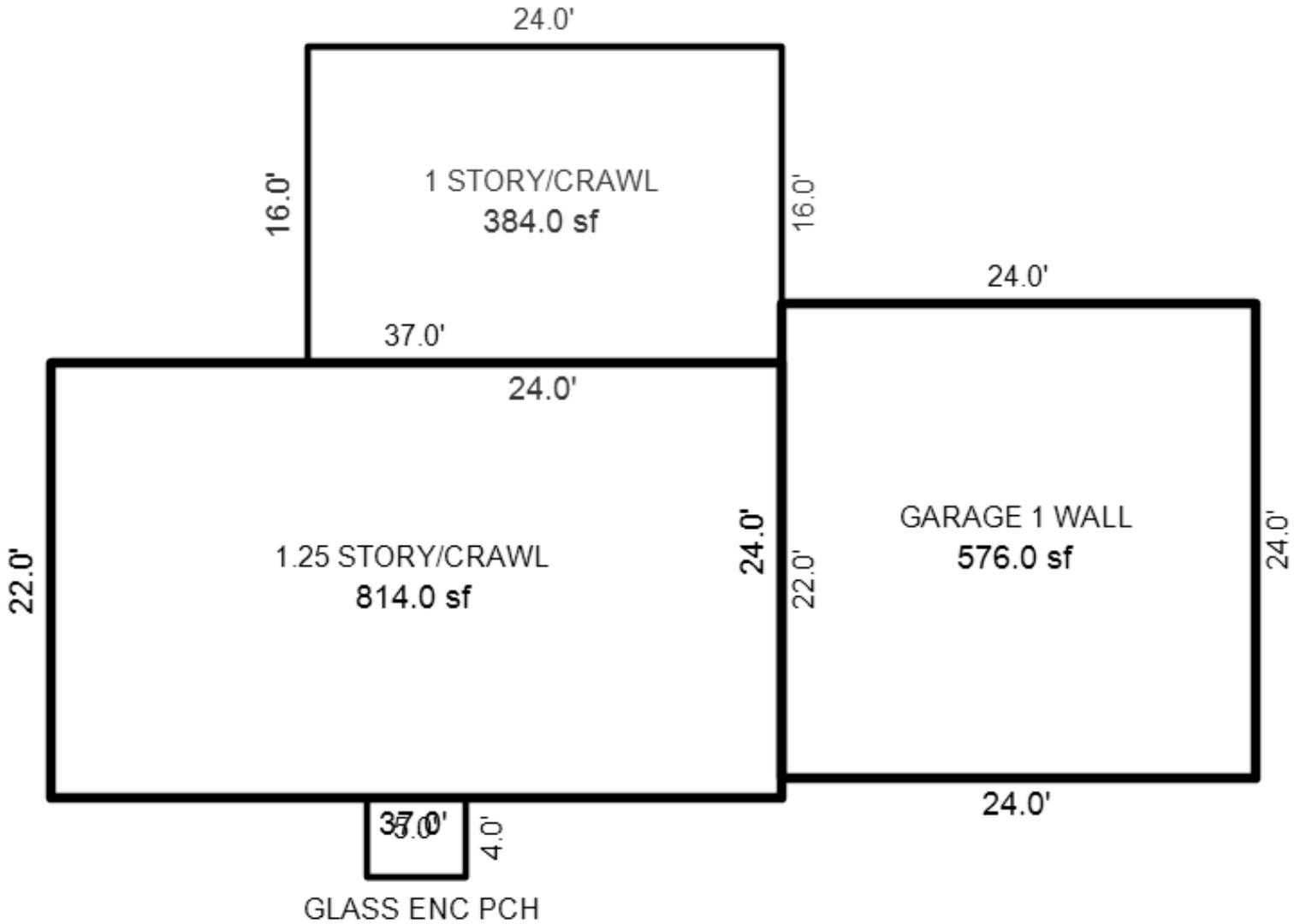
Topography of Site	X	Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain
	X	Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	129,500	89,700	219,200			162,382C
2024	88,400	83,100	171,500			157,500C
2023	70,700	79,300	150,000			150,000S
2022	76,100	71,500	147,600			147,600S

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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.
PASSENGER DON & JANESE		0	09/10/2010	OTH	09-FAMILY	2010-4320PWR A	PROPERTY TRANSFER	0.0
		262,000	08/02/2002	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7842 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2017	2017-0474	100%

Owner's Name/Address	MAP #:
PASSENGER DON & JANESE 2135 SHENANDOAH NW GRAND RAPIDS MI 49504-5911	2025 Est TCV 555,755 TCV/TFA: 317.21

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			B100'@5000/FF	75.00	85.00	1.0000	0.6909	5000 100	259,086	
			75 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	259,086

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value	
. SEC 11 T22N R8W BEG ON N LOT LINE 116 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 150 FT FR SE COR SE'LY ON LOT LINE 75 FT N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	6.49	63 0	0	
	X	Sewer	Wood Frame	31.16	84 94	2,460	
	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 =				3,410
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences	Topography of Site
20802277 \$275,000	X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X Private Road

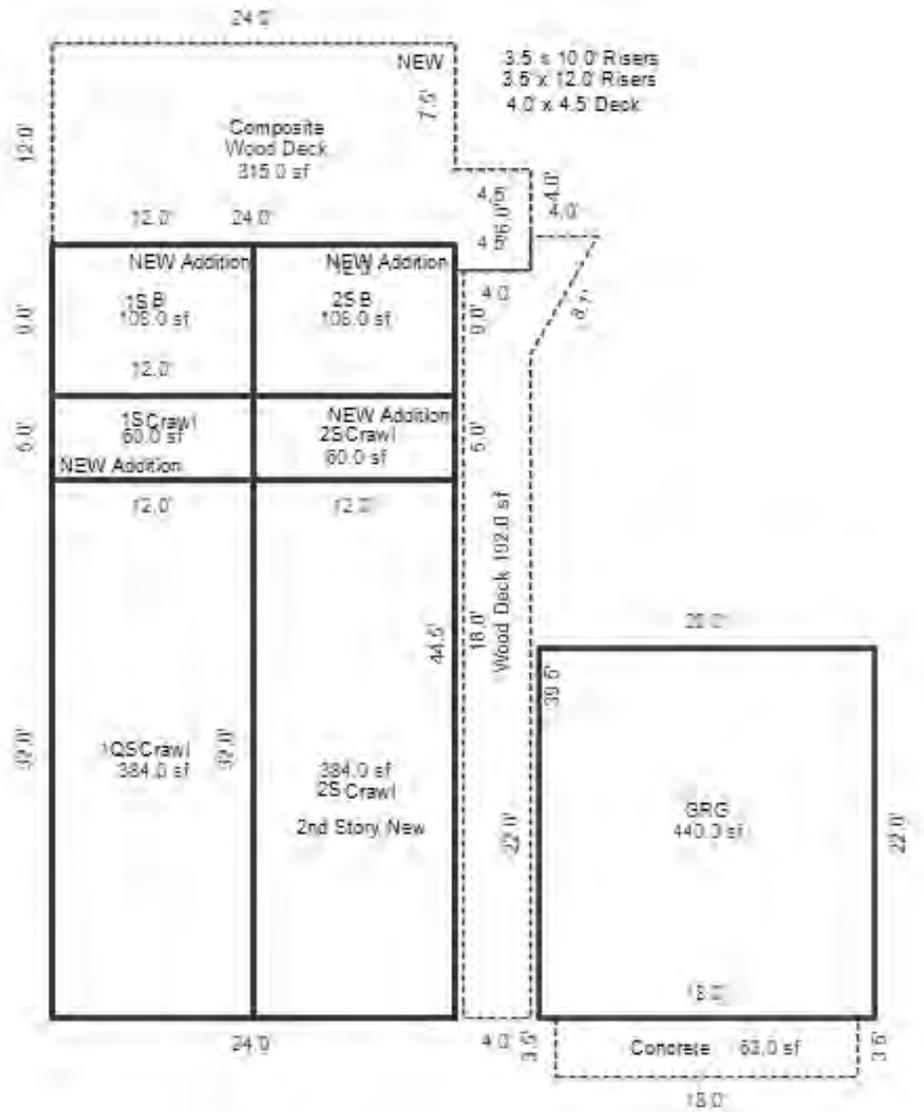


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	129,500	148,400	277,900			174,967C
2024	88,400	137,400	225,800			169,707C
2023	70,700	132,200	202,900			161,626C
2022	76,100	119,300	195,400			153,930C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	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 315 93 192	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 Car Capacity: 2 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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,752 Total Base New : 261,842 Total Depr Cost: 183,287 Estimated T.C.V: 293,259		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall	Plaster		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1978	
Yr Built 1978		Remodeled 2018		Ex	X	Ord	Min	100 Amps Service		Ground Area = 1104 SF		Floor Area = 1752 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets		Building Areas		Stories		Exterior	
Room List		Doors		Solid		X	H.C.	(12) Electric		Foundation		Size		Cost New	
Basement 4 1st Floor 2 2nd Floor 4 Bedrooms		(5) Floors		Kitchen:		Other:		100 Amps Service		Crawl Space		384		209,362	
(1) Exterior		(6) Ceilings		Other:		No. of Elec. Outlets		Average Fixture(s)		Crawl Space		60		146,551	
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets		Many	X	Ave.	Few	Crawl Space		60			
Insulation		(7) Excavation		Basement: 216 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		3 Fixture Bath		Crawl Space		60			
(2) Windows		Many Avg.		Large Avg.		Few Small		2 Fixture Bath		Basement		108			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Basement		108			
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Total:		209,362		146,551	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:		Plumbing		Average Fixture(s)		1		1,455	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		3 Fixture Bath		Deck		Treated Wood		315	
Chimney: Metal		Lump Sum Items:		1		1000 Gal Septic		2000 Gal Septic		Treated Wood		93		2,430	
		Lump Sum Items:		1		2000 Gal Septic		2000 Gal Septic		Treated Wood		192		3,971	
		Lump Sum Items:		1		2000 Gal Septic		2000 Gal Septic		Treated Wood		192		3,971	
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		Lump Sum Items:		1											



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMERS GARY LEE & PEGGY J	VELDEER JAMES D & MARYANN	265,000	09/01/2004	WD	03-ARM'S LENGTH	04-0/3763	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7812 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Addition	11/14/2017	2017-0584	100%
Owner's Name/Address	P.R.E. 0%		Addition	10/22/2008	20080691	100%
VELDHEER JAMES D & MARYANNE 4274 S OAK POINTE COURT NE GRAND RAPIDS MI 49525	MAP #:		Addition	11/06/2006	20060109	Complete
	2025 Est TCV 631,813 TCV/TFA: 289.82					

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 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		Dirt Road	75.00	85.00	1.0000 0.6909	5000 100	259,086
Comments/Influences			Gravel Road	75 Actual Front Feet, 0.15 Total Acres			Total Est. Land Value =	259,086

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X		Dock: Light posts	42.32	600 0	0
	X		D/W/P: Patio Blocks	15.39	50 0	0
	X		D/W/P: 4in Ren. Conc.	8.06	651 0	0
	X		Wood Frame	27.60	120 94	3,113
	X		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 5000	5,000.00	1 100	5,000
			Total Estimated Land Improvements True Cash Value =			8,113

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



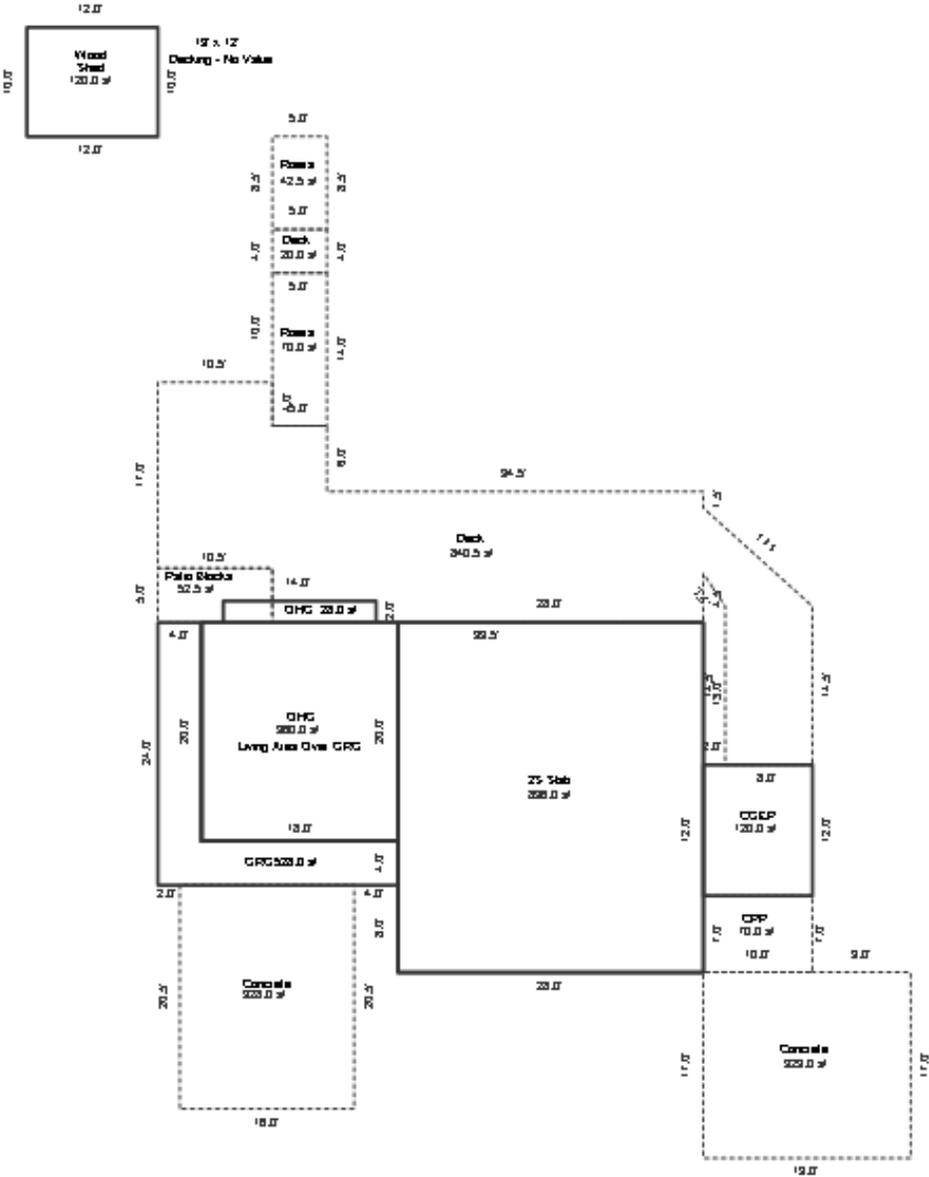
Who	When	What	2025	129,500	186,400	315,900			197,100C
			2024	88,400	172,800	261,200			191,174C
			2023	70,700	165,100	235,800			182,071C
			2022	76,100	148,900	225,000			173,401C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 120 972	Type CGEP (1 Story) CPP Composite	Year Built: 1978 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 2,180 Total Base New : 303,881 Total Depr Cost: 227,884 Estimated T.C.V: 364,614			E.C.F. X 1.600		Bsmnt Garage:				
Building Style: 2S		X	Drywall	X	Paneled	Plaster Wood T&G		Central Air Wood Furnace					Roof:			
Yr Built 1978		Remodeled 2018		Trim & Decoration			No./Qual. of Fixtures									
Condition: Average		Ex	X	Ord	Min		200 Amps Service									
Room List		Lg	X	Ord	Small		No. of Elec. Outlets									
Basement 1st Floor 2nd Floor 6 Bedrooms		(5) Floors		Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 2180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C 5 Blt 1978				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost									
Insulation		X		Many X Ave. Few			2 Story Siding Slab 896 1 Story Siding Overhang 388									
(2) Windows		(7) Excavation		(13) Plumbing			Total: 242,001 181,474									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 896 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches CGEP (1 Story) 120 8,624 6,468 CPP 120 2,339 1,754									
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,063 17,297 Common Wall: 1 Wall 1 -2,647 -1,985									
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 100 Feet 1 5,725 4,294									
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Built-Ins Appliance Allow. 1 2,727 2,045									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Deck Composite 972 14,541 10,906			Local Cost Items SANITARY SEWER 1 0 0 *									
Chimney: Brick				Totals: 303,881 227,884			<<<< 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.
VANDRIE JOHN TRUST (DECEA	VANDRIE SUSAN TRUST	0	01/02/2007	WD	21-NOT USED/OTHER	2007/32	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7808 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VANDRIE SUSAN TRUST 9656 AMIDON DR TRAVERSE CITY MI 49685	MAP #:					
	2025 Est TCV 417,348 TCV/TFA: 434.74					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			B100'@5000/FF	75.00	101.00	1.0000 0.7090 5000 100	265,876
			75 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value = 265,876

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH W'LY 34 FT TO BEG. PT OF LOTS 1 & 2, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences



Topography of Site	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

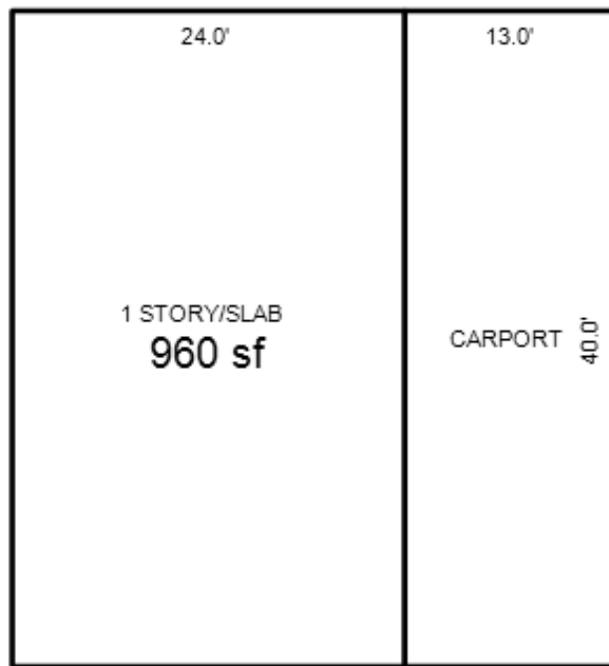
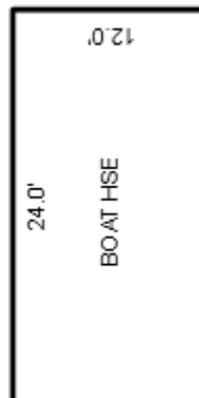
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	132,900	75,800	208,700			97,805C
2024	90,700	70,100	160,800			94,865C
2023	72,600	66,900	139,500			90,348C
2022	76,100	60,300	136,400			86,046C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 35 Floor Area: 960 Total Base New : 144,733 Total Depr Cost: 94,076 Estimated T.C.V: 150,522		E.C.F. X 1.600		Bsmnt Garage: Carport Area: 520 Roof: Comp.Shingle					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1967						
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		120		Amps Service		Stories		Exterior		Foundation		Total:				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		1 Story		Siding		Slab		960			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing		Average Fixture(s)		Other Additions/Adjustments		Total:		108,234		70,351				
(1) Exterior		Kitchen: Other: Other:		120		Ex. X Ord. Min		Plumbing		Average Fixture(s)		1		1,212		788		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(14) Water/Sewer		Garages		Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost		288 13,213 8,588		
	Insulation	X	Drywall	1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		Public Sewer		Water Well, 100 Feet		1 1,307 850 1 5,560 3,614		
(2) Windows		(7) Excavation		1		Average Fixture(s)		Built-Ins		Appliance Allow.		Fireplaces		Exterior 1 Story		1 5,626 3,657		
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		(8) Basement		Public Water		Carports		Comp.Shingle		Local Cost Items		SANITARY SEWER		1 0 0	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Water Well		Fireplaces		1		5,626		3,657		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(9) Basement Finish		1		1000 Gal Septic		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:		150,522		*		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1		2000 Gal Septic		Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1		Lump Sum Items:											
X	Asphalt Shingle	Chimney: Brick																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN JAMES A & TERI	WINKLE TOD & SHANNON	430,000	08/28/2023	WD	03-ARM'S LENGTH	2023-02305	PROPERTY TRANSFER	100.0
SUSSKIND CAROL A TRUST	VANDERLAAN JAMES A & TERI	308,000	10/09/2020	WD	03-ARM'S LENGTH	2020-03047	PROPERTY TRANSFER	100.0
RIX EULEEN TRUST	SUSSKIND CAROL A TRUST	0	05/03/2007	QC	09-FAMILY	2007/1704	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status					
7804 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	10/08/2024	PE24-0194	80%					
	P.R.E. 0%		Construction (new)	09/17/2024	PM24-0157	80%					
Owner's Name/Address	MAP #:		New House	06/21/2024	PB24-0008	80%					
WINKLE TOD & SHANNON 6769 WEST FALMOUTH RD MC BAIN MI 49657	2025 Est TCV 976,075 TCV/TFA: 275.73		New House	06/21/2024	PB24-0008	0%					
	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
			B100'@5000/FF	91.00	95.00	1.0000	0.7025	5000 100	319,646		
			91 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 319,646								
Tax Description			Land Improvement Cost Estimates								
. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	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 Road									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2025	159,800	328,200	488,000			436,455C
		TPC 10/30/2024	INSPECTED		2024	106,300	16,200	122,500			122,500S
		TPC 04/30/2021	INSPECTED		2023	85,000	15,500	100,500			100,500S
		TPC 06/01/2020	INSPECTED		2022	88,800	85,000	173,800			173,800S



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family	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	2	Direct-Vented Ga	Class: C Effec. Age: 1 Floor Area: 3,540 Total Base New : 507,328 Total Depr Cost: 502,254 Estimated T.C.V: 803,606	Area Type	24 240 240 364	CCP (1 Story) WPP 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: 2 Mech. Doors: 0 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																												
	Mobile Home															0	Front Overhang	0	Other Overhang																																																																																																								
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	2	Class: C Effec. Age: 1 Floor Area: 3,540 Total Base New : 507,328 Total Depr Cost: 502,254 Estimated T.C.V: 803,606	2	Direct-Vented Ga	Class: C Effec. Age: 1 Floor Area: 3,540 Total Base New : 507,328 Total Depr Cost: 502,254 Estimated T.C.V: 803,606	Area Type	24 240 240 364	CCP (1 Story) WPP 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: 2 Mech. Doors: 0 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																												
Building Style: 2S		Drywall Paneled	Plaster Wood T&G													Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min																																																																																																				
Yr Built 2024		Remodeled 0		Trim & Decoration		No. of Elec. Outlets		Many		Ave.		Few																																																																																																															
Condition: Average Part. Construct.: 80%		Size of Closets		Lg		Ord		Small																																																																																																																			
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Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation		Basement: 1416 S.F. Crawl: 180 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		1416																																																																																																													
(2) Windows		Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1																																																																																																													
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<p>Cost Est. for Res. Bldg: 1 Single Family 2S Cls C Blt 2024</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1596 SF Floor Area = 3540 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99</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>2 Story</td> <td>Siding</td> <td>Basement</td> <td>1,224</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>180</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>192</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>397,521</td> <td>393,547</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>1416</td> <td>26,989</td> <td>26,719</td> </tr> <tr> <td>Basement, Outside Entrance, Above Grade</td> <td>1</td> <td>1,844</td> <td>1,826</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,455</td> <td>1,440</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,580</td> <td>4,534</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,064</td> <td>3,033</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>240</td> <td>4,826</td> <td>4,778</td> </tr> <tr> <td>WPP</td> <td>240</td> <td>4,826</td> <td>4,778</td> </tr> <tr> <td>CCP (1 Story)</td> <td>24</td> <td>1,191</td> <td>1,179</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>364</td> <td>6,050</td> <td>5,989</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>756</td> <td>35,804</td> <td>35,446</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,647</td> <td>-2,621</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,078</td> <td>1,067</td> </tr> </tbody> </table> <p>Water/Sewer</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Basement	1,224			2 Story	Siding	Crawl Space	180			1 Story	Siding	Basement	192			1 Story	Siding	Overhang	540			Total:				397,521	393,547	Item	Area	Cost	Depr. Cost	Recreation Room	1416	26,989	26,719	Basement, Outside Entrance, Above Grade	1	1,844	1,826	Plumbing				Average Fixture(s)	1	1,455	1,440	3 Fixture Bath	1	4,580	4,534	2 Fixture Bath	1	3,064	3,033	Porches				WPP	240	4,826	4,778	WPP	240	4,826	4,778	CCP (1 Story)	24	1,191	1,179	Deck				Treated Wood	364	6,050	5,989	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	756	35,804	35,446	Common Wall: 1 Wall	1	-2,647	-2,621	Door Opener	2	1,078	1,067
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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.
NORBERG GEORGE W & PATRIC	PECKHAM DANIEL C	460,000	11/03/2016	WD	03-ARM'S LENGTH	2016-03634	PROPERTY TRANSFER	100.0
NORBERG GEORGE W & PATRIC	NORBERG GEORGE W & PATRIC	0	03/15/2005	QC	21-NOT USED/OTHER	05-0/1030	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7800 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/12/2006	20060150	Complete
	P.R.E. 100% 07/15/2024		Demolition/Removal	06/01/2006	20060131	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 738,823 TCV/TFA: 394.67
PECKHAM DANIEL C 7800 W FOREST DR LAKE CITY MI 49651-8430		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES			
Comments/Influences			
201104956 4/2012 DOM221 \$495,900			



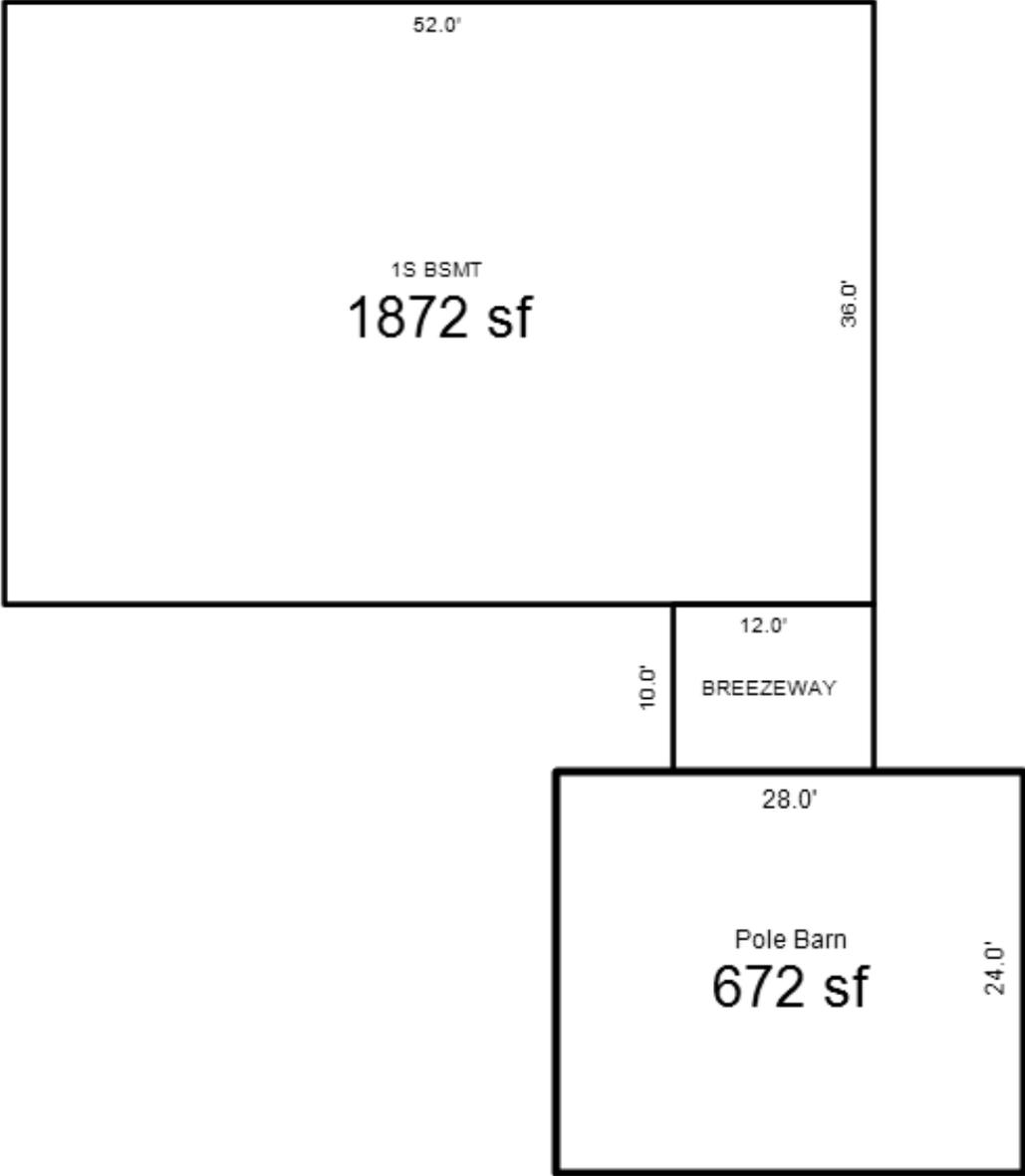
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	B100'@5000/FF	75.00	100.00	1.0000	0.7079	5000	100		265,480
Gravel Road	75 Actual Front Feet, 0.17 Total Acres								265,480
Paved Road									
Storm Sewer									
Sidewalk									
Water									
X Sewer									
X Electric									
X Gas									
Curb									
X Street Lights									
Standard Utilities									
Underground Utils.									
Topography of Site									
X Level									
Rolling									
Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	132,700	236,700	369,400			283,242C
TPC 04/30/2021	INSPECTED		2024	90,600	219,100	309,700		309,700A	274,726C
TPC 12/27/2017	INSPECTED		2023	72,400	209,200	281,600			261,644C
TPC 11/27/2012	INSPECTED		2022	76,100	199,200	275,300			249,185C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Brzwy, FW	Year Built: 1991 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 20 Floor Area: 1,872 Total Base New : 379,976 Total Depr Cost: 294,420 Estimated T.C.V: 471,072			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			E.C.F. X 1.600							
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric										
(1) Exterior							No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1872 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							Cls C 10 Blt 2006			
		X	Drywall				Many X Ave. Few										
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas										
X	Many Avg. X Few	Large Avg. Small	Basement: 1872 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,872 Total: 290,540 232,437								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			Other Additions/Adjustments Recreation Room Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Garages Class: D Exterior: Pole (Unfinished) Base Cost Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Breezeways Frame Wall Local Cost Items SANITARY SEWER			1872 1872 35,680 17,840 1 1,455 1,164 2 9,159 7,327 1 3,064 2,451 672 14,240 11,392 240 12,660 10,128 1 1,473 1,178 1 2,648 2,118 1 2,727 2,182 120 6,330 6,203 * 1 0 0 *							
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 471,072										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Totals: 379,976 294,420										

\*\*\* 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.
MARCUS BRIAN G & ELIZABET	MARCUS BRIAN G & ELIZABET	0	07/13/2022	QC	18-LIFE ESTATE	2022-02424	DEED	0.0
OWEN THOMAS D & DEBORAH G	MARCUS BRIAN G & ELIZABET	245,000	08/16/2009	WD	03-ARM'S LENGTH	2009/3120	DEED	100.0
		275,000	03/01/2003	WD	33-TO BE DETERMINED	03-0:1180	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7794 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	08/13/2024	PE24-0143	80%
Owner's Name/Address	P.R.E. 0%		Construction (new)	07/26/2024	PM24-0108	80%
MARCUS BRIAN G & ELIZABETH 8246 ROSSMAN HWY Dimondale MI 48821	MAP #:		New House	06/13/2024	PB24-0062	80%
	2025 Est TCV 759,986 TCV/TFA: 425.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOTS 6 & 7 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X		* Factors *			
			B100'@5000/FF	100.00	100.00	353,973
			100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =	353,973

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates			
								Description	Rate	Size	Cash Value
LISTED 10-07 FOR 349,000 PER CALDWELL BK	X	X	X	X	X			D/W/P: 3.5 Concrete	6.49	120	389
								Wood Frame	29.11	96	1,984
								Total Estimated Land Improvements True Cash Value = 2,373			

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



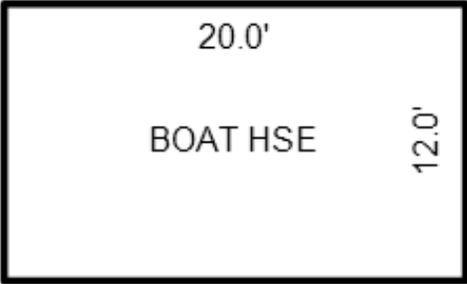
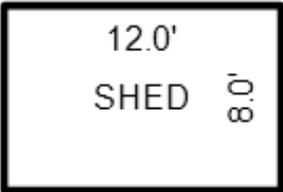
Who	When	What	2025	2024	2023	2022												
TPC 10/30/2024	INSPECTED		177,000	115,500	92,400	95,800												
TPC 04/30/2021	INSPECTED		203,000	86,300	82,400	69,200												
TPC 12/27/2017	INSPECTED		380,000	201,800	174,800	165,000												

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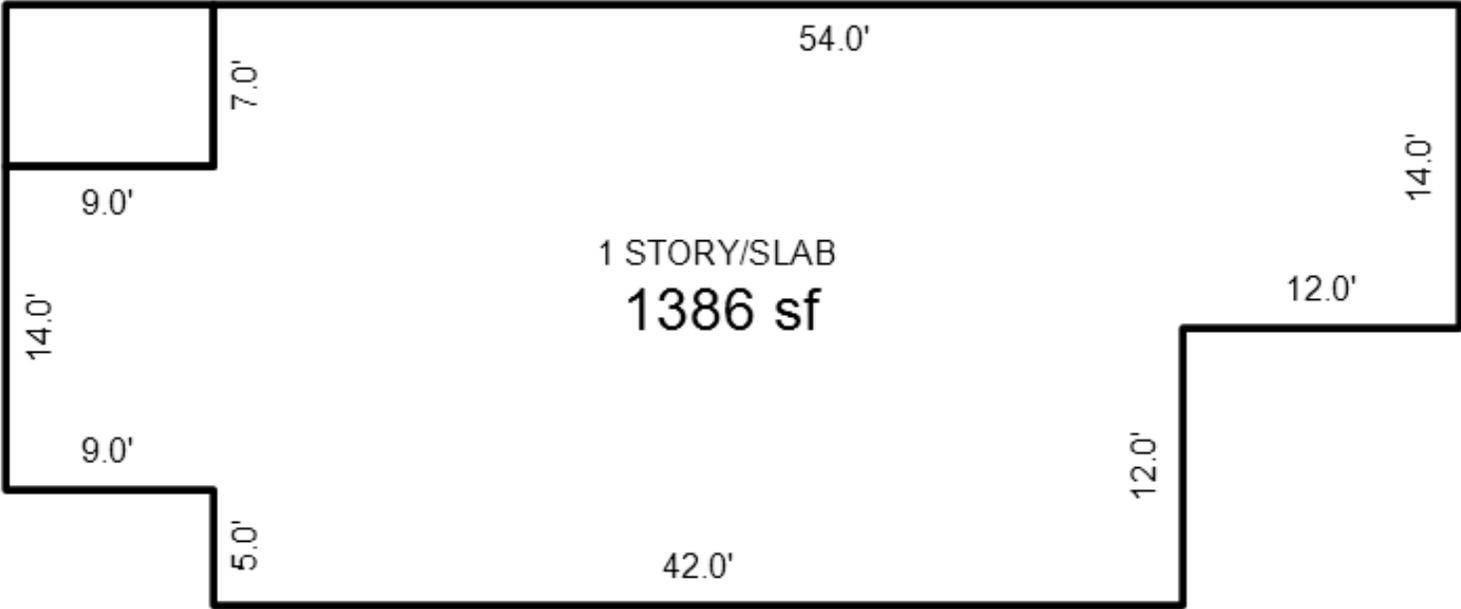
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block		(4) Interior	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 10,122 Total Depr Cost: 6,580 Estimated T.C.V: 10,528						
	Building Style: GRG		Trim & Decoration		Ex	X	Ord	Min							
	Yr Built 1965	Remodeled 0	Size of Closets		Lg		Ord	X	Small						
	Condition: Average		Doors				Solid	X	H.C.						
	Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:												
	(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation												
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Many Avg. X Few	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		(10) Floor Support												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:												
			(12) Electric												
			0 Amps Service												
			No./Qual. of Fixtures												
			Ex. X Ord. Min												
			No. of Elec. Outlets												
			Many X Ave. Few												
			(13) Plumbing												
			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,805 -2,473 Garages Class: CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 240 13,927 9,053 Local Cost Items SANITARY SEWER 1 0 0 Totals: 10,122 6,580 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 10,528												

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



COVERED PCH



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 45	Type CCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,787 Total Base New : 310,222 Total Depr Cost: 307,119 Estimated T.C.V: 491,390			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace											
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average Part. Construct.: 80%		Lg	Ord	Small														
Room List		Doors	Solid	H.C.														
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1787 SF Floor Area = 1787 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C Blt 2024								
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Ex. Ord. Min			1 Story Siding Basement 1,787			Total: 253,717 251,180					
Insulation				Many Ave. Few			(13) Plumbing			Other Additions/Adjustments			Plumbing					
(2) Windows		(7) Excavation		Average Fixture(s)			1 Average Fixture(s)			Plumbing			Average Fixture(s)					
Many Avg. Few	Large Avg. Small	Basement: 1787 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			1 3 Fixture Bath			Porches			Average Fixture(s)					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 3 Fixture Bath			CCP (1 Story)			2 9,159 9,067					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			1 Public Water			Garages			1 1,455 1,440					
(3) Roof		(9) Basement Finish		1 Public Sewer			1 Water Well			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			1 9,159 9,067					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water			1 1000 Gal Septic			Base Cost 840 31,844 31,526			1 -2,647 -2,621					
X	Asphalt Shingle	(10) Floor Support		1 Water Well			2000 Gal Septic			Common Wall: 1 Wall 1 -2,647 -2,621			1 539 534					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Door Opener 1 539 534			1 1,473 1,458					
										Water/Sewer			1 10,590 10,484					
										Built-Ins			1 2,727 2,700					
										Appliance Allow.			1 2,727 2,700					
										Notes:			Totals: 310,222 307,119					
										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV: 491,390			80% Completed => Est. True Cash Value 2025 =					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		165,000	08/01/2001	WD	33-TO BE DETERMINED	01-0:3153	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7764 W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 328,229 TCV/TFA: 455.87					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE DRIVE CADILLAC MI 49601			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100	250,000	
. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	250,000
Comments/Influences	X	Paved Road	Land Improvement Cost Estimates								

Comments/Influences	X	Water	Description	Rate	Size % Good	Cash Value
	X	Sewer	D/W/P: 3.5 Concrete	5.70	53 0	0
	X	Electric	Wood Frame	29.58	48 94	1,335
	X	Gas	Wood Frame	23.07	96 94	2,082
	X	Street Lights	Residential Local Cost Land Improvements			
	X	Standard Utilities	Description	Rate	Size % Good	Cash Value
		Underground Utils.	LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value =			4,367

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	39,100	164,100			83,872C
2024	105,000	36,400	141,400			81,351C
2023	62,500	34,700	97,200			77,478C
2022	62,500	31,300	93,800			73,789C

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



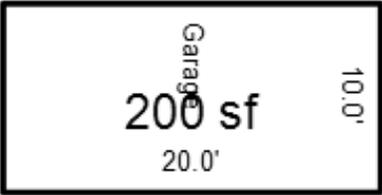


Sketch by Apex Mapping™

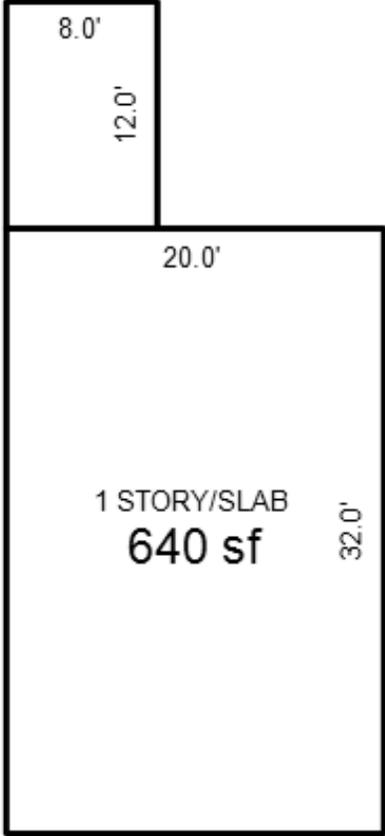
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 640 Total Base New : 93,041 Total Depr Cost: 55,826 Estimated T.C.V: 89,322		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 D		Blt 1944	
Yr Built 1944	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 640 SF Floor Area = 640 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		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 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		640		72,229		43,338	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Other Additions/Adjustments			Total:		5,791		3,475	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)		1,010		606	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Porches			CGEP (1 Story)		96		5,791	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0		(8) Basement			Water/Sewer			Solar Water Heat		1		1,010	
X	Many Avg. X Few	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Public Sewer		1		1,158	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer			Built-Ins			Water Well, 50 Feet		1		2,462	
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.			Garages		1		1,615	
(3) Roof		(10) Floor Support		Lump Sum Items:			Class: D Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost		200		8,776	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Local Cost Items			SANITARY SEWER		1		0	
X	Asphalt Shingle	Chimney: Brick		Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:			Totals:		93,041		55,826	
*** Information herein deemed reliable but not guaranteed***															



GLASS ENC PCH



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	09-FAMILY	2018-03867	DEED	0.0
SHIVLIE LOUIE G	VANDRIE IRENE J FKA SHIVL	0	03/19/2015	QC	21-NOT USED/OTHER	2015-00932	PROPERTY TRANSFER	0.0
	SHIVILIE LOUIE G	150,000	09/01/2001	WD	33-TO BE DETERMINED	2001-3997	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7728 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Addition	04/27/2007	20070207	Complete
	P.R.E. 100% 04/21/2003					

Owner's Name/Address	MAP #:
VANDRIE IRENE J 7728 W FOREST DRIVE LAKE CITY MI 49651	2025 Est TCV 582,464 TCV/TFA: 342.63

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
	Public Improvements		* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A50'@5000/FF 60.00 100.00 0.9382 1.0000 5000 100 281,454
			60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 281,454

Tax Description	X	Land Improvement Cost Estimates
LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		Description Rate Size % Good Cash Value
		D/W/P: 4in Concrete 6.87 156 50 536
		D/W/P: 3.5 Concrete 6.49 100 50 324
		Residential Local Cost Land Improvements

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
01 SPLIT 34' TO 012-00 FOR 02 NEW GRG FOR 03		LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			1,810



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

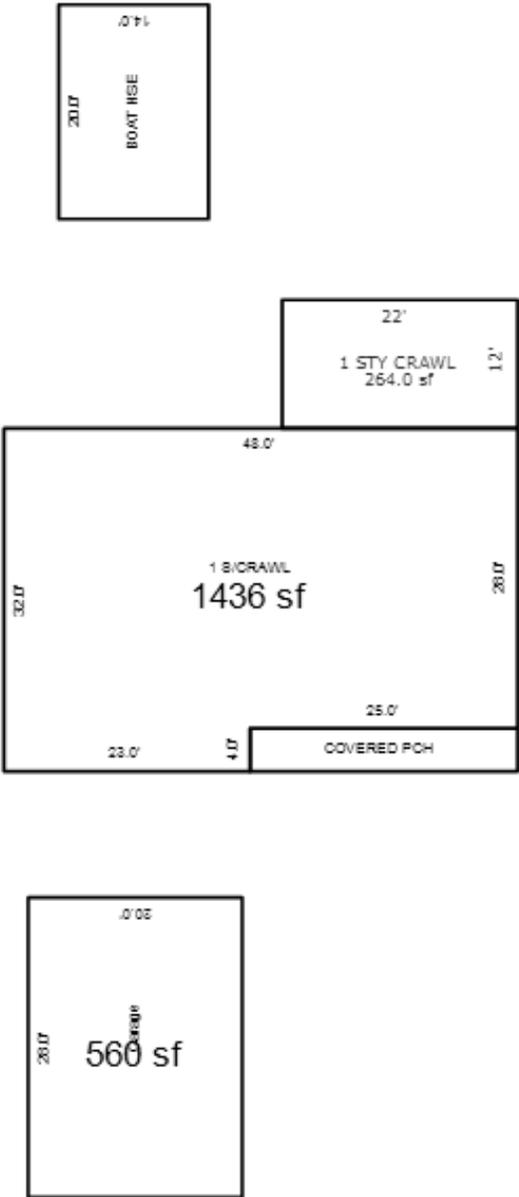
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	140,700	150,500	291,200			167,068C
2024	72,400	148,300	220,700			162,045C
2023	58,000	141,500	199,500			154,329C
2022	72,300	127,600	199,900			146,980C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 375 No Conc. Floor: 0																																																															
X	Wood Frame	(4) Interior		X	Drywall	Plaster		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				100	CCP (1 Story)																																																																
Building Style: 1S		X	Trim & Decoration		X	Panelled	Wood T&G																																																																						
Yr Built	Remodeled	Ex	X	Ord			Min																																																																						
1960	200	2002	Size of Closets			X	Lg	Ord		Small																																																																			
Condition: Average																																																																													
Room List		Doors		Solid	X	H.C.		Central Air Wood Furnace																																																																					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric																																																																									
			Kitchen: Other: Other:	200	Amps Service																																																																								
(1) Exterior				No./Qual. of Fixtures																																																																									
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings	Ex.	X	Ord.	Min																																																																						
X	Insulation	X	Drywall	No. of Elec. Outlets																																																																									
				Many	X	Ave.	Few																																																																						
(2) Windows		(7) Excavation		(13) Plumbing																																																																									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)																																																																								
X	Wood Sash Metal Sash Vinyl Sash			1	3 Fixture Bath																																																																								
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																																																																								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer																																																																									
(3) Roof			(9) Basement Finish	1	Public Water																																																																								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Sewer																																																																								
X	Asphalt Shingle		(10) Floor Support	1	Water Well																																																																								
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Chimney: Brick				Lump Sum Items:																																																																									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1700 SF Floor Area = 1700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,436</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>264</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>210,041</td> <td>146,679</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Fixture Bath</td> <td>1,455</td> <td>946</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>3,064</td> <td>1,992</td> </tr> <tr> <td>Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>24,007</td> <td>15,605</td> </tr> <tr> <td>Storage Over Garage</td> <td>5,078</td> <td>3,301</td> </tr> <tr> <td>Door Opener</td> <td>539</td> <td>350</td> </tr> <tr> <td colspan="3">Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>13,012</td> <td>8,458</td> </tr> <tr> <td>Water/Sewer Public Sewer</td> <td>1,473</td> <td>957</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>2,648</td> <td>1,721</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Fireplaces Interior 1 Story</td> <td>5,262</td> <td>3,420</td> </tr> </tbody> </table> Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,436			1 Story	Siding	Crawl Space	264			Total:				210,041	146,679	Average Fixture(s)	Cost	Depr. Cost	2 Fixture Bath	1,455	946	Porches CCP (1 Story)	3,064	1,992	Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	24,007	15,605	Storage Over Garage	5,078	3,301	Door Opener	539	350	Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost	13,012	8,458	Water/Sewer Public Sewer	1,473	957	Water Well, 50 Feet	2,648	1,721	Built-Ins Appliance Allow.	2,727	1,773	Fireplaces Interior 1 Story	5,262	3,420
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VANDRIE IRENE J	VANDRIE IRENE J	0	11/28/2018	QC	09-FAMILY	2018-03867	PROPERTY TRANSFER	0.0				
SHIVLIE LOUIE	VANDRIE IRENE F/K/A SHIVL	1	12/24/2014	QC	06-COURT JUDGEMENT	2015-01019	DEED	0.0				
VOELKER PATRICK W & LINDA	SHIVLIE IRENE	0	09/07/2010	WD	09-FAMILY	2010-4219	PROPERTY TRANSFER	100.0				
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	21-NOT USED/OTHER	2008/4469	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/07/2010								
Owner's Name/Address		MAP #:		2025 Est TCV 177,295								
VANDRIE IRENE 7728 W FOREST DR LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		Public Improvements			* Factors *							
LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road			A50'@5000/FF	34.00	100.00	1.1445	0.9112	5000	100	177,295
01 SPLIT FROM 011-00 FOR 02		Paved Road			0.08 Total Acres			Total Est. Land Value =		177,295		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	88,600	0	88,600			43,641C	
		TPC 04/30/2021 INSPECTED			2024	64,700	0	64,700			42,329C	
		TPC 05/06/2018 INSPECTED			2023	46,800	0	46,800			40,314C	
		TPC 12/27/2017 INSPECTED			2022	45,900	0	45,900			38,395C	



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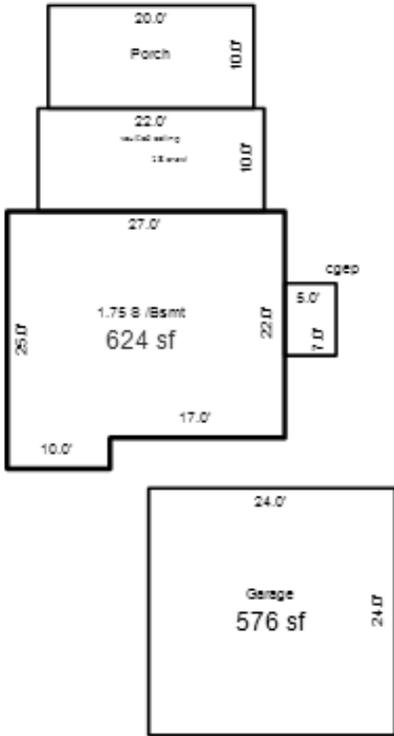
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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
7710 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 486,932 TCV/TFA: 371.14		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
MORGAN COURTNEY E 1336 THREE MILE GROSSE POINTE MI 48230		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		Dirt Road		Gravel Road		A50'@5000/FF 44.00 100.00 1.0458 1.0000 5000 100 230,067				
. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		X Paved Road		Storm Sewer		44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 230,067				
Comments/Influences		X Water		D/W/P: 3.5 Concrete		Rate 6.49 Size % Good 72 0 Cash Value 0				
		X Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value				
		X Electric		LAND IMPROVE 1000		1,000.00 1 95 950				
		X Gas		Total Estimated Land Improvements True Cash Value =		950				
		X Curb								
		X Street Lights		Standard Utilities		Underground Utils.				
		Topography of Site		X Level		Rolling				
		X High		Landscaped		Swamp				
		X Waterfront		Wooded		Pond				
		Ravine		Wetland		Flood Plain				
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who		When	What	2025	115,000	128,500	243,500	106,875C		
TPC 04/30/2021 INSPECTED		2024	95,400	118,900	214,300			103,662C		
TPC 12/27/2017 INSPECTED		2023	56,800	113,500	170,300			98,726C		
TPC 10/23/2012 INSPECTED		2022	56,400	102,300	158,700			94,025C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 35 496	Type WPP CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		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: 1,312 Total Base New : 246,102 Total Depr Cost: 159,947 Estimated T.C.V: 255,915			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		X	Drywall	Plaster													
Yr Built 1948		Remodeled 1992		Ex	X	Ord	Min										
Condition: Average		Size of Closets		Lg	X	Ord	Small										
Room List		Doors	Solid	X	H.C.												
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors															
(1) Exterior		Kitchen: Other: Other:															
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(12) Electric			200 Amps Service			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 10 Blt 1948			
Insulation				Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 844 SF Floor Area = 1312 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. Few	X	Large Avg. Small	Basement: 624 S.F. Crawl: 220 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			1.75 Story Siding Basement 624 1 Story Siding Crawl Space 220		Total: 183,108 119,001					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Other Additions/Adjustments			Plumbing			Plumbing		Average Fixture(s) 1 1,455 946		3 Fixture Bath 1 4,580 2,977			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		No. of Elec. Outlets			Porches			WPP 200 4,486 2,916 CGEP (1 Story) 35 3,858 2,508		Deck		Treated Wood 496 7,405 4,813			
(3) Roof		(9) Basement Finish		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 576 21,969 14,280		Door Opener 1 539 350			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost 128 6,592 4,285		Water/Sewer		Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721			
X	Asphalt Shingle	(10) Floor Support		Built-Ins			Appliance Allow. 1 2,727 1,773			Fireplaces		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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

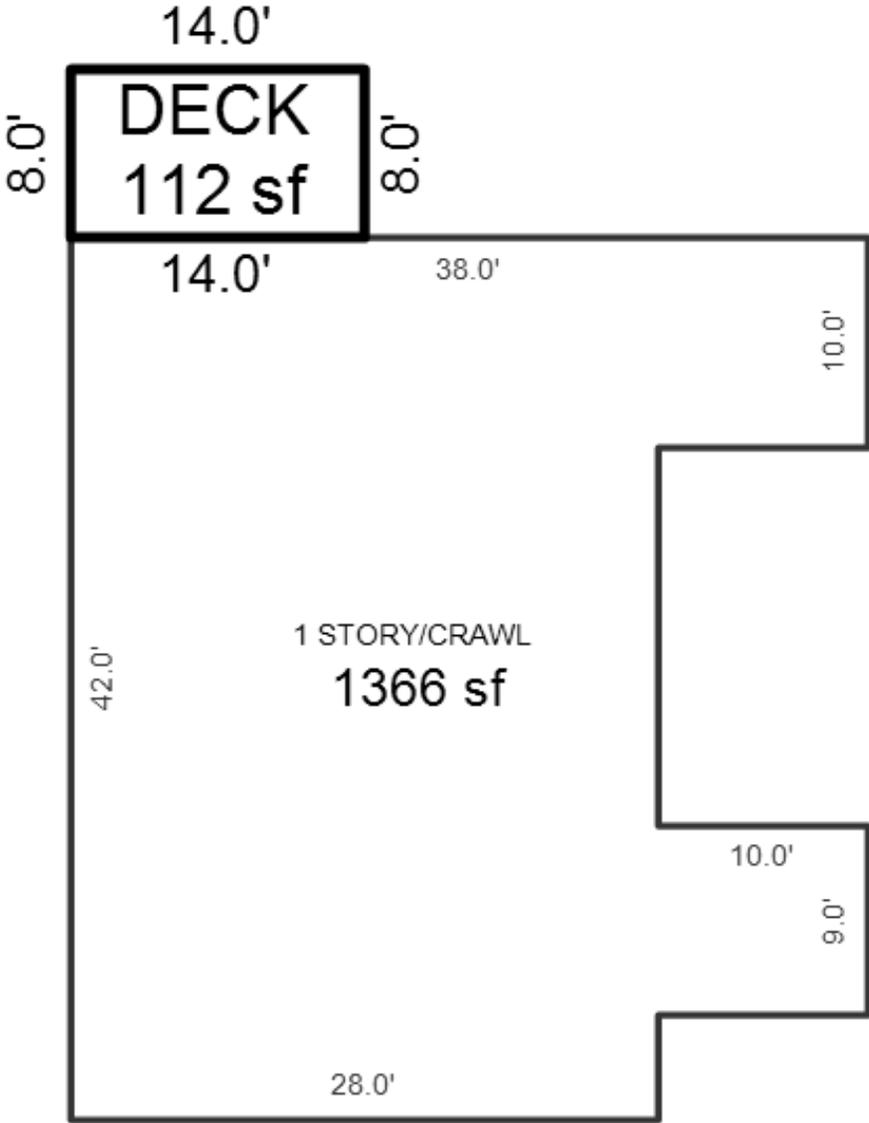


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 114	Type Treated Wood	Year Built: BH 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		X	Drywall		Plaster Wood T&G											
Yr Built 1940		Remodeled 1995	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1366 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										
(3) Roof		(8) Basement			(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	(9) Basement Finish			Lump Sum Items:											
	Chimney: Metal	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1366 SF Floor Area = 1366 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1940						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,366										Total:		169,669		110,288		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,455		946		
Deck																
Treated Wood										114		2,793		1,815		
Garages																
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)																
Base Cost										240		14,743		9,583		
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:		201,928		131,256		
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCV:														210,010		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYERS HARLAN & SHARON L	HUNT BAZIL & JUDY	450,000	12/19/2013	WD	03-ARM'S LENGTH	2013-04257 WD	PROPERTY TRANSFER	100.0
		95,000	02/01/2000	WD	33-TO BE DETERMINED	335:261	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7678 W FOREST DR			Garage	10/16/2014	2014-0459	100%

Owner's Name/Address	P.R.E.	MAP #:
HUNT BAZIL L 2478 WARWICK TROY MI 48084	0%	2025 Est TCV 836,768 TCV/TFA: 318.89

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	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>A50'@5000/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>5000</td> <td>100</td> <td></td> <td>250,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 250,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 250,000																						

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.
20808847\$579900 2/2008 1450 DOM	X	X	X	X	X		

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



Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.06	1200	0	0
D/W/P: 4in Ren. Conc.	8.06	512	0	0
D/W/P: 3.5 Concrete	6.49	66	0	0
Wood Frame	25.63	168	94	4,048
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				8,798

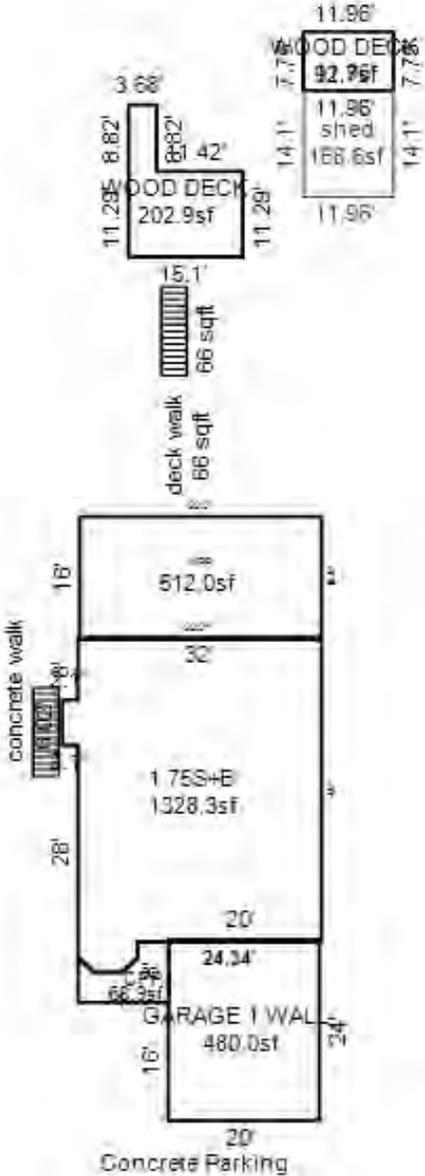
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	293,400	418,400			279,587C
2024	105,000	271,900	376,900			271,181C
2023	62,500	275,600	338,100			258,268C
2022	62,500	248,500	311,000			245,970C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area 68 512 202 132 92	Type CCP (1 Story) WPP Treated Wood Treated Wood Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 2,624 Total Base New : 451,543 Total Depr Cost: 361,231 Estimated T.C.V: 577,970			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2002	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 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 2002			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			200 Amps Service			Ground Area = 1328 SF Floor Area = 2624 SF.						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.		Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1 Story Siding			Foundation Basement Overhang		Size 1,328 300	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Exterior Stone Veneer Basement, Outside Entrance, Below Grade						
(3) Roof		1000		Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 3 Fixture Bath						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Deck			Porches CCP (1 Story) WPP						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Treated Wood Treated Wood Treated Wood			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener						
Chimney:										480 1 1			25,906 -2,647 539		20,725 -2,118 431	
<<<<< 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.
MOULTON DONNA S TRUST	MOULTON CRAIG A (SM)	0	05/18/2007	QC	21-NOT USED/OTHER	2007/1985	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		Shed	11/07/2017	2017-0566	100%
Owner's Name/Address	P.R.E. 0%		Pole Barn	09/12/2006	20060298	100%
MOULTON CRAIG A 2213 HOLT RD Williamston MI 48895	MAP #:					
	2025 Est TCV 774,299 TCV/TFA: 358.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements		* Factors *		LOTS 17 & 18					
. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
				B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100	353,973
				100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =			353,973

Comments/Influences	X	Sewer	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
MISC IS 144 SQ FT OLD BOAT HOUSE	X	Electric	D/W/P: 4in Ren. Conc.	8.06	680	0	0
	X	Gas	D/W/P: Brick on Sand	17.76	459	0	0
	X	Curb	Wood Frame	23.49	280	50	3,288

Topography of Site	X	Level	Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
	X	Rolling	LAND IMPROVE 5000	5,000.00	1	95	4,750
	X	High	Total Estimated Land Improvements True Cash Value = 8,038				

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	177,000	210,100	387,100			257,059C
2024	176,600	194,900	371,500			249,330C
2023	105,100	212,100	317,200			237,458C
2022	95,800	191,200	287,000			226,151C



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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 1 Direct-Vented Ga	Area 156 242 434 325	Type CPP WPP Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 30 Floor Area: 2,157 Total Base New : 368,107 Total Depr Cost: 257,680 Estimated T.C.V: 412,288			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Yr Built 1990		Remodeled 0		Condition: Average		Room List		Doors		Solid X H.C.		(5) Floors	
Basement 4 1st Floor 3 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures		200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 10 Blt 1990		No. of Elec. Outlets		(12) Electric	
(1) Exterior		(6) Ceilings		Ex. X Ord. Min		No. of Elec. Outlets		Ground Area = 1485 SF Floor Area = 2157 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		(13) Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Many X Ave. Few		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1.75 Story Siding Crawl Space 896		1 Story Siding Crawl Space 224		1 Story Siding Crawl Space 365	
(2) Windows		(7) Excavation		1 Average Fixture(s)		2 3 Fixture Bath		Total: 275,358 192,757		Other Additions/Adjustments		Exterior		Brick Veneer 192 3,252 2,276	
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1485 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s) 1 1,455 1,018		3 Fixture Bath 1 4,580 3,206		2 Fixture Bath 1 3,064 2,145	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Public Water		1 Public Sewer		Porches		CPP 156 2,919 2,043		WPP 242 4,838 3,387		Deck	
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Water Well		1000 Gal Septic		Ceramic Tile Floor		Treated Wood 434 6,783 4,748		Treated Wood 325 5,616 3,931		Garages	
(3) Roof		(9) Basement Finish		1 2000 Gal Septic		Lump Sum Items:		Ceramic Tub Alcove Vent Fan		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 624 39,574 27,702		Common Wall: 1 Wall 1 -3,073 -2,151	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Ceramic Tub Alcove Vent Fan		Door Opener 1 673 471		Class: D Exterior: Pole (Finished)		Base Cost 280 10,164 7,115	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Ceramic Tub Alcove Vent Fan		Class: D Exterior: Pole (Finished)		Base Cost 280 10,164 7,115		<<<<< 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.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	21-NOT USED/OTHER	2014-01586	PROPERTY TRANSFER	100.0
ANDERSON BETTY JEAN A REV	ANDERSON BETTY JEAN A TRU	0	04/14/2014	AFF	07-DEATH CERTIFICATE	2014-01585	DEED	0.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY JEAN A TRU	0	04/07/2009	QC	21-NOT USED/OTHER	2009/1271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7634 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	2025 Est TCV 359,931 TCV/TFA: 416.59
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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	50.00	100.00	1.0000	1.0000	5000	100		250,000	
		50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	250,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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	X	LAND IMPROVE 1000		1,000.00	1	95	950	
	X	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
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	X												
	X												
	X												
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	125,000	55,000	180,000			104,488C
2024	105,000	50,200	155,200			101,347C
2023	62,500	47,900	110,400			96,521C
2022	62,500	43,600	106,100			91,925C



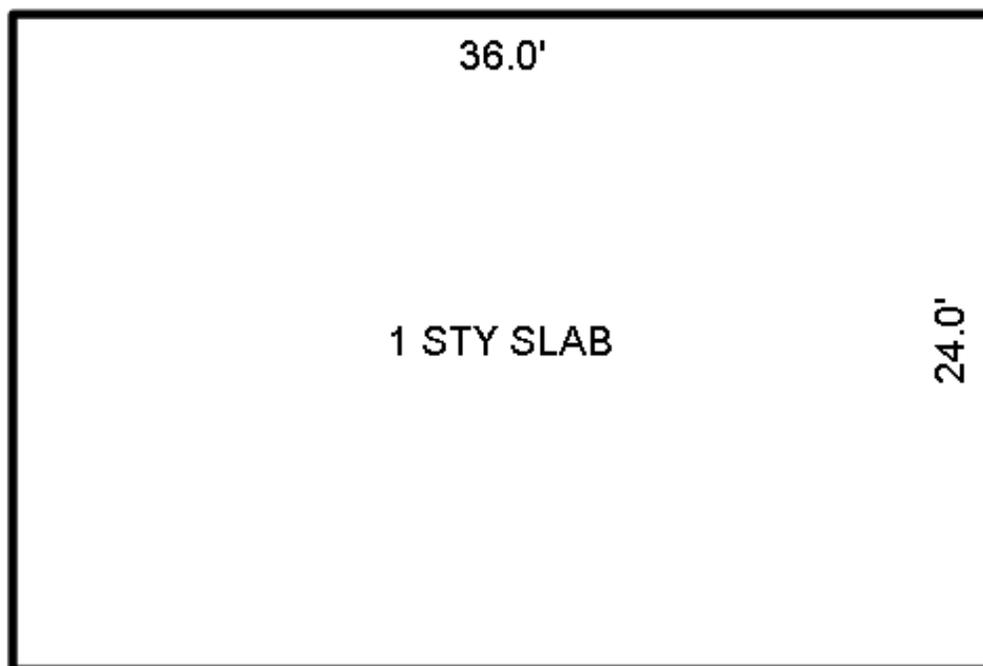
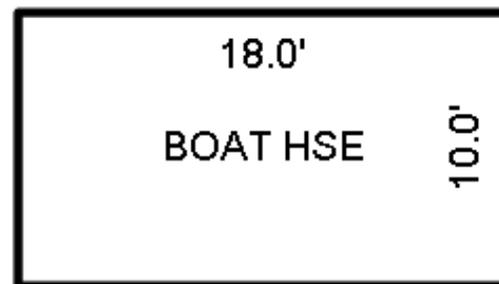
Who	When	What
TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 11/06/2012	INSPECTED	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X	Wood Frame Block		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																														
	Building Style: 1S		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																														
	Yr Built 1963	Remodeled 0	Ex X Ord Min		Central Air Wood Furnace																														
	Condition: Average		Size of Closets Lg Ord X Small		(12) Electric 0 Amps Service																														
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min																														
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few																														
	(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																														
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 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																														
	Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:																														
	(2) Windows		(9) Basement Finish																																
X	Many 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		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																
	Chimney: Brick																																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Block</td> <td>Slab</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>99,231</td> <td>54,577</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	864			Total:				99,231	54,577	E.C.F. X 1.600		Cls CD Blt 1963	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Block	Slab	864																																
Total:				99,231	54,577																														
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,195 657 Water/Sewer Public Sewer 1 1,326 729 Water Well, 100 Feet 1 5,640 3,102 Built-Ins Appliance Allow. 1 1,934 1,064 Fireplaces Exterior 1 Story 1 5,707 3,139 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 180 8,809 4,845 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 123,842 68,113																																			
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCY: 108,981																																			

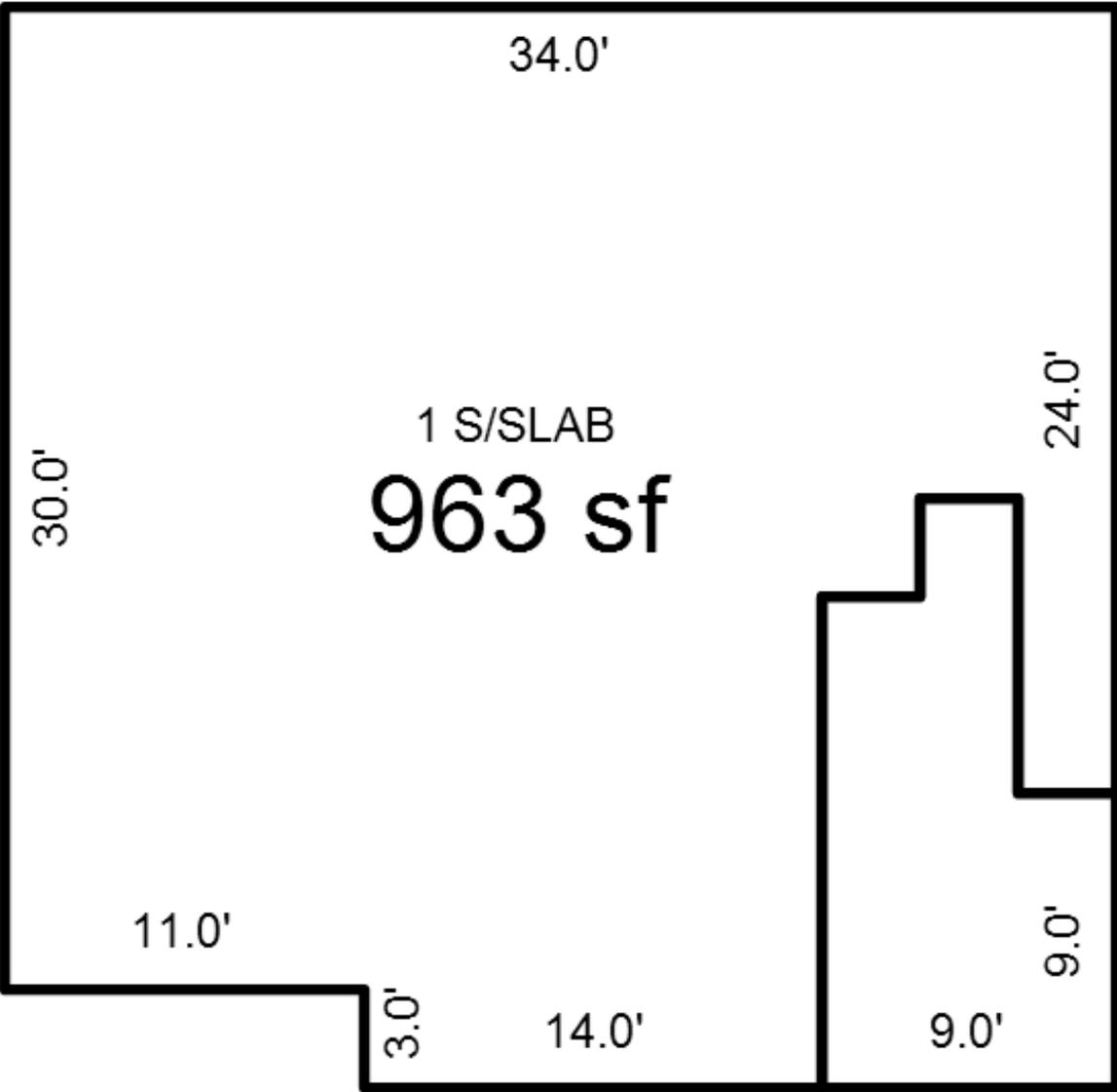
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





Building Type		(3) Roof (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 126	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts 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: 35 Floor Area: 963 Total Base New : 151,131 Total Depr Cost: 98,246 Estimated T.C.V: 157,194		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 1951			
Yr Built 1951	Remodeled 0	Ex	Ord	X	Min	100 Amps Service		No. of Elec. Outlets		Ground Area = 963 SF Floor Area = 963 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
Condition: Average		Size of Closets		Lg	Ord	X	Small	(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors	Solid	X	H.C.	(12) Electric		Ex. X Ord. Min		1 Story Siding Slab 963		Total: 129,559 84,224			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,455 946 1 4,580 2,977	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		CCP (1 Story) 126 3,427 2,228			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many X Ave. Few		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		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	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 963 S.F. Height to Joists: 0.0		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Many Avg. X Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
X	Asphalt Shingle	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
Chimney: Brick		(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
		(15) Built-ins		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Interior 1 Story 1 5,262 3,420		Local Cost Items		SANITARY SEWER 1 0 0 *	

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



1 S/SLAB  
**963 sf**

COVERED PCH

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEVANDOWSKI RICHARD & STO	LEVANDOWSKI RICHARD & LEV	1	10/25/2018	QC	06-COURT JUDGEMENT	2018-03663	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7620 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST	Garage	01/12/2005	20050008	Complete	
	P.R.E. 100% 08/25/2016					

Owner's Name/Address	MAP #:
LEVANDOWSKI RICHARD & LEVANDOWSKI P 7620 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 478,600 TCV/TFA: 349.60

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

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 21 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X	Dirt Road	2.24	800	0	0
	X	Gravel Road	15.39	144	0	0
	X	Paved Road	24.64	192	50	2,365
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description			
	X	Water	Rate			
	X	Sewer	Size % Good			
	X	Electric	Cash Value			
	X	Gas	LAND IMPROVE 1000			
	X	Curb	1,000.00			
	X	Street Lights	1 95			
	X	Standard Utilities	950			
	X	Underground Utils.	Total Estimated Land Improvements True Cash Value =			
	X		3,315			

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
839-5083	X	Wood Frame	2.24	800	0	0
	X	Residential Local Cost Land Improvements	15.39	144	0	0
	X		24.64	192	50	2,365

Topography of Site	X	Description	Rate	Size	% Good	Cash Value
	X	Level	LAND IMPROVE 1000			
	X	Rolling	1,000.00			
	X	Low	1 95			
	X	High	950			
	X	Landscaped	Total Estimated Land Improvements True Cash Value =			
	X	Swamp	3,315			
	X	Wooded				
	X	Pond				
	X	Waterfront				
	X	Ravine				
	X	Wetland				
	X	Flood Plain				



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	125,000	114,300	239,300			112,012C
2024	105,000	105,900	210,900			108,645C
2023	62,500	101,100	163,600			103,472C
2022	62,500	91,100	153,600			98,545C

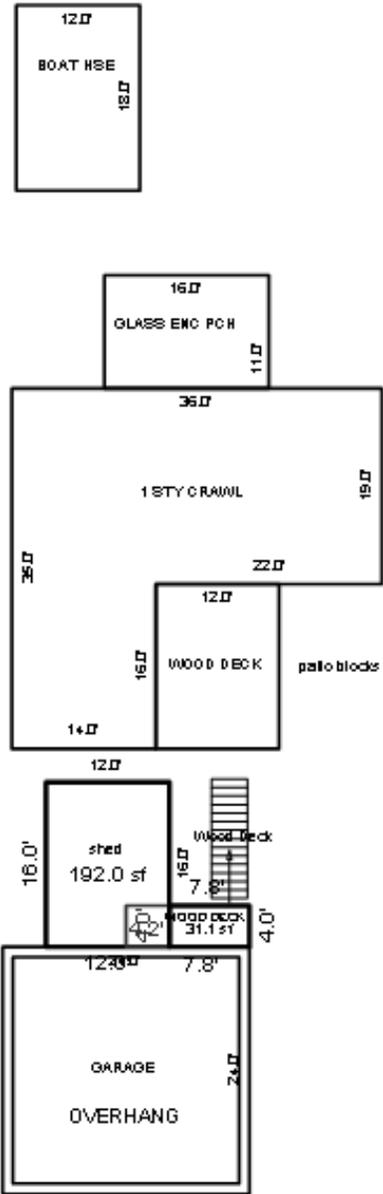
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/25/2016	INSPECTED
TPC	10/23/2012	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 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: 40 Floor Area: 1,369 Total Base New : 234,670 Total Depr Cost: 140,803 Estimated T.C.V: 225,285			176 192 120	CGEP (1 Story) Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 908 SF Floor Area = 1369 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		E.C.F. X 1.600		Cls C Blt 1968			
Yr Built 1968	Remodeled 0	Trim & Decoration		(12) Electric				Building Areas		Total: 160,237		Depr. Cost 96,143			
Condition: Average		Ex	X	Ord	Min		No./Qual. of Fixtures		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	X	Ord	Small		Ex. X Ord. Min		1 Story Siding Crawl Space 908 1 Story Siding Overhang 461						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets				Average Fixture(s)		Plumbing					
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few				1 2		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing				3 Fixture Bath		Plumbing					
(2) Windows		Basement: 0 S.F. Crawl: 908 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer				2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)					
X	Many Avg. X Few	Large Avg. Small		(8) Basement				3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		3 Fixture Bath		1 1,455 873		2,748	
X	Wood Sash	(7) Excavation		(9) Basement Finish				Public Water		Porches					
X	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support				Public Sewer		CGEP (1 Story)		176 11,213 6,728			
X	Vinyl Sash	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Water Well		Deck					
X	Double Hung	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				1000 Gal Septic		Treated Wood		192 3,971 2,383			
X	Horiz. Slide	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				2000 Gal Septic		Treated Wood		120 2,905 1,743			
X	Casement	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Garages					
X	Double Glass	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Patio Doors	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Base Cost		576 24,457 14,674			
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Base Cost		218 11,227 6,736			
X	Gable	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Water/Sewer					
X	Hip	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Public Sewer		1 1,473 884			
X	Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Water Well, 50 Feet		1 2,648 1,589			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Built-Ins					
Chimney: Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Appliance Allow.		1 2,727 1,636			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Fireplaces					
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		Interior 1 Story		1 5,262 3,157			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer				Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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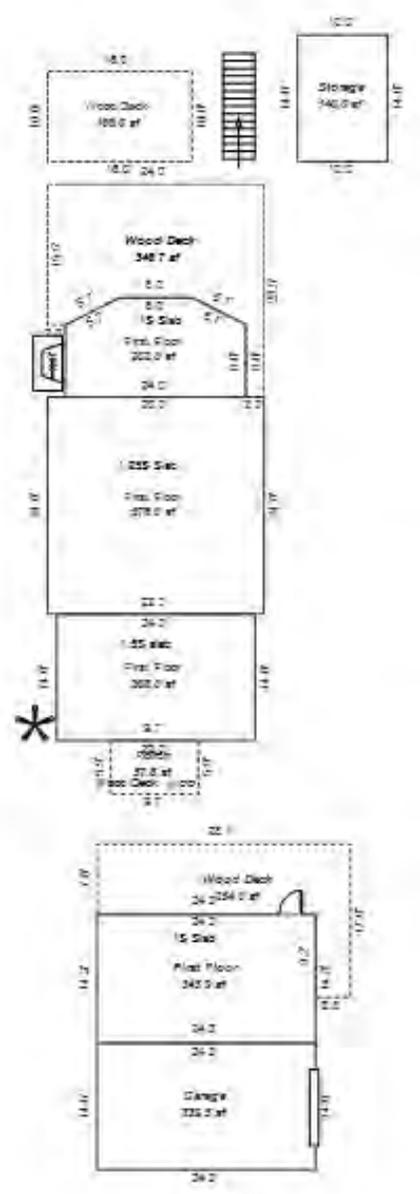


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 57 346 68 160	Type WPP Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		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: 1,384 Total Base New : 225,960 Total Depr Cost: 146,878 Estimated T.C.V: 235,005			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Hot Water Ground Area = 1086 SF Floor Area = 1384 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Cls C 10 Blt 1972			
Yr Built 1972	Remodeled 2007	Ex	X	Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Lg	X	Ord	Small	200 Amps Service			1.25 Story Siding Slab 576 1 Story Siding Slab 202 1.5 Story Siding Slab 308			Total: 183,480 119,266			
Room List		Doors	Solid	H.C.	(12) Electric			Other Additions/Adjustments							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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 Average Fixture(s) 3 Fixture Bath		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.	Few	Deck						
(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			Water/Sewer					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1086 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer Water Well, 100 Feet					
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Lump Sum Items:			Built-Ins			Fireplaces					
X	Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Appliance Allow.			Exterior 1 Story					
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:			Local Cost Items			SANITARY SEWER					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			SANITARY SEWER			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			SANITARY SEWER			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			SANITARY SEWER			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			SANITARY SEWER			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

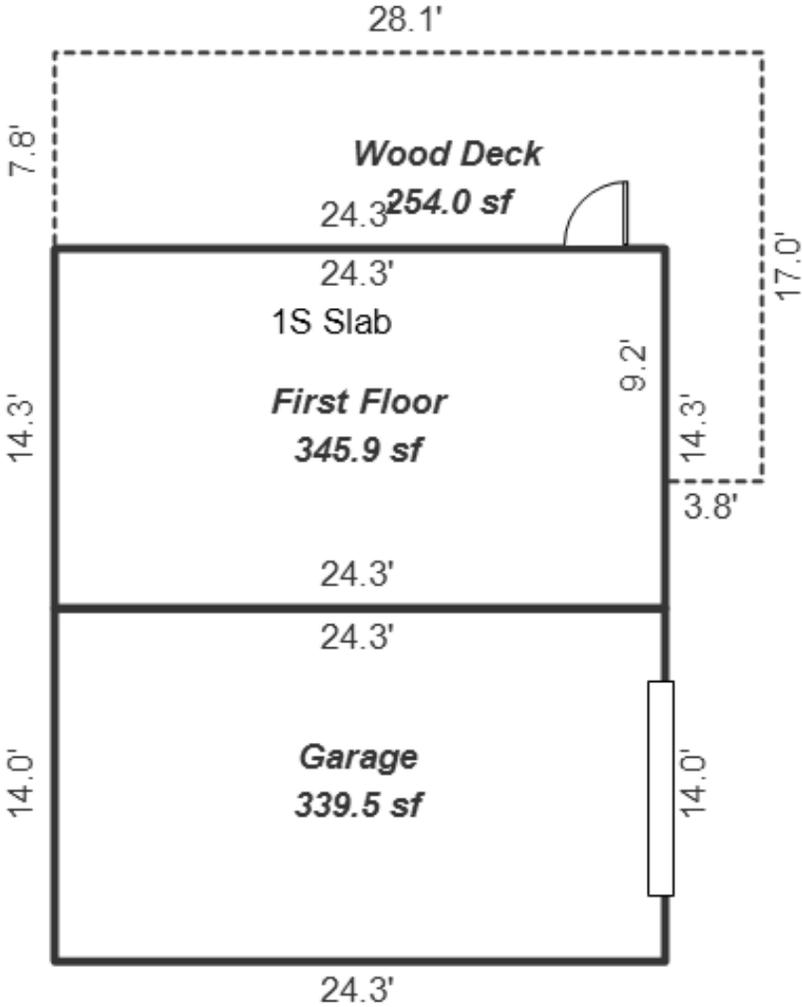


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	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 254	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 339 % 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				Class: CD Effec. Age: 35 Floor Area: 345 Total Base New : 64,374 Total Depr Cost: 41,845 Estimated T.C.V: 66,951																						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min																									
Condition: Average		Size of Closets			Central Air Wood Furnace																										
Room List		Doors		Solid		H.C.																									
	Basement 1st Floor 2nd Floor 1 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																										
					Ex.	X	Ord.		Min																						
(2) Windows		(7) Excavation			No. of Elec. Outlets																										
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 345 S.F. Height to Joists: 0.0			(13) Plumbing																										
X			(8) Basement	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer																										
	Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																										
		(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: 2 Single Family 1S Cls CD Blt 0 (11) Heating System: Wall/Floor Furnace Ground Area = 345 SF Floor Area = 345 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>345</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>42,909</td> <td>27,892</td> </tr> </tbody> </table> Other Additions/Adjustments Deck Treated Wood 254 4,666 3,033 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 339 15,492 10,070 Water/Sewer Public Sewer 1 1,307 850 Totals: 64,374 41,845 Notes: GUEST HOUSE: GARAGE ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.600 => TCv: 66,951														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	345			Total:				42,909	27,892
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Slab	345																												
Total:				42,909	27,892																										

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

This garage with apt is also shown on primary 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
7600 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MORROW RICHARD 7600 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 626,443 TCV/TFA: 266.12					

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

Tax Description	X	Dirt Road	Land Improvement Cost Estimates			
. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		Gravel Road	Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Water	Total Estimated Land Improvements True Cash Value = 950			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				



		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	125,000	188,200	313,200			151,331C
	X	Low	2024	105,000	174,300	279,300			146,781C
	X	High	2023	62,500	166,300	228,800			139,792C
	X	Landscaped	2022	62,500	149,900	212,400			133,136C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

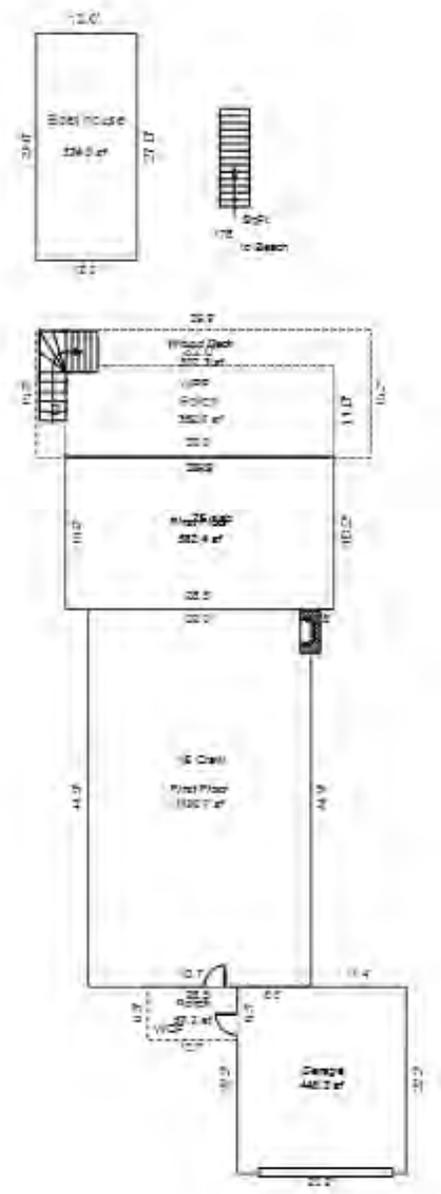
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	105,000	174,300	279,300			146,781C
TPC 10/23/2012	INSPECTED		2023	62,500	166,300	228,800			139,792C
			2022	62,500	149,900	212,400			133,136C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 50 607 176	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1955 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: 448 % 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 +10 Effec. Age: 35 Floor Area: 2,354 Total Base New : 360,898 Total Depr Cost: 234,683 Estimated T.C.V: 375,493			E.C.F. X 1.600		Bsmnt Garage:																												
Building Style: 1.25S		Yr Built 1955		Remodeled 1990		Condition: Average			Room List			Size of Closets		Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1772 SF Floor Area = 2354 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 1,190 2 Story Siding Slab 582 Total: 290,931 189,104 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 946 3 Fixture Bath 1 4,580 2,977 Porches WCP (1 Story) 50 3,030 1,969 Deck Treated Wood 607 8,456 5,496 Treated Wood 176 3,749 2,437 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 448 18,435 11,983 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 324 15,306 9,949 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	
Yr Built 1955		Remodeled 1990		Condition: Average			Room List			Size of Closets		Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
Condition: Average		Size of Closets			Doors		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:												
Room List		Doors			Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:														
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																		
(1) Exterior		(6) Ceilings			X Drywall		(7) Excavation			Basement: 0 S.F. Crawl: 1190 S.F. Slab: 582 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		X Gas Wood Oil Coal Elec. Steam			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			X Drywall			(7) Excavation			Basement: 0 S.F. Crawl: 1190 S.F. Slab: 582 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
(2) Windows		(7) Excavation			Basement: 0 S.F. Crawl: 1190 S.F. Slab: 582 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
Many Avg. X Large Avg. Small		(7) Excavation			Basement: 0 S.F. Crawl: 1190 S.F. Slab: 582 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X Gable Hip Flat		X Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
X Asphalt Shingle		Chimney: Metal			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		X Gas Wood Oil Coal Elec. Steam			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 50 607 176		Type WCP (1 Story) Treated Wood Treated Wood		Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7580 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/30/2006	20060497	Complete

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 998,918 TCV/TFA: 459.06

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	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>B100'@5000/FF</td> <td>100.00</td> <td>100.00</td> <td>1.0000</td> <td>0.7079</td> <td>5000</td> <td>100</td> <td></td> <td>353,973</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 353,973</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 353,973
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B100'@5000/FF	100.00	100.00	1.0000	0.7079	5000	100		353,973																						
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 353,973																						

Comments/Influences	X Sewer	Land Improvement Cost Estimates																									
Freeland is temporary address	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>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 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value =				2,375
Description	Rate	Size	% Good	Cash Value																							
Residential Local Cost Land Improvements																											
Description	Rate	Size	% Good	Cash Value																							
LAND IMPROVE 2500	2,500.00	1	95	2,375																							
Total Estimated Land Improvements True Cash Value =				2,375																							

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



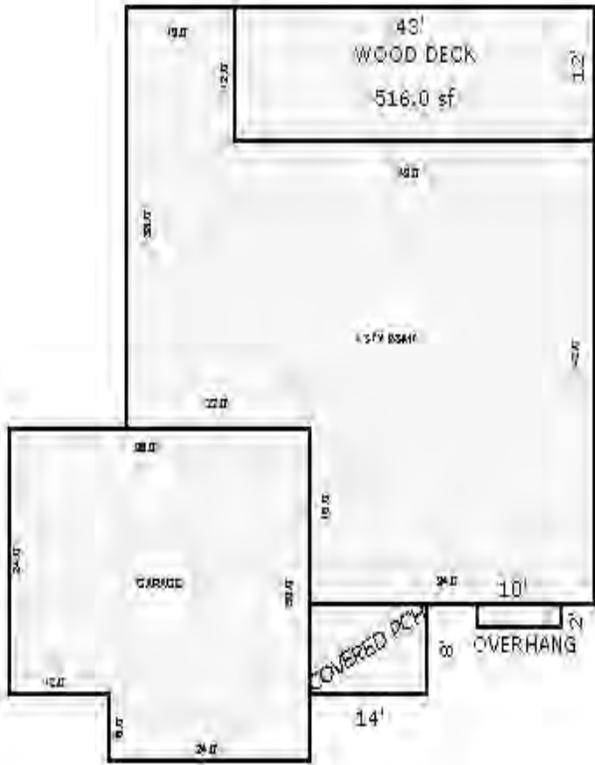
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	177,000	322,500	499,500			321,230C
2024	176,600	338,300	514,900			311,572C
2023	105,100	323,000	428,100			296,736C
2022	95,800	294,500	390,300			282,606C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 516	Type CCP (1 Story) Treated Wood	Year Built: 2007 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: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 2,176 Total Base New : 446,228 Total Depr Cost: 401,606 Estimated T.C.V: 642,570			E.C.F. X 1.600		Bsmnt Garage:	
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace								Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	(12) Electric							
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 2007			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Ground Area = 2156 SF Floor Area = 2176 SF.						
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			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
(2) Windows		(7) Excavation		Basement: 2156 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Other Additions/Adjustments						
(3) Roof		1500	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Exterior Stone Veneer Basement, Outside Entrance, Below Grade						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Plumbing					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Porches						
Chimney:				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Deck						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Treated Wood						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Garages						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Common Wall: 1 Wall Door Opener Base Cost						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Water/Sewer						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			Public Sewer Water Well, 200 Feet						
				Lump Sum Items:			1 Story Siding Foundation 2,156 20 Total: 329,792 296,813			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WHITACRE KIM J & GRAHAM S	WHITACRE TRUST & GRAHAM T	0	10/23/2017	QC	09-FAMILY	2017-03376	DEED	0.0				
LONSBERRY JEAN L TRUST	WHITACRE KIM J & GRAHAM S	1	04/24/2017	WD	09-FAMILY	2017-01430	PROPERTY TRANSFER	0.0				
LONSBERRY JEAN L	LONSBERRY JEAN & GRAHAM S	0	01/11/2011	QC	09-FAMILY	2011-170QC	PROPERTY TRANSFER	0.0				
LONSBERRY EDWARD L	LONSBERRY JEAN L	0	12/06/2010	AFF	07-DEATH CERTIFICATE	2011-0006DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7570 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
WHITACRE TRUST & GRAHAM TRUST WITIACRE R&K & GRAHAM T&S 9622 W GRAND RIVER HWY GRAND LEDGE MI 48837		2025 Est TCV 524,000 TCV/TFA: 287.91										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50'@5000/FF	50.00	100.00	1.0000	1.0000	5000	100		250,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 250,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	24.54	120	73	2,150				
		X Sewer		Total Estimated Land Improvements True Cash Value = 2,150								
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2025	125,000	137,000	262,000			112,408C	
		TPC 12/27/2017 INSPECTED			2024	105,000	126,900	231,900			109,029C	
		TPC 05/15/2017 INSPECTED			2023	62,500	121,100	183,600			103,838C	
		TPC 10/23/2012 INSPECTED			2022	62,500	109,100	171,600			98,894C	



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

Building Type		(3) Roof (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 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service		No./Qual. of Fixtures		Total Base New : 207,836 Total Depr Cost: 169,906 Estimated T.C.V: 271,850		Cls CD Blt 1958			
Yr Built 1958	Remodeled 1989	Ex	X	Ord		Min	No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1820 SF Floor Area = 1820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Depr. Cost			
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing		Building Areas		Total:		192,558 157,683			
Room List		Doors		Solid	X	H.C.	Average Fixture(s)		Stories Exterior Foundation Size Cost New Depr. Cost		192,558		157,683			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			2		1 Story Siding Slab 572		1,212		970			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3		1 Story Siding Crawl Space 624		3,805		3,044			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 572 S.F. Height to Joists: 0.0			2		1 Story Siding Crawl Space 624		4,500		3,600 *			
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 572 S.F. Height to Joists: 0.0			Average Fixture(s)		Other Additions/Adjustments		1,212		970			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			3		Plumbing		3,805		3,044			
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		Deck		4,500		3,600 *			
(3) Roof		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Water/Sewer		1,307		1,046			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Treated Wood		2,548		2,038			
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Water/Sewer		1,906		1,525			
Chimney: Brick		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Local Cost Items		0		0			
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		SANITARY SEWER		0		0			
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Totals:		207,836		169,906			
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Notes:		271,850		271,850			

\*\*\* 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.
		164,500	08/01/2000	WD	33-TO BE DETERMINED	03-0:4795	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7558 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/29/2014	2014-0350	100%

Owner's Name/Address	MAP #:
DREWS KENNETH P & IRENE A 7558 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 650,608 TCV/TFA: 352.06

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A50'@5000/FF	41.00	102.00	1.0719	1.0070	5000	100		221,273	
X Gravel Road	41 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value =	221,273

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. 2017-00824 EASE L196P966 JUDGMENT SUBJECT TO EASEMENT FOR BEACH PURPOSES	X Water	Wood Frame	27.27	128	71	2,479
Comments/Influences	X Sewer	Total Estimated Land Improvements True Cash Value =				2,479
	X Electric					
	X Gas					
	X Curb					
	X Street Lights					
	Standard Utilities					
	Underground Utils.					



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	110,600	214,700	325,300			198,766C
Rolling							
Low							
X High	2024	90,900	198,800	289,700			192,790C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	54,100	198,100	252,200			183,610C
Ravine							
Wetland							
Flood Plain	2022	53,300	178,400	231,700			174,867C

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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	90,900	198,800	289,700			192,790C
TPC	12/23/2014	INSPECTED	2023	54,100	198,100	252,200			183,610C
TPC	10/29/2014	INSPECTED	2022	53,300	178,400	231,700			174,867C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 301 13 18	Type WPP WCP (1 Story) 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: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 392 No Conc. Floor: 0	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 2015						
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool		Ground Area = 1232 SF Floor Area = 1848 SF.						
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91		Building Areas						
Wood Frame		Ex		Ord			Stories Exterior Foundation Size		1.5 Story Siding Crawl Space 1,232		Cost New		Depr. Cost		
Building Style: 1.5S		Ord		Min			Average Fixture(s)		Total:		224,483		204,285		
Yr Built 2015		Lg		Small			1 2 Fixture Bath		Average Fixture(s)		1,455		1,324		
Condition: Average		Solid		H.C.			Softener, Auto		3 Fixture Bath		4,580		4,168		
Room List		Doors					Softener, Manual		2 Fixture Bath		3,064		2,788		
Basement		(5) Floors					Solar Water Heat		Plumbing						
1st Floor		Kitchen:					No Plumbing		Porches						
2nd Floor		Other:					Extra Toilet		WPP		301		4,553		
Bedrooms		Other:					Extra Sink		WCP (1 Story)		13		880		
(1) Exterior		(6) Ceilings					Separate Shower		Garages						
Wood/Shingle		No. of Elec. Outlets					Ceramic Tile Floor		Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
Aluminum/Vinyl		Many		Ave.			Ceramic Tile Wains		Base Cost		784		36,699		
Brick		Few		Few			Ceramic Tub Alcove		Storage Over Garage		392		5,308		
Insulation		(7) Excavation					Vent Fan		Common Wall: 1 Wall		1		-2,647		
(2) Windows		Basement: 0 S.F.					(14) Water/Sewer		Door Opener		1		539		
Many		Crawl: 1232 S.F.					Public Water		Water/Sewer						
Avg.		Slab: 0 S.F.					Public Sewer		Public Sewer		1		1,473		
Large		Height to Joists: 0.0					Water Well		Water Well, 100 Feet		1		5,725		
Avg.		(8) Basement					1000 Gal Septic		Built-Ins						
Small		Conc. Block					2000 Gal Septic		Appliance Allow.		1		2,727		
Wood Sash		Poured Conc.					Lump Sum Items:		Fireplaces						
Metal Sash		Stone							Direct-Vented Gas		1		2,979		
Vinyl Sash		Treated Wood							Deck						
Double Hung		Concrete Floor							<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
Horiz. Slide		(9) Basement Finish													
Casement		Recreation SF													
Double Glass		Living SF													
Patio Doors		Walkout Doors (B)													
Storms & Screens		No Floor SF													
(3) Roof		Walkout Doors (A)													
Gable		(10) Floor Support													
Hip		Joists:													
Flat		Unsupported Len:													
Asphalt Shingle		Cntr.Sup:													
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.				
MCDANIEL MARK S & MARY F	MCDANIEL MARY F REV TRUST	0	06/28/2012	WD	03-ARM'S LENGTH	2013-02365 WD	PROPERTY TRANSFER	0.0				
MCDANIEL MARY F TRUST	MCDANIEL MARK S & MARY F	1	12/15/2011	WD	03-ARM'S LENGTH	2012-00082	PROPERTY TRANSFER	0.0				
MCDANIEL MARY F TRUST		1	12/14/2011	OTH	23-PART OF REF	2012-00081	PROPERTY TRANSFER	0.0				
MCDANIEL MARK S & MARY F	MCDANIEL MARK S & MARY F,	0	11/27/2007	QC	21-NOT USED/OTHER	2007/4274	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7552 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		New House		10/08/2024		PB24-0186	0%			
Owner's Name/Address		P.R.E. 0%		Deck/Porch		05/14/2018		2018-0159	100%			
MCDANIEL MARY F REV TRUST 6241 WINDRUSH LN EAST LANSING MI 48823-9400		MAP #:		Remodel		02/20/2004		20040014	Complete			
		2025 Est TCV 221,273										
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50'@5000/FF	41.00	102.00	1.0719	1.0070	5000	100		221,273
		Paved Road		41 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		221,273		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		D/W/P: 4in Concrete				Rate	Size	% Good	Cash Value	
		X Sewer						6.87	110	0	0	
		X Electric		D/W/P: 4in Ren. Conc.				8.06	120	0	0	
		X Gas		D/W/P: Asphalt Paving				3.06	384	0	0	
		Curb		Total Estimated Land Improvements True Cash Value =								
		X Street Lights		0								
		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	110,600	0	110,600			49,748C	
		TPC 10/30/2024 INSPECTED			2024	90,900	106,900	197,800			115,691C	
		TPC 05/30/2022 INSPECTED			2023	54,100	102,000	156,100			110,182C	
		TPC 04/30/2021 INSPECTED			2022	53,300	92,100	145,400			104,936C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LENNOX SHELDON A	LEVINE JERRY & ROBIN	85,000	06/15/2015	WD	03-ARM'S LENGTH	2015-02109	PROPERTY TRANSFER	100.0
LENNOX ANN P	LENNOX SHELDON A	1	12/13/2011	QC	06-COURT JUDGEMENT	2012-00128	PROPERTY TRANSFER	0.0
		64,900	08/01/1999	WD	33-TO BE DETERMINED	330:50	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7555 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LEVINE JERRY & ROBIN 146 GLEN EAGLE DR NE ROCKFORD MI 49341-1182	MAP #:					
	2025 Est TCV 153,005 TCV/TFA: 182.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				Rate %Adj.	Reason	Value	
			Description	Frontage	Depth	Front Depth				
. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.	X		B 50' @\$1000/	64.00	102.00	0.9402	0.9602	1000	100	57,774
			64 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =		57,774	

Comments/Influences	X	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
		Description	Rate	Size % Good	Cash Value			
ADD SEWER FOR 05	X	Wood Frame	20.57	160	71	2,337		
		Total Estimated Land Improvements True Cash Value =				2,337		

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2025	28,900	47,600	76,500			32,595C
Rolling		2024	23,100	41,100	64,200			31,615C
Low		2023	11,600	35,700	47,300			30,110C
High		2022	5,000	32,200	37,200			28,677C
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 288 134 272 50	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1935		Remodeled 0		Trim & Decoration		Central Air Wood Furnace											
Condition: Average		Ex	X Ord	Min	Size of Closets		(12) Electric										
Room List		Lg	Ord	X Small	0 Amps Service		No./Qual. of Fixtures										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1935					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex. X Ord. Min		(11) Heating System: Space Heater		Ground Area = 840 SF		Floor Area = 840 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 840 S.F. Height to Joists: 0.0		Many X Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation		Size		Cost New Depr. Cost			
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath		1 1 Story		Siding		Slab		840		Total: 88,092 52,855	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,010 606	
(3) Roof		(14) Water/Sewer		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches		Solar Water Heat		CGEP (1 Story)		288		12,470 7,482	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood Treated Wood Treated Wood		134 272 50		3,004 4,776 1,653		2,463 2,866 992	
X	Asphalt Shingle	(10) Floor Support		Chimney: Metal		Lump Sum Items:		Water/Sewer		Water/Sewer		Public Sewer		1		1,158 695	
Condition: Average		(10) Floor Support		Chimney: Metal		Lump Sum Items:		Built-Ins		Appliance Allow.		1		1,615		969	
Room List		(10) Floor Support		Chimney: Metal		Lump Sum Items:		Fireplaces		Wood Stove		1		1,754		1,052	
Yr Built 1935		Remodeled 0		Chimney: Metal		Lump Sum Items:		Local Cost Items		SANITARY SEWER		1		0		0	
Condition: Average		(10) Floor Support		Chimney: Metal		Lump Sum Items:		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		117,994		71,457		92,894	
Room List		(10) Floor Support		Chimney: Metal		Lump Sum Items:		Totals:		117,994		71,457		92,894			

\*\*\* 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.
1850 DIVISION STREET LLC	MEEKHOF STEPHAN	86,900	07/05/2017	WD	03-ARM'S LENGTH	2017-02115	PROPERTY TRANSFER	100.0
MCDANIEL MARK S & MARY F	1850 DIVISION STREET LLC	99	09/08/2005	WD	21-NOT USED/OTHER	05-0/3818	DEED	0.0
CANNING DONNA RAE TRUSTEE	MCDANIEL MARK S & MARY F	104,000	08/05/2005	OTH	03-ARM'S LENGTH	05-0/3039	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1850 S DIVISION ST	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/07/2018	2018-0221	100%
Owner's Name/Address	P.R.E. 0%		Reroof	02/27/2018	2018-0039	100%
MEEKHOF STEPHAN 12925 SPRINGBROOKE TRL SOUTH LYON MI 48178-8530	MAP #:		Remodel	08/08/2017	2017-0365	100%
	2025 Est TCV 227,363 TCV/TFA: 250.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.	X		B 50' @\$1000/	50.00	100.00	47,772
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 47,772			

Comments/Influences	X	Description	Land Improvement Cost Estimates		
			Rate	Size % Good	Cash Value
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	D/W/P: 3.5 Concrete	6.49	244 0
	X	Sewer	D/W/P: 4in Ren. Conc.	8.06	565 0
	X	Electric	Residential Local Cost Land Improvements		
	X	Gas			
	X	Curb	Description	Rate	Size % Good
	X	Street Lights	LAND IMPROVE 2500	2,500.00	1 100
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,500		
	X	Underground Utils.			



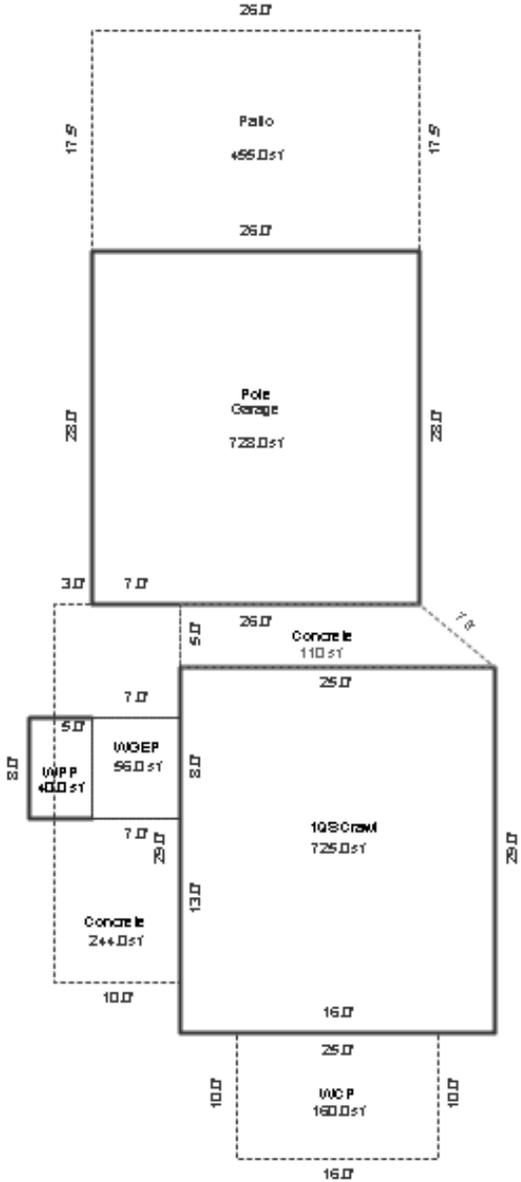
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	23,900	89,800	113,700			67,605C
X Rolling	2024	19,100	77,300	96,400			65,573C
X Low	2023	9,600	67,300	76,900			62,451C
X High	2022	5,000	60,800	65,800			59,478C
X Landscaped							
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	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 56 160 40	Type WGEP (1 Story) WCP (1 Story) WPP	Year Built: 2019 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: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X									
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G									
Yr Built 1972 201		Remodeled 2020		Ex		X		Ord		Min			
Condition: Average		Trim & Decoration		Size of Closets		X		Lg		Ord		Small	
Room List		Doors		Solid		X		H.C.					
Basement 1st Floor 2nd Floor 3 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	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 725 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		3 Fixture Bath					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1		2 Fixture Bath Softener, Auto 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1		Public Water					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Water Well 1000 Gal Septic 2000 Gal Septic		1		Public Sewer					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:				Water Well					
Chimney:		Joists: Unsupported Len: Cntr.Sup:						1000 Gal Septic 2000 Gal Septic					
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 725 SF Floor Area = 906 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 Crawl Space 725 Total: 123,797 99,042										Cls C 5 Blt 1972			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 2 Fixture Bath 1 3,064 2,451 Porches WGEP (1 Story) 56 6,446 5,157 WCP (1 Story) 160 6,794 5,435 WPP 40 1,836 1,469 Garages Class: C Exterior: Pole (Unfinished) Base Cost 728 19,496 15,597 Door Opener 1 539 431 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 50 Feet 1 2,648 2,118 Built-Ins Appliance Allow. 1 2,727 2,182 Local Cost Items SANITARY SEWER 1 0 0										Totals: 170,275 136,224			
Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCY:										177,091			

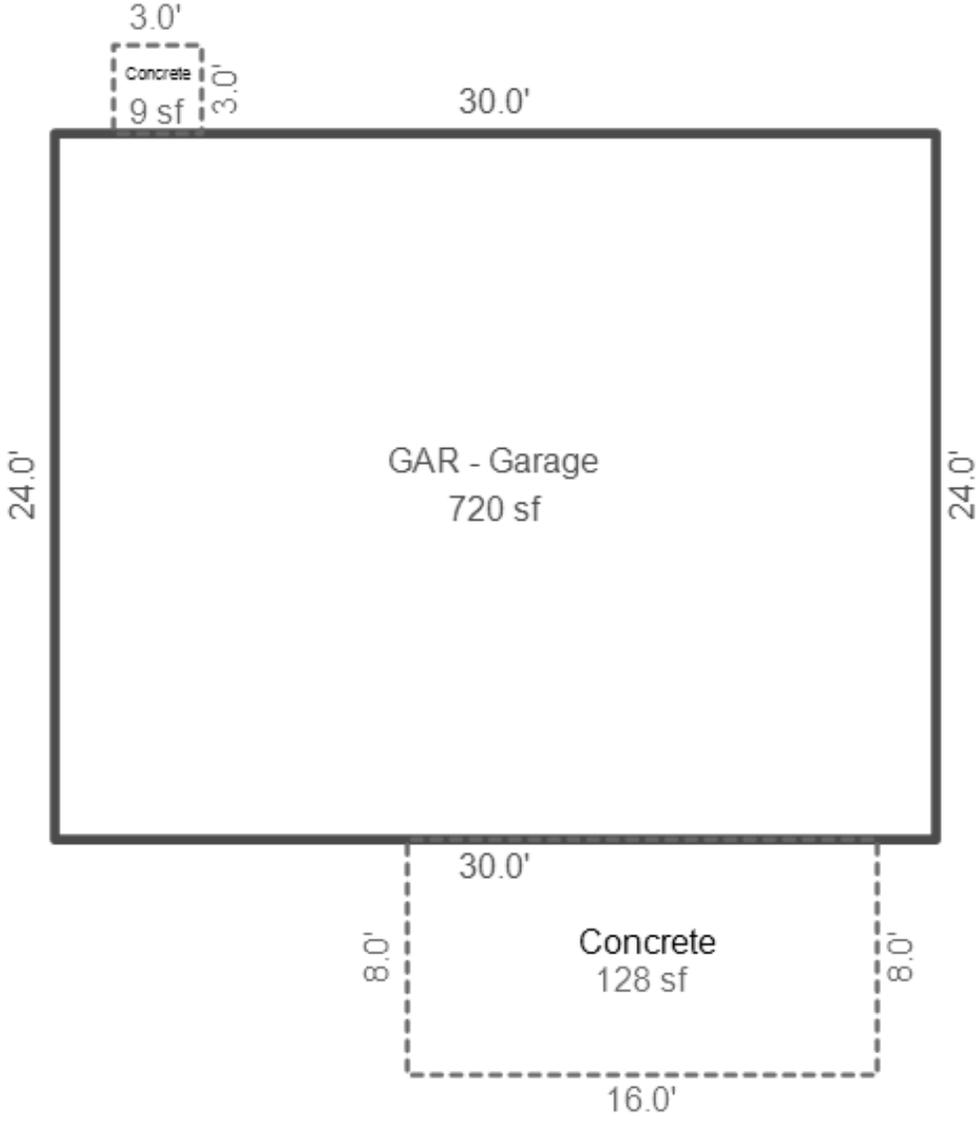
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAEFER KATHLEEN	ORTIZ REYES S & ISMELDA	61,000	04/27/1990	WD	03-ARM'S LENGTH	261P281	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1871 W POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
ORTIZ ISMELDA 849 DICKINSON ST SE GRAND RAPIDS MI 49507-2042	2025 Est TCV 250,055 TCV/TFA: 238.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS								
				* Factors *								
. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				C40'@700/FF	145.00	102.00	0.7247	0.9239	600	100	LOT 35	58,252
				145 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 58,252								

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
		Description					
	X	Dirt Road		6.49	540	81	2,839
	X	Gravel Road		Total Estimated Land Improvements True Cash Value = 2,839			
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	29,100	95,900	125,000			73,198C
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

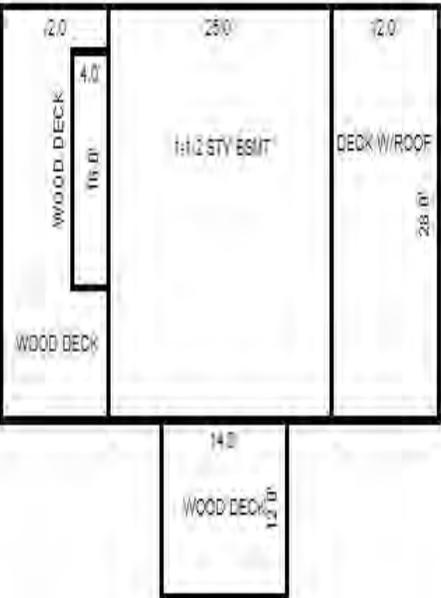


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	29,100	95,900	125,000			73,198C
			2024	25,100	82,500	107,600			70,998C
			2023	21,300	71,900	93,200			67,618C
			2022	15,000	64,800	79,800			64,399C

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Sketch by Apex IVTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL KAY L SURVIVOR OF KE	GILL KAY L	0	10/31/2024	QC	15-LADY BIRD	2024-02790	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7575 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/08/1996					
GILL KAY L 7575 FOREST DR LAKE CITY MI 49651	MAP #: 2025 Est TCV 318,490 TCV/TFA: 257.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS					
			* Factors *					
SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			B 50' @\$1000/ 147.50 100.00 0.7630 0.9554			1000 100 LOT 38	107,533	
			148 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =		107,533

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
			D/W/P: 3.5 Concrete	6.49	306	50	993
			Wood Frame	27.60	120	50	1,656
			Total Estimated Land Improvements True Cash Value =			2,649	

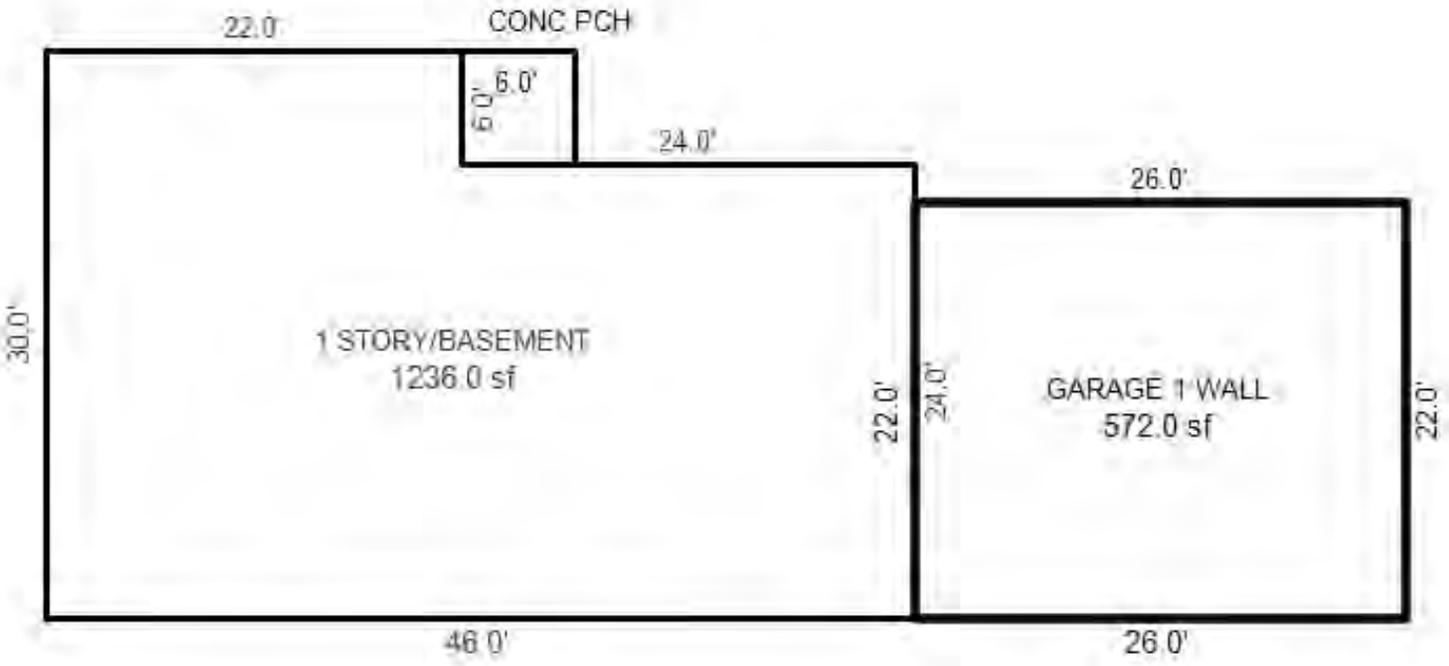


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Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who	When	What	2025	53,800	105,400	159,200							69,935C						
TPC 04/30/2021	INSPECTED		2024	43,000	90,800	133,800							67,833C						
TPC 12/27/2017	INSPECTED		2023	21,500	79,000	100,500							64,603C						
TPC 05/04/2016	INSPECTED		2022	17,500	71,200	88,700							61,527C						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	Type CPP	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration			Ex		X	Ord	Min									
Building Style: 1S		Yr Built 1972		Remodeled 0		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:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Central Air Wood Furnace									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		200 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S		Cls		C	Blt	1972					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1236 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		No. of Elec. Outlets		Many	X	Ave.	Few	Ground Area = 1236 SF Floor Area = 1236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		1 Story		Siding	Basement	1,236	Total:	180,059	126,041						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Public Sewer Water Well, 100 Feet		Built-Ins		Appliance Allow.		1 Story		Siding	Foundation: 42 Inch (Unfinished)	Base Cost	572	24,344	17,041						
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer		Fireplaces		Interior 1 Story		Porches		CPP	36	948	664								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
X	Storms & Screens	Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
(3) Roof		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377					
Asphalt Shingle		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY SEWER		Local Cost Items		Interior 1 Story		1		Garages		Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)	Door Opener	1	539	377						
Chimney: Brick		Chimney: Brick		SANITARY 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.						
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	OTHER	0.0						
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0						
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0						
MOORE ROGER W	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00980	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
7601 W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		07/09/2021		2021-0443	100%					
Owner's Name/Address		P.R.E. 100% 12/09/2021		MAP #:										
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651		2025 Est TCV 56,136												
Tax Description		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS										
. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.		Public Improvements		* Factors *		LOTS 41 & 42								
Comments/Influences		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		B 50' @\$1000/		62.00		100.00	0.9476	0.9554	1000	100		56,136
		Paved Road		62 Actual Front Feet, 0.14 Total Acres									Total Est. Land Value =	56,136
		Storm Sewer												
		Sidewalk												
		Water												
		X Sewer												
		X Electric												
		X Gas												
		Curb												
		X Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who When What		2025	28,100	0	28,100			11,366C				
		JWV 05/02/2022 INSPECTED		2024	22,500	0	22,500			11,025C				
		JWV 10/04/2021 INSPECTED		2023	11,200	0	11,200			10,500C				
		TPC 06/07/2021 INSPECTED		2022	10,000	0	10,000			10,000S				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00979	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S POPLAR ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/09/2021					

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 78,082

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				
Public Improvements			* Factors *		4 LOTS		
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

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

C40'@700/FF	150.00	100.00	0.6564	0.9193	600	100	54,308	
C40'@700/FF	65.50	101.00	0.6564	0.9216	600	100	23,774	
216 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	78,082

Tax Description	Comments/Influences
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. SEC 11 T22N R8W LOTS 43, 44, 45 & 46	
SILVER BIRCH BLUFF.	
PRIVATE RD ACCESS	

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
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2025	39,000	0	39,000			11,366C
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2024	32,900	0	32,900			11,025C
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2023	17,900	0	17,900			10,500C
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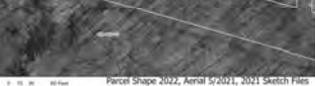
2022	10,000	0	10,000			10,000S
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Who	When	What
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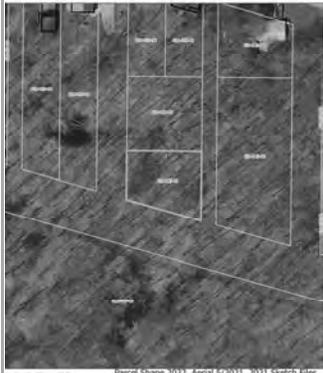
TPC 04/30/2021	INSPECTED	
TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0			
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0			
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0			
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00981	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/09/2021							
Owner's Name/Address		MAP #:		2025 Est TCV 37,800							
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR 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 *		LOTS 47&48					
. SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
Comments/Influences		Gravel Road		C40'@700/FF	82.00	100.00	0.8357	0.9193	600	100	37,800
		Paved Road		82 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =				37,800	
		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									
		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	18,900	0	18,900			5,682C
		TPC 04/30/2021 INSPECTED		2024	16,700	0	16,700			5,512C	
		TPC 05/06/2018 INSPECTED		2023	8,700	0	8,700			5,250C	
		TPC 12/27/2017 INSPECTED		2022	5,000	0	5,000			5,000S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
M HOEWE ENTERPRISES LLC	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03561	DEED	100.0
HOEWE MICHAEL P & JOAN L	HOEWE MICHAEL P & JOAN L	0	10/13/2021	QC	09-FAMILY	2022-00046	DEED	0.0
MOORE RYAN & MOORE CHAD	M HOEWE ENTERPRISES LLC	220,000	06/07/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02007	PROPERTY TRANSFER	100.0
MOORE ROGER W & CINDY JO	MOORE RYAN & MOORE CHAD	0	03/18/2021	WD	09-FAMILY	2021-00981	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/09/2021					

Owner's Name/Address	MAP #:
HOEWE MICHAEL P & JOAN L 7580 W FOREST DR LAKE CITY MI 49651	2025 Est TCV 43,867

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				
Public Improvements			* Factors *		LOTS 49 & 50		
			Description	Frontage	Depth	Rate %Adj. Reason	Value

X	Dirt Road		C40'@700/FF	100.00	100.00	0.7953 0.9193	600 100	43,867
	Gravel Road		100 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =		43,867	

Tax Description	X	Topography of Site
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. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.	X	Level
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Comments/Influences	X	Rolling
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	X	Low
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	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	21,900	0	21,900			5,682C
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2024	19,200	0	19,200			5,512C
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2023	10,000	0	10,000			5,250C
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2022	5,000	0	5,000			5,000S
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 04/17/2017	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
W FOREST DR		School: LAKE CITY AREA SCHOOL DIST		Garage		05/01/2014	2014-0098	100%					
Owner's Name/Address		P.R.E. 0%		MAP #:									
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301		2025 Est TCV 65,664 TCV/TFA: 0.00											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS									
. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.		Public Improvements		* Factors * E 1/2 OF LOTS 51 & 52									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		C40'@700/FF	50.00	113.00	0.9457	0.9478	600	100		26,893	
		Paved Road		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	26,893			
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description				Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.				8.06	600	0	0		
		X Sewer		Residential Local Cost Land Improvements									
		X Electric		Description				Rate	Size	% Good	Cash Value		
		X Gas		LAND IMPROVE 2500				2,500.00	1	95	2,375		
		X Curb		Total Estimated Land Improvements True Cash Value = 2,375									
		X Street Lights											
		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	13,400	19,400	32,800		17,453C			
		TPC 04/30/2021 INSPECTED			2024	12,300	16,800	29,100		16,929C			
		TPC 12/27/2017 INSPECTED			2023	6,200	15,500	21,700		16,123C			
		TPC 10/23/2012 INSPECTED			2022	5,000	14,100	19,100		15,356C			

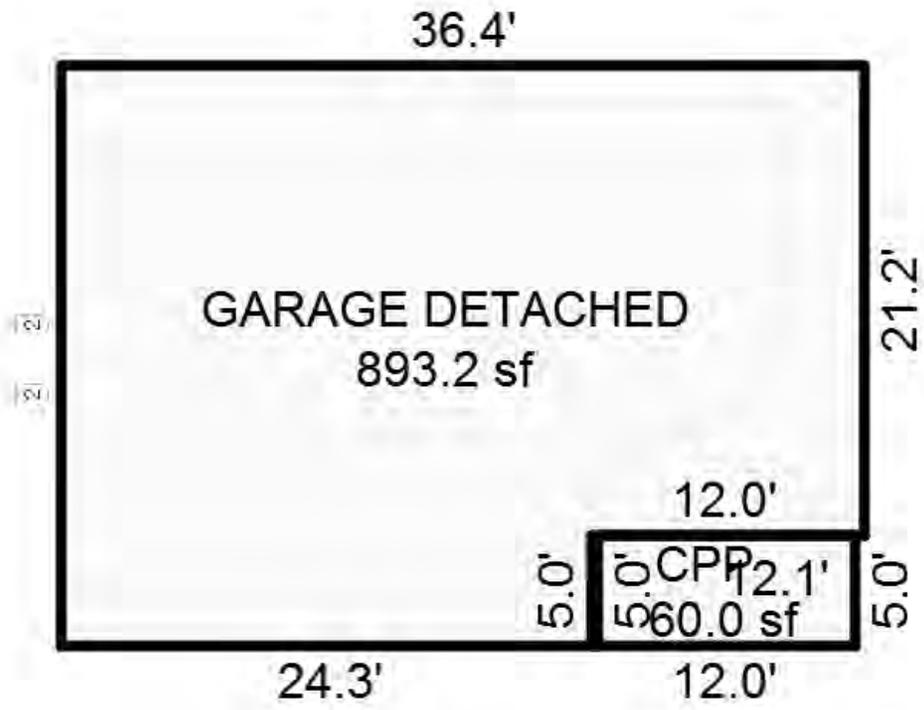


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 CCP (1 Story)	Year Built: 2014 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: 893 % Good: 0 Storage Area: 0 No Conc. Floor: 0	60	CCP (1 Story)	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home														0 Front Overhang 0 Other Overhang
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: C +5 Effec. Age: 10 Floor Area: 0 Total Base New : 31,108 Total Depr Cost: 27,997 Estimated T.C.V: 36,396		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Duplex		Drywall Paneled		X No Heating/Cooling			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C 5 Blt 2014				
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			Ex. Ord. Min		(11) Heating System: No Heating/Cooling						
Wood Frame		Trim & Decoration		(12) Electric			No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.						
Building Style: GRG		Ex Ord Min		0 Amps Service			Many Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
Yr Built 2014		Size of Closets		No./Qual. of Fixtures			(13) Plumbing		Building Areas						
Remodeled 0		Lg Ord Small		Average Fixture(s)			Average Fixture(s)		Stories Exterior Foundation						
Condition: Average		Doors Solid H.C.		3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Size Cost New Depr. Cost						
Room List		(5) Floors		Kitchen: Other: Other:			3 Fixture Bath		Other Additions/Adjustments						
Basement		Kitchen: Other: Other:		(6) Ceilings			Porches		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
1st Floor		Other: Other:		No. of Elec. Outlets			CCP (1 Story)		Base Cost						
2nd Floor		No. of Elec. Outlets		(7) Excavation			Garages		Door Opener						
Bedrooms		Many Ave. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Totals:						
(1) Exterior		Average Fixture(s)		(8) Basement			Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:						
Wood/Shingle		3 Fixture Bath		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing								
Aluminum/Vinyl		2 Fixture Bath		(9) Basement Finish			Plumbing								
Brick		Softener, Auto 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 SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing								
Insulation		Average Fixture(s)		(10) Floor Support			Plumbing								
(2) Windows		3 Fixture Bath		Joists: Unsupported Len: Cntr.Sup:			Plumbing								
Many Avg. Few		2 Fixture Bath					Plumbing								
Large Avg. Small		Softener, Auto 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								
Wood Sash		Softener, Auto 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								
Metal Sash		Softener, Auto 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								
Vinyl Sash		Softener, Auto 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								
Double Hung		Softener, Auto 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								
Horiz. Slide Casement		Softener, Auto 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								
Double Glass		Softener, Auto 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								
Patio Doors		Softener, Auto 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								
Storms & Screens		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Plumbing								
(3) Roof		Softener, Auto 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								
Gable		Softener, Auto 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								
Hip		Softener, Auto 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								
Flat		Softener, Auto 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								
Asphalt Shingle		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Plumbing								
Chimney:		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Plumbing								

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



Concrete Parking  
SqFt  
600

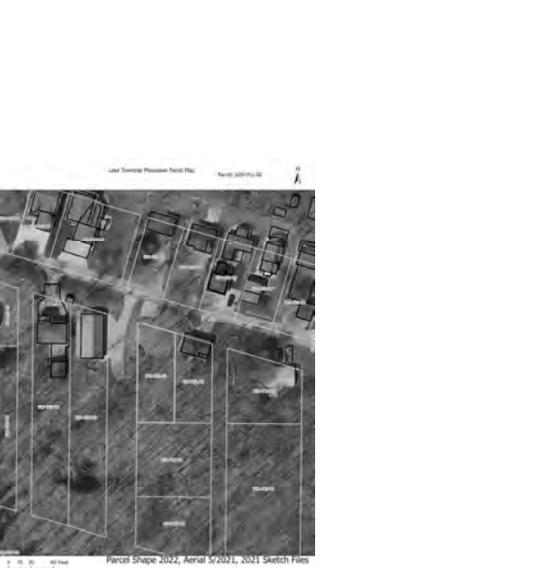
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	21-NOT USED/OTHER	2014-01586	PROPERTY TRANSFER	100.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY J TTEE	0	04/07/2009	QC	21-NOT USED/OTHER	2009/1271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 28,808					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS																											
. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.	X			<p>Public Improvements</p> <p>* Factors * W 1/2 LOTS 51 &amp; 52</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>C40'@700/FF</td> <td>50.00</td> <td>127.00</td> <td>0.9457</td> <td>0.9759</td> <td>600</td> <td>100</td> <td></td> <td>27,689</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.15 Total Acres</td> <td>Total Est. Land Value = 27,689</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	C40'@700/FF	50.00	127.00	0.9457	0.9759	600	100		27,689	50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 27,689
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
C40'@700/FF	50.00	127.00	0.9457	0.9759	600	100		27,689																							
50 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 27,689																							
Comments/Influences				<p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>28.77</td> <td>54</td> <td>72</td> <td>1,119</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,119</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	28.77	54	72	1,119	Total Estimated Land Improvements True Cash Value =				1,119												
Description	Rate	Size	% Good	Cash Value																											
Wood Frame	28.77	54	72	1,119																											
Total Estimated Land Improvements True Cash Value =				1,119																											



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	13,800	600	14,400			5,323C
Rolling	2024	12,700	600	13,300			5,163C
Low	2023	6,300	600	6,900			4,918C
High	2022	5,000	500	5,500			4,684C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOULTON CRAIG A (MM)	MOULTON CRAIG TRUST **	0	04/11/2008	QC	21-NOT USED/OTHER	2008/1397	DEED	0.0
MOULTON DONNA S TRUSTEE	MOULTON CRAIG A (SM)	0	05/18/2007	QC	21-NOT USED/OTHER	2007/1986	DEED	0.0
ARDIS WILLIAM & JOAN FAMI	MOULTON DONNA S TRUSTEE	15,000	07/01/2005	WD	03-ARM'S LENGTH	05-0/2602	DEED	100.0
		11,750	09/01/2000	WD	33-TO BE DETERMINED	01-0:5111	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/31/2012	2012-0449	100%
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MOULTON CRAIG A TTEE & MOULTON TARA K TTEE 2213 HOLT RD Williamston MI 48895	2025 Est TCV 282,080 TCV/TFA: 251.63					

X Improved		Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS			
Public Improvements			* Factors *		W1/2 LOTS 53 - 58	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
C40'@700/FF	100.00	100.00	0.7186	0.9193	600 100	39,638
C40'@700/FF	50.00	80.00	0.7186	0.8694	600 100	18,744
150 Actual Front Feet, 0.32 Total Acres						Total Est. Land Value = 58,382

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
W 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.	X	Dirt Road	D/W/P: 4in Concrete	6.87	2002 0	0
	X	Gravel Road	Wood Frame	31.84	80 50	1,273
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 5000	5,000.00	1 100	5,000
	X	Water	Total Estimated Land Improvements True Cash Value = 6,273			

Comments/Influences	X	Topography of Site
231-839-2551	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	29,200	111,800	141,000			80,340C
2024	25,000	96,400	121,400			77,925C
2023	13,400	84,200	97,600			74,215C
2022	5,000	80,200	85,200			70,681C



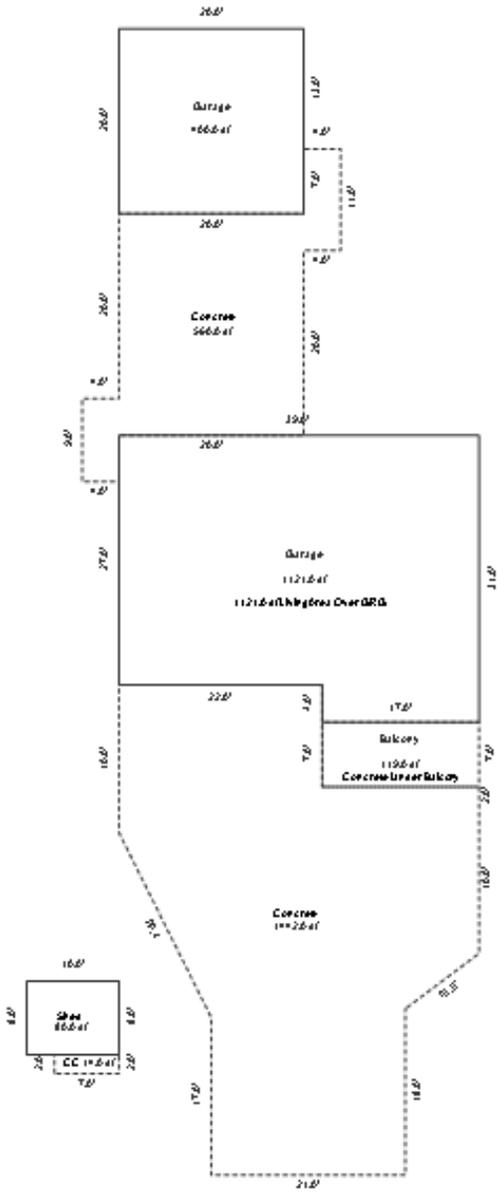
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	25,000	96,400	121,400			77,925C
TPC	11/05/2018	INSPECTED	2023	13,400	84,200	97,600			74,215C
TPC	05/06/2018	INSPECTED	2022	5,000	80,200	85,200			70,681C

\*\*\* Information herein deemed reliable 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 119	Type Wood Balcony	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 1121 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 10 Floor Area: 1,121 Total Base New : 185,835 Total Depr Cost: 167,250 Estimated T.C.V: 217,425
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 1121 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Cls C 10 Blt 2013						
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
A-Frame		Plaster Wood T&G		Ex. Ord Min			1 Story Siding Overhang		1121						
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments		Total:						
Building Style: 2S		Ex Ord Min		Many Ave. Few			Exterior Stone Veneer		96		3,592		3,233		
Yr Built 2013		Lg Ord Small		(13) Plumbing			Plumbing Average Fixture(s)		1		1,455		1,309		
Remodeled 0		Doors Solid H.C.		1 Average Fixture(s)			Balcony Wood Balcony		119		4,780		4,302		
Condition: Average		(5) Floors		1 3 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		3		1,616		
Room List		Kitchen: Other: Other:		2 2 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Door Opener		1121		47,788		
Basement		Kitchen: Other: Other:		Softener, Auto			Base Cost		400		22,820		20,538		
1st Floor		Kitchen: Other: Other:		Softener, Manual			Door Opener		1		539		485		
2nd Floor		Kitchen: Other: Other:		No Plumbing			Water/Sewer		1		1,473		1,326		
Bedrooms		Kitchen: Other: Other:		Extra Toilet			Public Sewer		1		5,725		5,152		
(1) Exterior		(6) Ceilings		Extra Sink			Water Well, 100 Feet		1		Totals:		185,835 167,250		
Wood/Shingle		No. of Elec. Outlets		Separate Shower			Notes:								
Aluminum/Vinyl		Many Ave. Few		Ceramic Tile Floor			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:						217,425		
Brick		(7) Excavation		Ceramic Tile Wains											
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tub Alcove											
(2) Windows		(8) Basement		Vent Fan											
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
Large Avg. Small		(9) Basement Finish		1 Public Water											
Wood Sash		Recreation SF		1 Public Sewer											
Metal Sash		Living SF		1 Water Well											
Vinyl Sash		Walkout Doors (B)		1000 Gal Septic											
Double Hung		No Floor SF		2000 Gal Septic											
Horiz. Slide		Walkout Doors (A)		Lump Sum Items:											
Casement		(10) Floor Support													
Double Glass		Joists: Unsupported Len: Cntr.Sup:													
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7600 W FOREST DR	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	08/28/2009	20090438	Complete	

Owner's Name/Address	P.R.E. 0%	MAP #:
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MORROW RICHARD MORROW RICHARD A & MARGARET A 7600 W FOREST DR Lake City MI 49651	2025 Est TCV 85,416 TCV/TFA: 0.00
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X	Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				
	Public Improvements		* Factors * EL/2 LOTS 53 - 58				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C40'@700/FF	50.00	302.00	0.9457 1.2119 600 100	34,385
			50 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value = 34,385

Tax Description	X	Dirt Road	Land Improvement Cost Estimates			
E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.		Gravel Road	Description	Rate	Size % Good	Cash Value

Comments/Influences	X	Paved Road	D/W/P: Crushed Rock	2.24	400	0	0
		Storm Sewer	Residential Local Cost Land Improvements				

	X	Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 1000	0.00	0	95
	X	Sewer	Total Estimated Land Improvements True Cash Value = 950			

	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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		Standard Utilities				
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		Underground Utils.				
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		Topography of Site				
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	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Rolling	2025	17,200	25,500	42,700			18,718C
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	X	Low	2024	16,500	22,000	38,500			18,156C
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		High	2023	7,900	19,100	27,000			17,292C
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		Landscaped	2022	5,000	17,300	22,300			16,469C
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		Swamp	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
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		Wooded	*** Information herein deemed reliable but not guaranteed***						
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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					
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		TPC 04/30/2021	INSPECTED						
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		TPC 12/27/2017	INSPECTED						
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		TPC 05/04/2016	INSPECTED						
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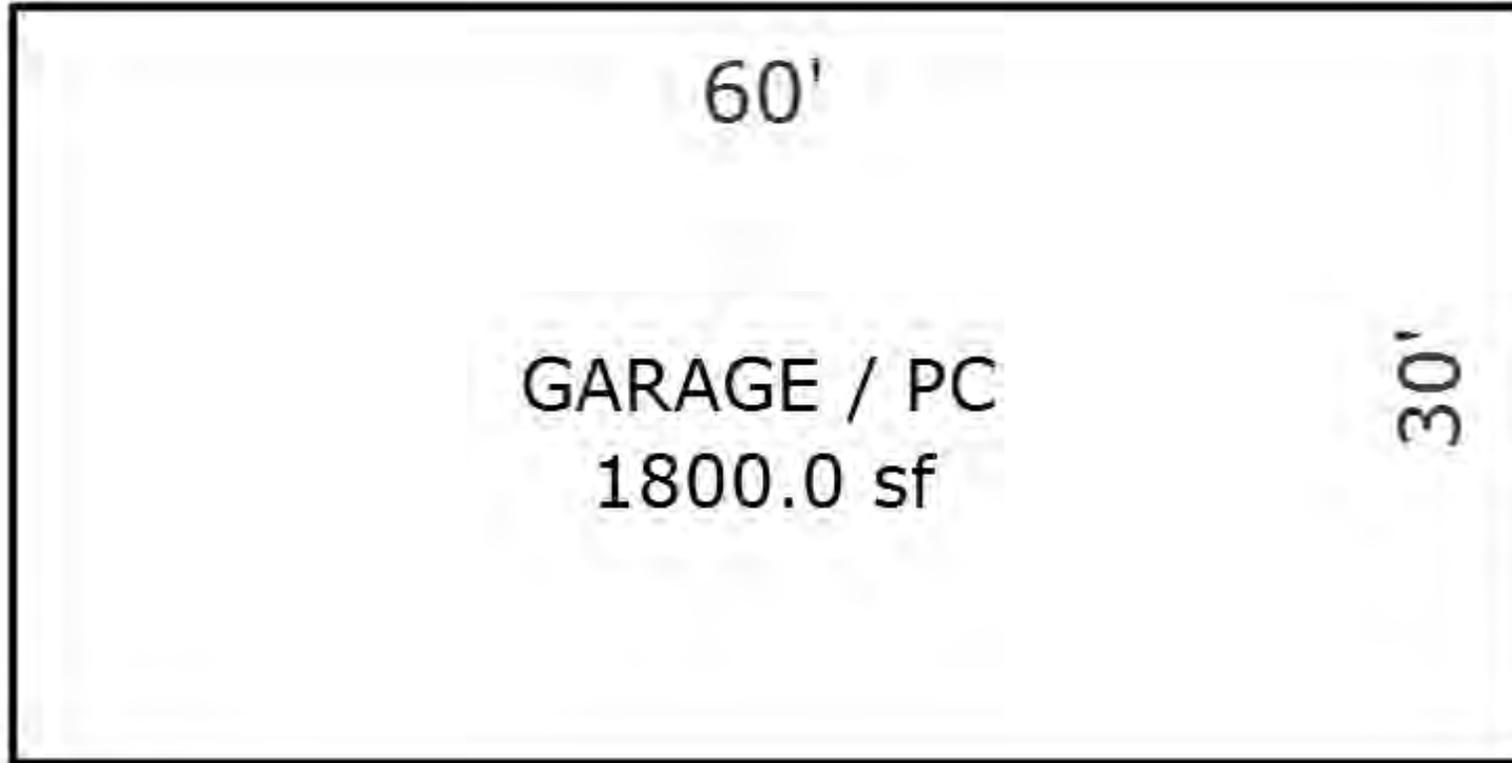
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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MAPLE AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312		2025 Est TCV 10,330				
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	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS		
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	Public Improvements	* Factors *		LOTS 59 - 62			
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

		A 200' @ 90/	100.00	209.50	1.1892	0.7687	90 100	8,227
		100 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =	8,227

Taxpayer's Name/Address	Dirt Road	Land Improvement Cost Estimates					
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BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	Gravel Road	Description	Rate	Size	% Good	Cash Value
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	Paved Road	Wood Frame	21.91	192	50	2,103
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	Storm Sewer	Total Estimated Land Improvements True Cash Value =				2,103
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	Sidewalk					
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	Water					
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	X Sewer					
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Tax Description	X Electric					
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. SEC 11 T22N R8W LOTS 59,60,61 & 62	X Gas					
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SILVER BIRCH BLUFF.	Curb					
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Comments/Influences	Street Lights					
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	Standard Utilities					
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	Underground Utils.					
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	Topography of Site					
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	X Level					
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	Rolling					
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	Low					
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	High					
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	Landscaped					
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	Swamp					
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	Wooded					
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	Pond					
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	Waterfront					
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	Ravine					
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	Wetland					
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	Flood Plain					
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2025	4,100	1,100	5,200			3,103C
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	2024	5,000	1,100	6,100			3,010C
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	2023	3,300	1,000	4,300			2,867C
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	2022	2,500	900	3,400			2,731C
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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.
		130,000	04/01/2002	WD	33-TO BE DETERMINED	02-0:1759	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7685 W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 257,572 TCV/TFA: 214.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS					
		Public Improvements		Description	Frontage	Depth	* Factors *	LOTS 63 & 64	
. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.	X	Dirt Road		B 50' @\$1000/	87.83	100.00	0.8686 0.9554	1000 100	72,894
Comments/Influences		Gravel Road		88 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	72,894
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description			Rate	Size % Good	Cash Value
		Sidewalk		D/W/P: 3.5 Concrete			5.70	760 0	0
		Water		D/W/P: Asphalt Paving			2.65	450 0	0
	X	Sewer		Residential Local Cost Land Improvements					
	X	Electric		Description			Rate	Size % Good	Cash Value
	X	Gas		LAND IMPROVE 1000			1,000.00	1 95	950
	X	Curb		Total Estimated Land Improvements True Cash Value =					950
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							



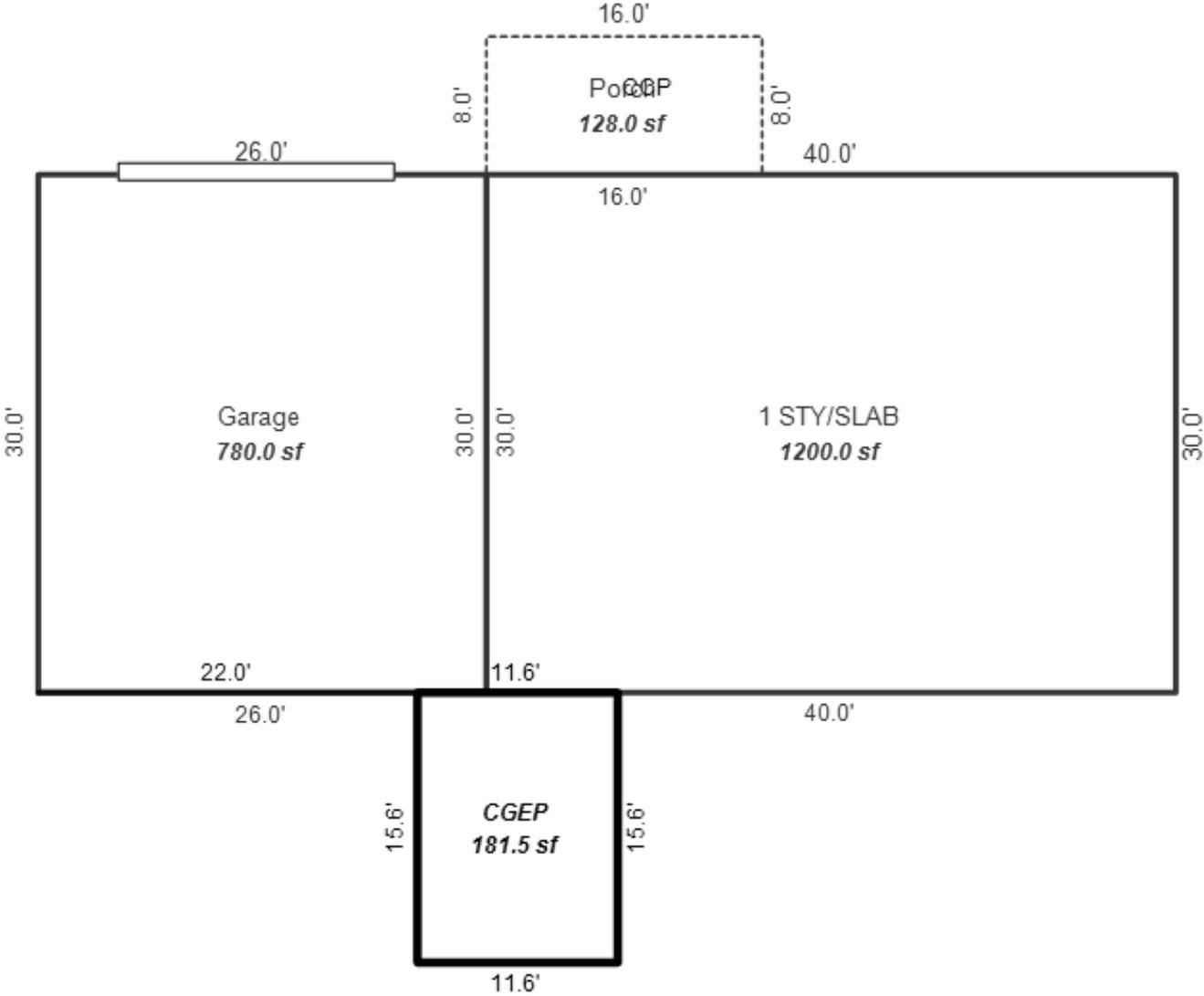
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	36,400	92,400	128,800			61,895C
Rolling	2024	29,200	79,300	108,500			60,034C
Low	2023	14,600	69,000	83,600			57,176C
High	2022	10,000	62,300	72,300			54,454C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 05/04/2016 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 Type		Year Built: 1986 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 20 Floor Area: 1,200 Total Base New : 176,683 Total Depr Cost: 141,329 Estimated T.C.V: 183,728			E.C.F. X 1.300			Bsmnt Garage:							
Building Style: 1S		Yr Built 1999 200		Remodeled 2016		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors			Kitchen: Other: Other:							
Condition: Average		Ex		X Ord		Min		Size of Closets			Lg			X Ord			Small								
Room List		Doors		Solid		X H.C.		Central Air Wood Furnace			(12) Electric			200 Amps Service			No./Qual. of Fixtures								
(1) Exterior		Ex.		X Ord.		Min		No. of Elec. Outlets			Many			X Ave.			Few								
Wood/Shingle Aluminum/Vinyl Brick		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			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=80/100/100/100/80			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Insulation		X Drywall						(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding Slab 1,200 Total: 132,816 106,236			Other Additions/Adjustments			Plumbing					
(2) Windows		Many Avg. X Avg. Few		Large Avg. X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches			CCP (1 Story) 128 2,913 2,330 CGEP (1 Story) 181 9,045 7,236			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		X Casement		X Double Glass		X Patio Doors		X Storms & Screens		(9) Basement Finish			Water/Sewer			Public Sewer 1 1,158 926 Water Well, 100 Feet 1 5,428 4,342			Built-Ins			Appliance Allow. 1 1,615 1,292			
(3) Roof		X Gable		Gambrel		Living SF		Walkout Doors (B) SF		No Floor SF		Walkout Doors (A) SF		Local Cost Items			SANITARY SEWER 1 0 0			Totals: 176,683 141,329					
X Asphalt Shingle		Hip		Mansard		Flat		Shed		(10) Floor Support			Lump Sum Items:			Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 183,728			* 0 0						
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.
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	21-NOT USED/OTHER	2008/4469	DEED	0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	21-NOT USED/OTHER	2007/679	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
VOELKER PATRICK W & LINDA TRUST 4776 PINE VIEW COURT BAY CITY MI 48706	2025 Est TCV 20,869					

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			C40'@700/FF	37.00	109.00	1.0197 0.9393 600 90 PRT OF LOT 65	19,137
			37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =				19,137

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.					
Comments/Influences		Description			
		Wood Frame	22.27	108 72	1,732
		Total Estimated Land Improvements True Cash Value =			1,732

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	9,600	800	10,400			1,892C
2024	8,900	800	9,700			1,836C
2023	4,400	800	5,200			1,749C
2022	2,300	700	3,000			1,666C



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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 FOREST DR  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0% MAP #: 2025 Est TCV 10,343

Owner's Name/Address: MORGAN PATRICIA  
 1336 THREE MILE ROAD  
 GROSSE POINTE MI 48230

Improved X 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

C40'@700/FF 35.67 109.00 1.0291 0.9393 600 50 PRT OF LOT 50 10,343  
 37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 10,343

Tax Description: . SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

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  
 Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain

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

2025 5,200 0 5,200 1,351C

2024 4,800 0 4,800 1,311C

2023 2,400 0 2,400 1,249C

2022 1,300 0 1,300 1,190C

Who When What TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 10/29/2014 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	03-ARM'S LENGTH	2014-02639	PROPERTY TRANSFER	100.0
		13,000	08/01/1997	WD	33-TO BE DETERMINED	313:1028	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BYTZ PAUL & ANA 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	MAP #:					
	2025 Est TCV 43,867					

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS					
Public Improvements			* Factors * LOTS 66 & 67					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			C40'@700/FF	100.00	100.00	0.7953 0.9193	600 100	
			100 Actual Front Feet, 0.23 Total Acres				Total Est. Land Value =	43,867

Tax Description  
 . SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.  
 Comments/Influences

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

Topography of Site

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



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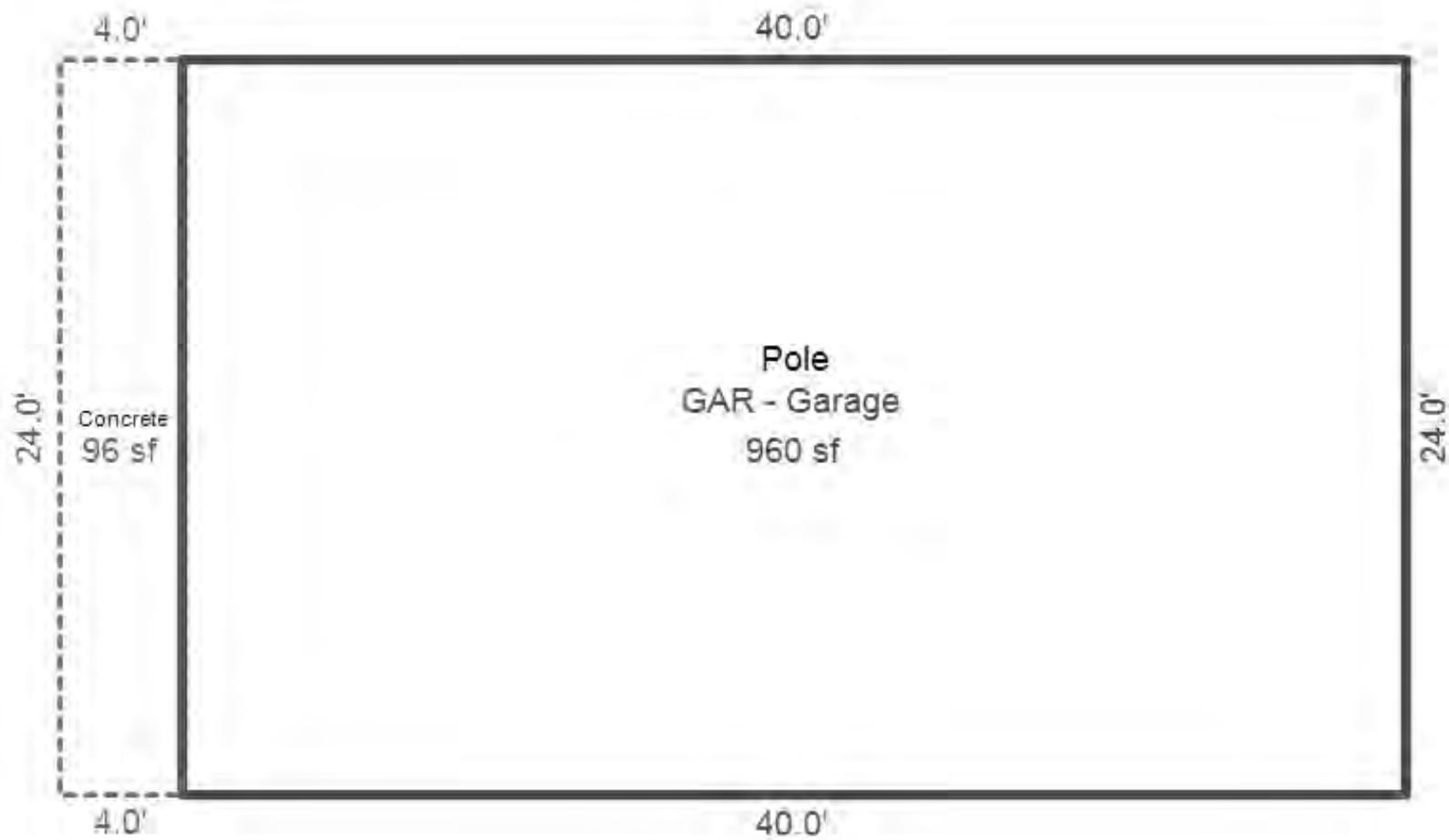
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,900	0	21,900			5,071C
2024	19,200	0	19,200			4,919C
2023	10,000	0	10,000			4,685C
2022	5,000	0	5,000			4,462C

\*\*\* Information herein deemed reliable 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: 2022 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 19,930 Total Depr Cost: 19,332 Estimated T.C.V: 25,132
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 2022		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 2022		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No Heating/Cooling			Average Fixture(s)		3 Fixture Bath		Plumbing		Other Additions/Adjustments	
Room List		Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			Average Fixture(s)		3 Fixture Bath		Garages		Class: C Exterior: Pole (Unfinished)	
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		Base Cost		960 23,971 23,252	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Many Ave. Few			Average Fixture(s)		3 Fixture Bath		Door Opener		1 539 523	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Average Fixture(s)		3 Fixture Bath		Totals:		19,930 19,332	
(2) Windows		(8) Basement			Many Ave. Few			Average Fixture(s)		3 Fixture Bath		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 25,132	
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					
Gable Hip Flat		Gambrel Mansard Shed			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					
Asphalt Shingle		(10) Floor Support			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Many Ave. Few			Average Fixture(s)		3 Fixture Bath					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	24,000	03/30/2017	WD	03-ARM'S LENGTH	2017-00926	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/05/2017					

Owner's Name/Address	MAP #:
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GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2025 Est TCV 54,939
--	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS					
Public Improvements			* Factors * LOTS 71-73 & S 1/2 OF 74					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			C40'@700/FF	75.00	100.00	0.7378 0.9193	600 100	30,522
			C40'@700/FF	60.00	100.00	0.7378 0.9193	600 100	24,418
			135 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =	54,939

Tax Description	X	Value
. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.		

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

Topography of Site
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X	Level	
	Rolling	
	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	27,500	0	27,500			9,314C
2024	23,700	0	23,700			9,034C
2023	12,600	0	12,600			8,604C
2022	10,000	0	10,000			8,195C

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 04/17/2017 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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	19-MULTI PARCEL ARM'S LE	2017-00925	PROPERTY TRANSFER	100.0
BARRETT NANCY A	BARRETT KEITH A	0	12/28/2013	AFF	07-DEATH CERTIFICATE	2014-02638	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1805 S OAK AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/05/2017					
	MAP #:					
	2025 Est TCV 206,793 TCV/TFA: 243.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4090.4090 LAKE MISS BACK LOTS SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.	X		* Factors *					
			C40'@700/FF	75.00	100.00	0.8546	0.9193	600 100
Comments/Influences			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 35,353					
			Land Improvement Cost Estimates					
			Description		Rate	Size % Good	Cash Value	
			Fencing: Wd, Picket, 12-24		18.46	30 0	0	
			D/W/P: 4in Concrete		6.87	100 0	0	
			Residential Local Cost Land Improvements					
			Description		Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000		1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value = 950					



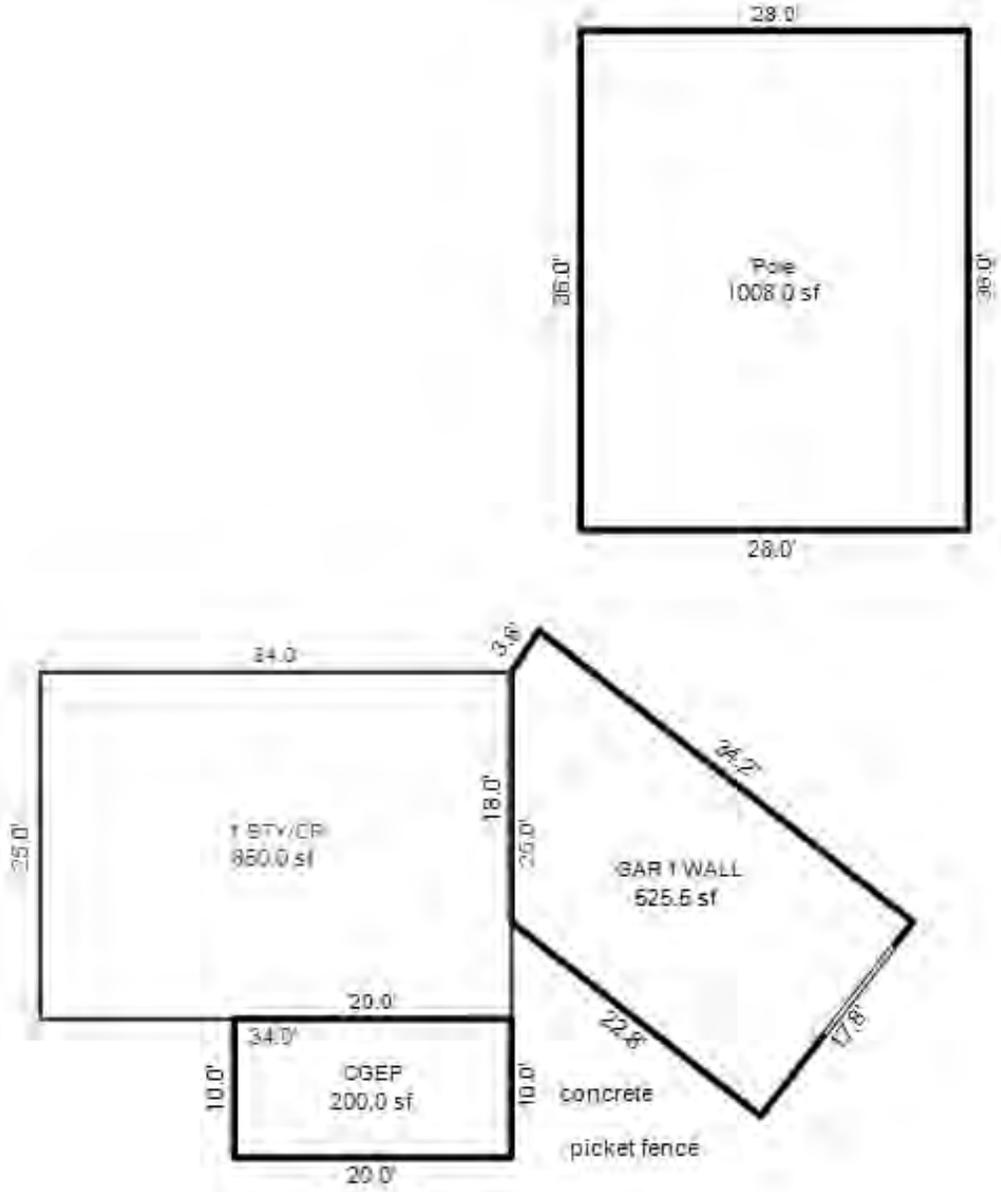
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2025	17,700	85,700	103,400			63,233C
	Rolling		2024	15,700	73,700	89,400			61,332C
	Low		2023	8,100	64,100	72,200			58,412C
	High		2022	5,000	57,800	62,800			55,631C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 04/30/2021	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 04/17/2017	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins		(15) 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 200	Type CGEP (1 Story)	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 525 % 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 1970		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg		Ord	X	Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		200 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures											
(2) Windows		X	Drywall	Ex. X Ord. Min											
X	Many Avg. X Few	Large Avg. X Small		No. of Elec. Outlets											
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		Many X Ave. Few											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Basement: 0 S.F. Crawl: 850 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 850 SF Floor Area = 850 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 850 Total: 118,896 83,226										E.C.F. X 1.300		Cls C 5 Blt 1970			
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,018 Porches CGEP (1 Story) 200 12,228 8,560 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 525 25,216 17,651 Common Wall: 1 Wall 1 -2,188 -1,532 Class: C Exterior: Pole (Unfinished) Base Cost 1008 24,898 17,429 Water/Sewer Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854 Built-Ins Appliance Allow. 1 2,727 1,909 Local Cost Items SANITARY SEWER 1 0 0										Totals: 187,353 131,146		* 170,490			
Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:															

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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.
BARRETT KEITH A & OSBORN	GRUMM BRANDON O	125,000	03/30/2017	WD	19-MULTI PARCEL ARM'S LE	2017-00925	PROPERTY TRANSFER	100.0
OSBORN REV DOUGLAS, TRUST	BARRETT KEITH	1	07/29/2014	QC	21-NOT USED/OTHER	2014-02640	DEED	100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	21-NOT USED/OTHER	05-0/2411	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/05/2017					
Owner's Name/Address	MAP #:					
GRUMM BRANDON O 1805 S OAK DR LAKE CITY MI 49651	2025 Est TCV 19,292					

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	37.00	100.00	1.0782	0.9672	500	100	19,292
37 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =	19,292

Tax Description  
. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.  
Comments/Influences

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

- Topography of Site
- X Level
  - Rolling
  - Low
  - High
  - Landscaped
  - Swamp
  - Wooded
  - Pond
  - 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	9,600	0	9,600			2,841C
TPC 04/30/2021	INSPECTED		2024	5,000	0	5,000			2,756C
TPC 12/27/2017	INSPECTED		2023	3,800	0	3,800			2,625C
TPC 04/17/2017	INSPECTED		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.
		19,000	05/01/2001	WD	33-TO BE DETERMINED	03-0:4499	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	2025 Est TCV 56,074					
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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 *		6 LOTS ALONG OAK AVE		
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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C40'@700/FF	100.00	267.00	0.7953	1.1752	600	100	56,074
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100 Actual Front Feet, 0.61 Total Acres							Total Est. Land Value =	56,074
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Tax Description	X	Dirt Road					
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. SEC 11 T22N R8W LOTS 77 TO 82 INCL		Gravel Road					
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SILVER BIRCH BLUFF.		Paved Road					
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Comments/Influences		Storm Sewer					
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		Sidewalk					
--	--	----------	--	--	--	--	--

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

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

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

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

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

		Underground Utils.					
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		Topography of Site					
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		Level					
--	--	-------	--	--	--	--	--

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

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

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

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

		Wooded					
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		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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	28,000	0	28,000			4,651C
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2024	25,800	0	25,800			4,512C
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2023	12,800	0	12,800			4,298C
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2022	10,000	0	10,000			4,094C
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Who When What

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	09/01/1999	WD	33-TO BE DETERMINED	03-0:4499	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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BIRCH	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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CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	2025 Est TCV 10,258					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
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	Public Improvements	* Factors *			3 BACK LOTS & PRT OF 92	
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		A 200' @ 90/FF	150.00	100.00	1.0746	0.7071	90	100	SEE COMMENTS	10,258
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		150 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =		10,258		
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Taxpayer's Name/Address	Dirt Road								
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CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	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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	X Sewer								
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	X Electric								
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	X Gas								
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	Curb								
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	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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Comments/Influences	Topography of Site								
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	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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	X Pond								
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	Waterfront								
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	X Ravine								
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	X 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	5,100	0	5,100			3,723C
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	2024	4,500	0	4,500			3,612C
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	2023	3,500	0	3,500			3,440C
--	------	-------	---	-------	--	--	--------

	2022	3,500	0	3,500			3,277C
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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.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY	2016-00969	PROPERTY TRANSFER	0.0

Property Address: BIRCH BLUFF  
 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: ROLKA STEVEN R  
 63 MAIN ST  
 LUDLOW VT 05149  
 2025 Est TCV 10,050

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

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

A 200' @ 90/FF 100.00 311.00 1.1892 0.9390 90 100 10,050  
 100 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 10,050

Tax Description: . SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	5,000	0	5,000			3,654C
			2024	4,500	0	4,500			3,545C
			2023	3,500	0	3,500			3,377C
			2022	3,500	0	3,500			3,217C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE D D TRUST	SILVER MICHAEL & BONNIE	310,000	08/15/2014	WD	03-ARM'S LENGTH	2014-02883	PROPERTY TRANSFER	100.0
DELINE ELMA SURVIVOR OF D	DELINE DENZEL D TRUST	0	08/06/2014	QC	21-NOT USED/OTHER	2014-02881	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
720 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/11/2017	2017-0091	100%

Owner's Name/Address	MAP #:
SILVER MICHAEL & BONNIE 720 S OAK DR LAKE CITY MI 49651	2025 Est TCV 590,162 TCV/TFA: 309.63

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE																														
LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.	X		<table border="1"> <thead> <tr> <th colspan="2">Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td colspan="2">A 80'@\$1400/FF</td> <td>210.00</td> <td>289.00</td> <td>0.7856</td> <td>1.1987</td> <td>1400</td> <td>100</td> <td></td> <td>276,858</td> </tr> <tr> <td colspan="2">210 Actual Front Feet, 1.39 Total Acres</td> <td colspan="3"></td> <td colspan="2">Total Est. Land Value =</td> <td colspan="3">276,858</td> </tr> </tbody> </table>	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 80'@\$1400/FF		210.00	289.00	0.7856	1.1987	1400	100		276,858	210 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =		276,858		
Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																								
A 80'@\$1400/FF		210.00	289.00	0.7856	1.1987	1400	100		276,858																								
210 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =		276,858																										

Comments/Influences	X Sewer	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates																				
ADD 10' VACATED ALLEY ADD SEWER FOR 05	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>Dock: Light posts</td> <td>42.32</td> <td>270</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.87</td> <td>778</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>2.24</td> <td>2500</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Dock: Light posts	42.32	270	0	0	D/W/P: 4in Concrete	6.87	778	0	0	D/W/P: Crushed Rock	2.24	2500	0	0
Description	Rate	Size	% Good	Cash Value																								
Dock: Light posts	42.32	270	0	0																								
D/W/P: 4in Concrete	6.87	778	0	0																								
D/W/P: Crushed Rock	2.24	2500	0	0																								

Topography of Site	X Level	X Rolling	Low	High	X Landscaped	Swamp	Wooded	X 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	138,400	156,700	295,100			196,786C
2024	143,300	165,700	309,000			190,870C
2023	99,200	158,200	257,400			181,781C
2022	56,200	152,000	208,200			173,125C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 242	Type CGEP (1 Story) Treated Wood	Year Built: 1948 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1,906 Total Base New : 341,663 Total Depr Cost: 222,092 Estimated T.C.V: 310,929			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets												
Yr Built 1948	Remodeled 1991		Ex	X	Ord		Min	No./Qual. of Fixtures															
Condition: Average			Lg	X	Ord		Small	No. of Elec. Outlets															
Room List		Doors		Solid	X		H.C.	(12) Electric															
1	Basement	(5) Floors		Central Air Wood Furnace			100 Amps Service																
	1st Floor	Kitchen:		(13) Plumbing			Average Fixture(s)																
	2nd Floor	Other:		No. of Elec. Outlets			3 Fixture Bath																
4	Bedrooms	Other:		Many			X	Ave.		Few	1.25 Story Siding												
(1) Exterior		(6) Ceilings		Ex.			X	Ord.		Min	Other Additions/Adjustments												
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			1 Average Fixture(s)			Basement, Outside Entrance, Below Grade			1		2,523		1,640						
	Insulation	(7) Excavation		Basement: 680 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			Plumbing													
(2) Windows		Many	X	Avg.	X	Avg.	Small	2 2 Fixture Bath			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		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CGEP (1 Story)		120		8,624		5,606	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Public Water			Deck			Treated Wood		242		4,627		3,008				
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor Walkout Doors (A)	1 Public Sewer			1 Water Well			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		440		20,403		13,262	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic			Porches			CGEP (1 Story)		120		28,536		18,548				
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			2000 Gal Septic			Water/Sewer			Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,536		18,548		
				1 Public Sewer			1 Water Well, 50 Feet			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		680		24,766		16,098		
				1 Public Sewer			1 Water Well, 50 Feet			Water/Sewer			Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,536		18,548		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	09-FAMILY	2015-03319	DEED	0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	03-ARM'S LENGTH	2013-03240 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
SW OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 17,228					

	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				A 80'@\$1400/FF	10.00	321.00	1.0000	1.2305	1400	100	17,228	
				10 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	17,228

Tax Description  
S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.

Comments/Influences  
ADD 1/2 VACATED ALLEY 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
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain
- X Private Drive



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	8,600	0	8,600			5,456C
2024	10,000	0	10,000			5,292C
2023	6,900	0	6,900			5,040C
2022	4,800	0	4,800			4,800S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALVIN LUCILLE L	GALVIN LUCILLE L	0	05/24/2024	QC	15-LADY BIRD	2024-01269	DEED	0.0
GALVIN TIM A	GALVIN LUCILLE L	0	01/28/2024	OTH	07-DEATH CERTIFICATE	2024-00408	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
690 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GALVIN LUCILLE L 8255 MULLIKEN ROAD MULLIKEN MI 48861	MAP #:	2025 Est TCV 304,376 TCV/TFA: 291.55				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
. LOTS 24 & 25 SOUTHGATE PLAT 2.			* Factors *			
Comments/Influences	X		Description	Frontage	Depth	Rate %Adj. Reason Value
			A 80'@\$1400/FF	100.00	259.00	0.9457 1.1663 1400 100 154,416
			100 Actual Front Feet, 0.59 Total Acres			Total Est. Land Value = 154,416

Public Improvements	Land Improvement Cost Estimates			
X Dirt Road	Description	Rate	Size % Good	Cash Value
X Gravel Road	D/W/P: 3.5 Concrete	6.16	72 0	0
X Paved Road	Residential Local Cost Land Improvements			
X Storm Sewer	Description	Rate	Size % Good	Cash Value
X Sidewalk	LAND IMPROVE 1000	1,000.00	1 95	950
X Water	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	77,200	75,000	152,200			92,861C
Rolling	2024	79,900	78,200	158,100			90,069C
Low	2023	55,900	74,700	130,600			85,780C
X High	2022	36,000	72,300	108,300			81,696C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							

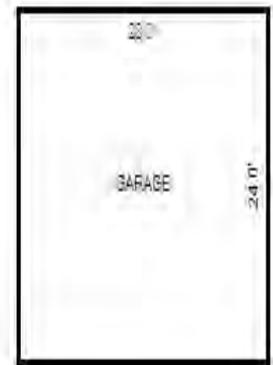
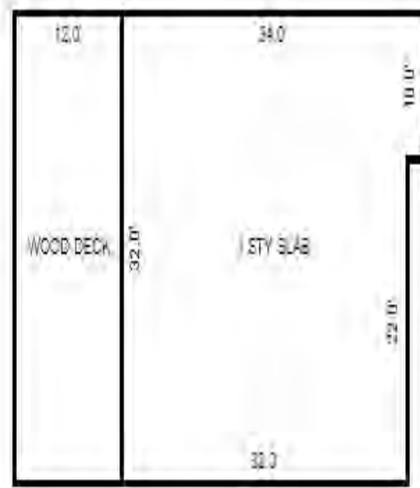


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					Class: CD Effec. Age: 40 Floor Area: 1,044 Total Base New : 177,392 Total Depr Cost: 106,436 Estimated T.C.V: 149,010			Bsmnt Garage: Carport Area: Roof:		
	Building Style: 1S		Trim & Decoration		Central Air Wood Furnace										
	Yr Built 1958	Remodeled 0	Ex X Ord Min		(12) Electric 0 Amps Service										
	Condition: Average		Size of Closets X Lg Ord Small		No./Qual. of Fixtures Ex. Ord. X Min										
	Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many Ave. X Few										
	(1) Exterior		(6) Ceilings X Tile		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1044 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	(2) Windows Many Avg. Few Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Notes:										
	(3) Roof X Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER										
	Chimney: Metal				Totals: 177,392 106,436										
					ECF (4085 CROOKED LAKE) 1.400 => TCv: 149,010										

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



Sketch by Apex IV™

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

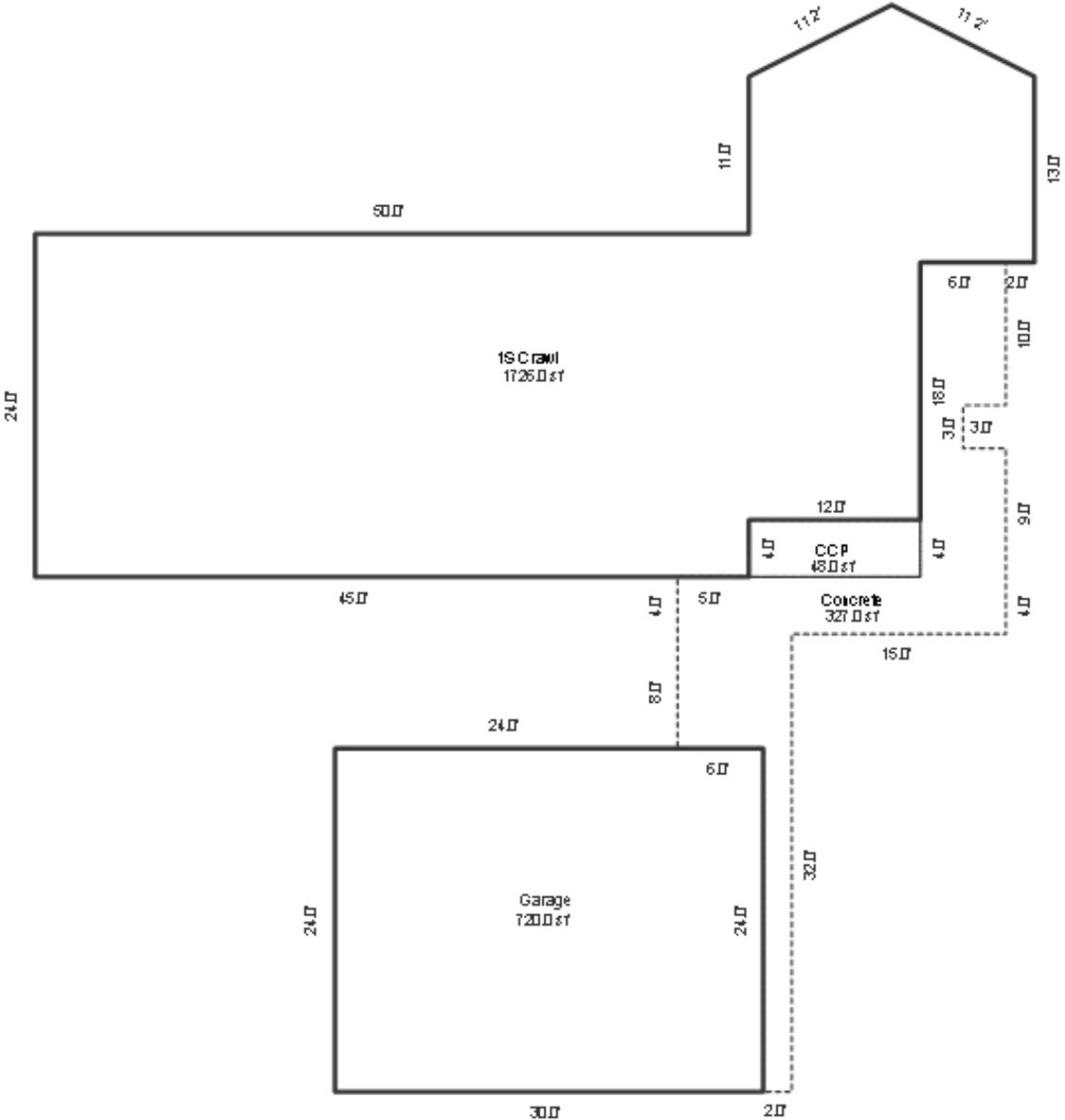
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
670 SW OAK DR		School: LAKE CITY AREA SCHOOL DIST		Reroof		04/02/2021	2021-0154	100%				
Owner's Name/Address		P.R.E. 100% 05/01/2010		MAP #:		2025 Est TCV 387,059 TCV/TFA: 224.25						
LANDRIS BECKY PO BOX 536 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *								
. LOTS 26 & 27 SOUTHGATE PLAT 2.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 80'@\$1400/FF 100.00 239.00 0.9457 1.1431 1400 100 151,345								
		X Paved Road		100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 151,345								
		X Storm Sewer		Land Improvement Cost Estimates								
		X Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X Water		D/W/P: 3.5 Concrete 6.49 327 50 1,061								
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,061								
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	75,700	117,800	193,500			126,966C	
		JWV	05/24/2021	INSPECTED	2024	78,300	124,700	203,000			123,149C	
		TPC	07/28/2018	INSPECTED	2023	55,300	119,000	174,300			117,285C	
		TPC	12/27/2017	INSPECTED	2022	36,000	114,300	150,300			111,700C	



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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

660 SW OAK DR      School: LAKE CITY AREA SCHOOL DIST      Reroof      09/22/2017      2017-0475      100%

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

SHANAVER THOMAS E & ROSE M      MAP #:      2025 Est TCV 324,126 TCV/TFA: 217.24

27770 PRESCOTT STREET      X Improved      Vacant      Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

ROMULUS MI 48174      Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 80'@\$1400/FF	100.00	227.00	0.9457	1.1284	1400	100		149,408
100 Actual Front Feet, 0.52 Total Acres      Total Est. Land Value =								149,408

Tax Description      X Dirt Road

. LOTS 28 & 29 SOUTHGATE PLAT 2.      Gravel Road

Comments/Influences      Paved Road

ADD SEWER FOR 05      Storm Sewer

Water

X Sewer

X Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,700	87,400	162,100			110,567C
2024	77,300	92,400	169,700			107,243C
2023	54,900	88,200	143,100			102,137C
2022	36,000	84,800	120,800			97,274C

Who      When      What

JWV 12/16/2017 INSPECTED

TPC 04/27/2015 INSPECTED

TPC 06/16/2014 INSPECTED

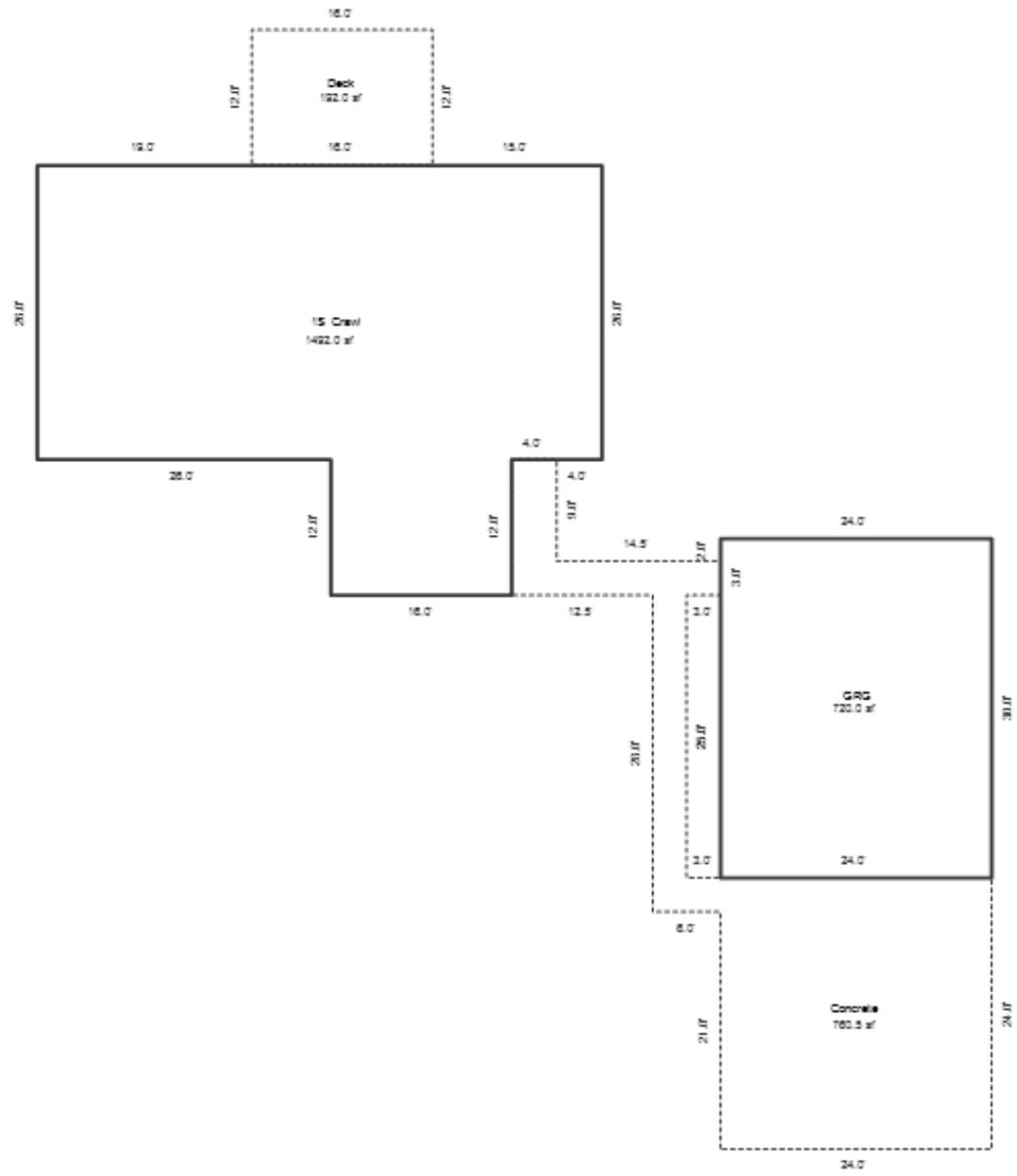
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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			Class: CD Effec. Age: 40 Floor Area: 1,492 Total Base New : 205,170 Total Depr Cost: 123,102 Estimated T.C.V: 172,343			E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall	Plaster														
Yr Built 1968		Remodeled 0		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1968			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 1492 SF			Floor Area = 1492 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile	Many	X	Ave.	Few	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas				
(2) Windows		(7) Excavation		1 Average Fixture(s)			1 3 Fixture Bath			1 2 Fixture Bath			Softener, Auto			Softener, Manual		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1492 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Solar Water Heat			No Plumbing			Deck			Treated Wood		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		1 Extra Toilet			1 Extra Sink			Plumbing			Average Fixture(s)			1 1,212 727		
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Separate Shower			1 Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Storms & Screens	(9) Basement Finish		1 Deck			1 Treated Wood			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		
(3) Roof		(10) Floor Support		1 Water/Sewer			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic		
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			
X	Asphalt Shingle	(14) Water/Sewer		1 Lump Sum Items:			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Lump Sum Items:			1 Public Water			1 Public Sewer			1 Water Well			1000 Gal Septic		
										Totals:		205,170		123,102		* ECF (4085 CROOKED LAKE) 1.400 => TCV: 172,343		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH DENNIS & LARAIA KAT	LYNCH DENNIS P TRUST	0	06/30/2016	QC	09-FAMILY	2016-02644	DEED	0.0
LYNCH DENNIS	LYNCH DENNIS & LA RAIKA KA	0	12/13/2004	QC	21-NOT USED/OTHER	04-0/5124	DEED	0.0
		238,750	08/01/2002	WD	33-TO BE DETERMINED	02-0:3622	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
630 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST	SEWER	08/10/1950	1950-16227	100%	

Owner's Name/Address	MAP #:
LYNCH DENNIS P TRUST 2638 W CROWN DR TRAVERSE CITY MI 49685	2025 Est TCV 377,396 TCV/TFA: 243.64

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
			* Factors *

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 30 & 31 SOUTHGATE PLAT 2.	X	Dirt Road	100.00	220.00	0.9457	1.1196	1400	100		148,243

Comments/Influences

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value	
X	Water	D/W/P: Asphalt Paving	2.85	1275	50	1,817
X	Sewer	D/W/P: 4in Concrete	6.39	281	50	898
X	Electric	Wood Frame	21.25	240	50	2,550
Total Estimated Land Improvements True Cash Value =					5,265	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	74,100	114,600	188,700			131,190C

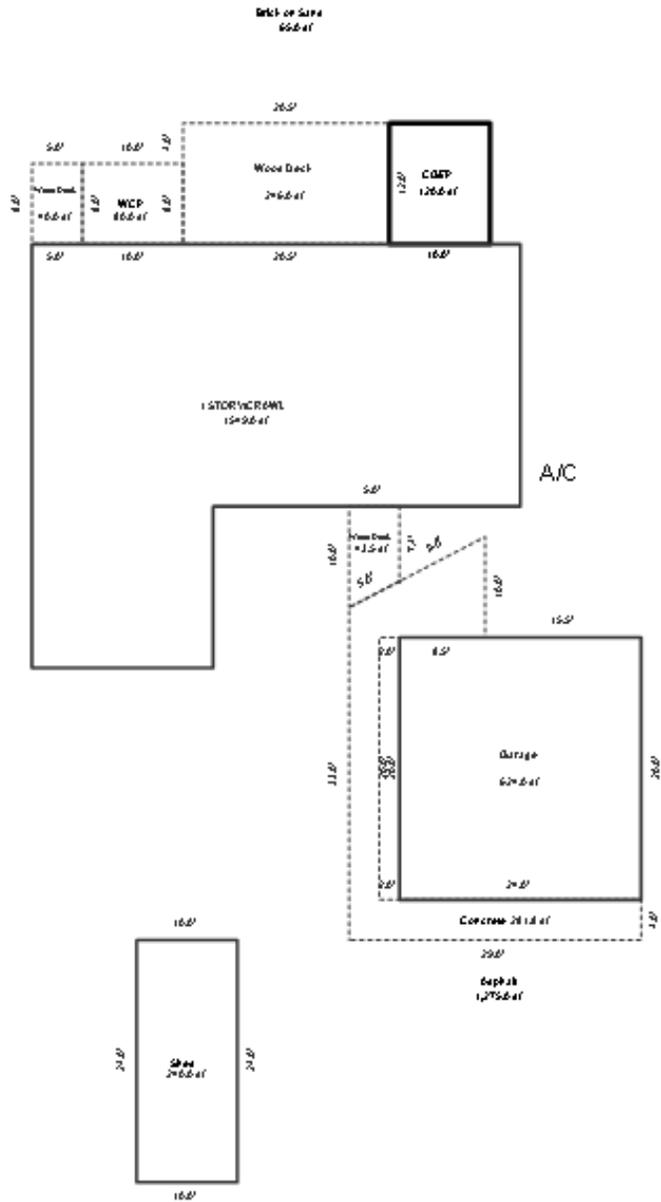
X	Rolling	2024	76,700	121,100	197,800			127,246C
X	Low	2023	54,600	115,500	170,100			121,187C
X	High	2022	36,000	110,800	146,800			115,417C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRATT DENNIS R & BERNAD	KING ASHLEY BARRATT	60,000	02/10/2017	WD	03-ARM'S LENGTH	2017-00622	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	MAP #:
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KING ASHLEY BARRATT 98 GUY ST HARRINGTON PARK NJ 07640	2025 Est TCV 148,074
--	----------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 80'@\$1400/FF	100.00	219.00	0.9457	1.1184	1400	100	148,074
100 Actual Front Feet, 0.50 Total Acres	Total Est. Land Value =						148,074

Tax Description	X	Dirt Road
-----------------	---	-----------

. LOTS 32 & 33 SOUTHGATE PLAT 2.	X	Gravel Road
----------------------------------	---	-------------

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

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

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

X Level
---------

Rolling
---------

Low
-----

X High
--------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

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

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

			2025	74,000	0	74,000			40,920C
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			2024	76,600	0	76,600			39,690C
--	--	--	------	--------	---	--------	--	--	---------

			2023	54,600	0	54,600			37,800C
--	--	--	------	--------	---	--------	--	--	---------

			2022	36,000	0	36,000			36,000S
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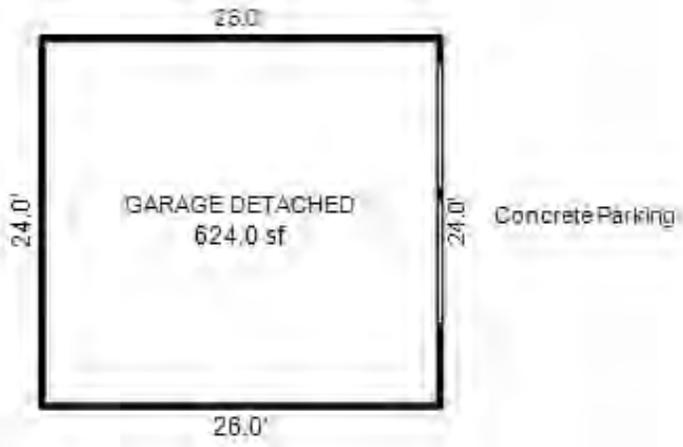
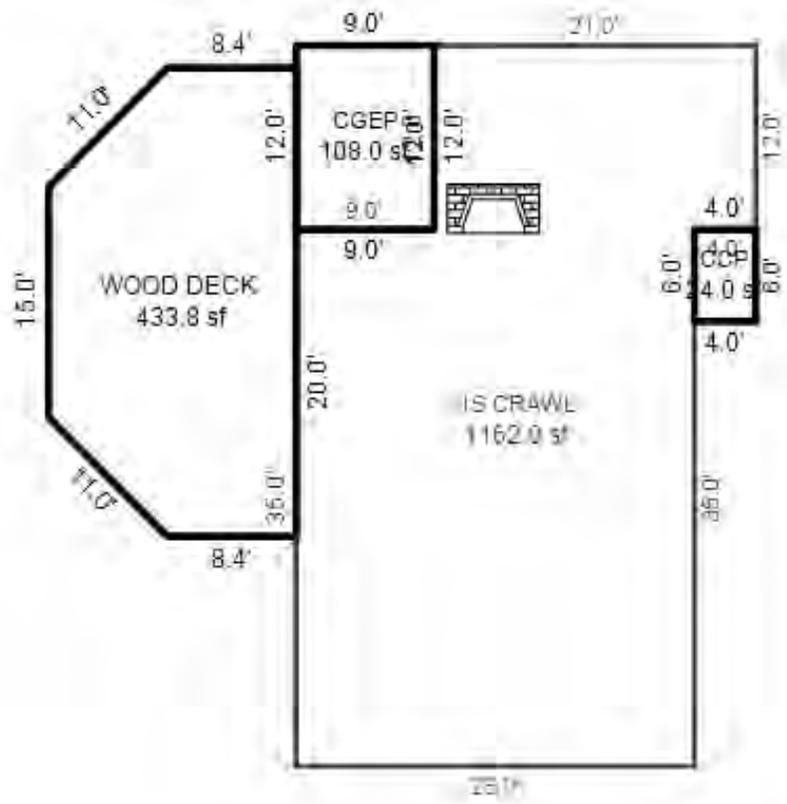
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
590 S OAK DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SCHMIEGE C J TRUSTEE 4025 ISABELLE PORTAGE MI 49081		MAP #:		2025 Est TCV 317,374 TCV/TFA: 273.13								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. LOTS 34 & 35 SOUTHGATE PLAT 2.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD SEWER FOR 05		Gravel Road		A 80'@\$1400/FF	100.00	224.00	0.9457	1.1247	1400	100		148,912
		Paved Road		100 Actual Front Feet, 0.51 Total Acres					Total Est. Land Value =	148,912		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	1200	71	5,172				
		X Sewer		Total Estimated Land Improvements True Cash Value =				5,172				
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2025	74,500	84,200	158,700			109,572C		
				2024	77,100	89,000	166,100			106,278C		
				2023	54,700	84,900	139,600			101,218C		
				2022	36,000	81,400	117,400			96,399C		
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		TPC 12/27/2017	INSPECTED									
		TPC 04/19/2016	INSPECTED									
		TPC 04/27/2015	INSPECTED									



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 24 108 433	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Doors		(5) Floors								
Building Style: 1S				Ex	X	Ord	Min		Central Air Wood Furnace			E.C.F. X 1.400		Bsmnt Garage:		Carport Area: Roof:								
Yr Built 1963	Remodeled 0			Lg			X	Ord	Small		Class: CD Effec. Age: 35 Floor Area: 1,162 Total Base New : 179,439 Total Depr Cost: 116,636 Estimated T.C.V: 163,290													
Condition: Average				No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1963									
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		X Ex.			Ord.			Ground Area = 1162 SF Floor Area = 1162 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65														
(1) Exterior		(6) Ceilings		Many			X	Ave.	Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Wood/Shingle Aluminum/Vinyl Brick  Insulation				(13) Plumbing			Average Fixture(s)			1 Story			Siding		Crawl Space		1,162		Total:		132,395		86,057	
(2) Windows		(7) Excavation		1			3 Fixture Bath			Other Additions/Adjustments														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1162 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Plumbing			Average Fixture(s)		1		1,212		788					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			Porches			CGEP (1 Story)		108		7,073		4,597					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(9) Basement Finish			Extra Toilet			Deck			CCP (1 Story)		24		1,115		725					
X	Storms & Screens						Extra Sink			Garages														
(3) Roof							Separate Shower			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
X	Gable Hip Flat	Gambrel Mansard Shed					Ceramic Tile Floor			Water/Sewer			Public Sewer		1		1,307		850					
X	Asphalt Shingle						Ceramic Tile Wains			Built-Ins			Water Well, 50 Feet		1		2,548		1,656					
Chimney: Brick							Ceramic Tub Alcove			Appliance Allow.														
							Vent Fan			Fireplaces			Interior 1 Story		1		4,633		3,011					
							Lump Sum Items:			Local Cost Items			SANITARY SEWER		1		0		0					
										Notes:														
										Totals:														
										ECF (4085 CROOKED LAKE) 1.400 => TCV:														

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



Concrete

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

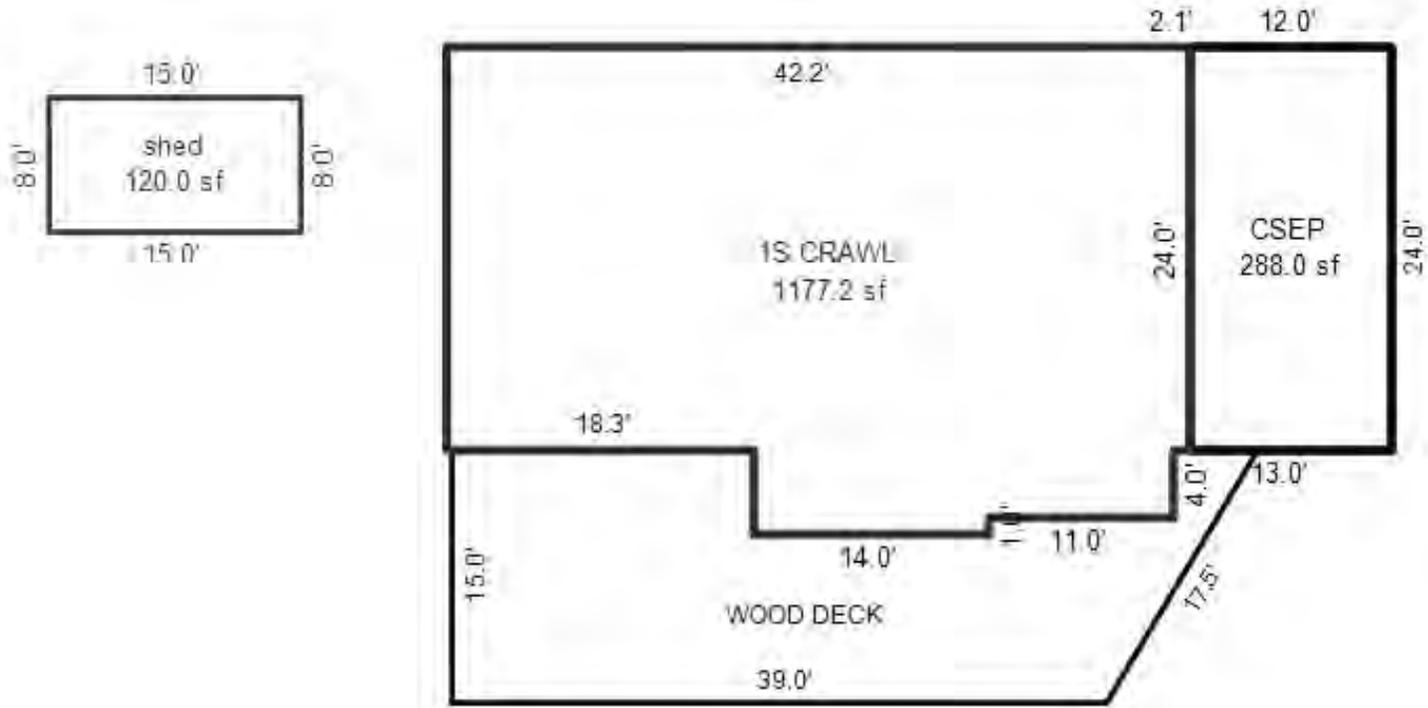
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
570 S OAK DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
FISH STEVE & CYNTHIA G 722 PENDLETON DRIVE N COMSTOCK PARK MI 49321		MAP #:		2025 Est TCV 301,878 TCV/TFA: 256.48						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
. LOTS 36 & 37 SOUTHGATE PLAT 2.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
ADD SEWER FOR 05		Gravel Road		A 80'@\$1400/FF	100.00	218.00	0.9457 1.1171	1400 100	147,905	
		Paved Road		100 Actual Front Feet, 0.50 Total Acres					Total Est. Land Value =	147,905
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	24.54	120	50	1,472		
		X Sewer		Total Estimated Land Improvements True Cash Value =					1,472	
		X Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Topography of Site		Level								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	74,000	76,900	150,900		78,554C
		TPC 12/27/2017	INSPECTED		2024	76,600	81,400	158,000		76,193C
		TPC 04/19/2016	INSPECTED		2023	54,500	77,700	132,200		72,565C
		TPC 04/27/2015	INSPECTED		2022	36,000	74,600	110,600		69,110C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 538	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,177 Total Base New : 167,581 Total Depr Cost: 108,929 Estimated T.C.V: 152,501		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1971			
Yr Built 1971 YR	Remodeled 0	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets			Ground Area = 1177 SF Floor Area = 1177 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
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			1,177		Total: 133,874 87,018			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments			Plumbing		Average Fixture(s)		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1		3 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1177 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			2 Fixture Bath			Softener, Auto		Softener, Manual		
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			No Plumbing			Extra Toilet	
X	Many Avg. X Few	Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1			Extra Sink			Separate Shower	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			1			1			Ceramic Tile Floor			Ceramic Tile Wains	
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Public Water			1			1			Ceramic Tub Alcove			Vent Fan	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			1			Water Well			1000 Gal Septic	
(3) Roof		Chimney: Brick		Public Sewer			1			1			Water Well			2000 Gal Septic	
X	Gable Hip Flat	Gambrel Mansard Shed		SANITARY SEWER			1			1			Totals:			167,581 108,929	
X	Asphalt Shingle	Notes:		ECF (4085 CROOKED LAKE) 1.400 => TCv:			152,501										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIACEK MICHAEL & MATTHEW	MARTIN KEVIN	293,000	01/06/2020	WD	03-ARM'S LENGTH	2020-00085	PROPERTY TRANSFER	100.0
FISH MICHAEL D & NORMA J	WIACEK MICHAEL & MATTHEW	310,000	09/25/2017	WD	03-ARM'S LENGTH	2017-02960	PROPERTY TRANSFER	100.0
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	09-FAMILY	2014-01695	DEED	0.0
FISH MICHAEL D & NORMA J	FISH MICHAEL D & NORMA J	0	04/29/2014	QC	21-NOT USED/OTHER	2014-01844	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status
540 S OAK DR		School: LAKE CITY AREA SCHOOL DIST		SOLAR		08/31/2022	2022-0606	100%
Owner's Name/Address		P.R.E. 100% 10/15/2021		ALTERATION		03/20/2020	2020-0089	100%
MARTIN KEVIN 540 S OAK DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 519,555 TCV/TFA: 221.65				
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
LOTS 38, 39, & 40 SOUTHGATE PLAT 2. T22 N R8 W 7/2022 COMBINE LOTS 640-038-00 & 640-040-00 FORMERLY . LOT 39 SOUTHGATE PLAT 2.		Public Improvements		* Factors *				
Comments/Influences		X Sewer		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
7/2022 COMBINE LOTS 38, 39, & 40		X Electric		A 80'@\$1400/FF 50.00 167.00 0.8546 1.0451 1400 100 62,517				
		X Gas		A 80'@\$1400/FF 50.00 195.00 0.8546 1.0864 1400 100 64,987				
		X Curb		A 80'@\$1400/FF 50.00 144.00 0.8546 1.0071 1400 100 60,243				
		X Street Lights		150 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 187,746				
		X Standard Utilities		Land Improvement Cost Estimates				
		X Underground Utils.		Description Rate Size % Good Cash Value				
		Topography of Site		D/W/P: 3.5 Concrete 6.49 458 50 1,486				
		X Level		D/W/P: 4in Ren. Conc. 8.06 1514 50 6,101				
		X Rolling		Total Estimated Land Improvements True Cash Value = 7,587				
		X Low		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
		X High		2025 93,900 165,900 259,800				
		X Landscaped		2024 97,200 175,300 272,500				
		X Swamp		2023 71,000 168,400 239,400				
		X Wooded		2022 23,800 161,700 185,500				
		X Pond						
		X Waterfront						
		X Ravine						
		X Wetland						
		X Flood Plain						
		X PRIVATE RD						
		Who When What						
		JWV 09/27/2022 INSPECTED						
		JWV 04/30/2021 INSPECTED						
		JWV 11/09/2020 INSPECTED						

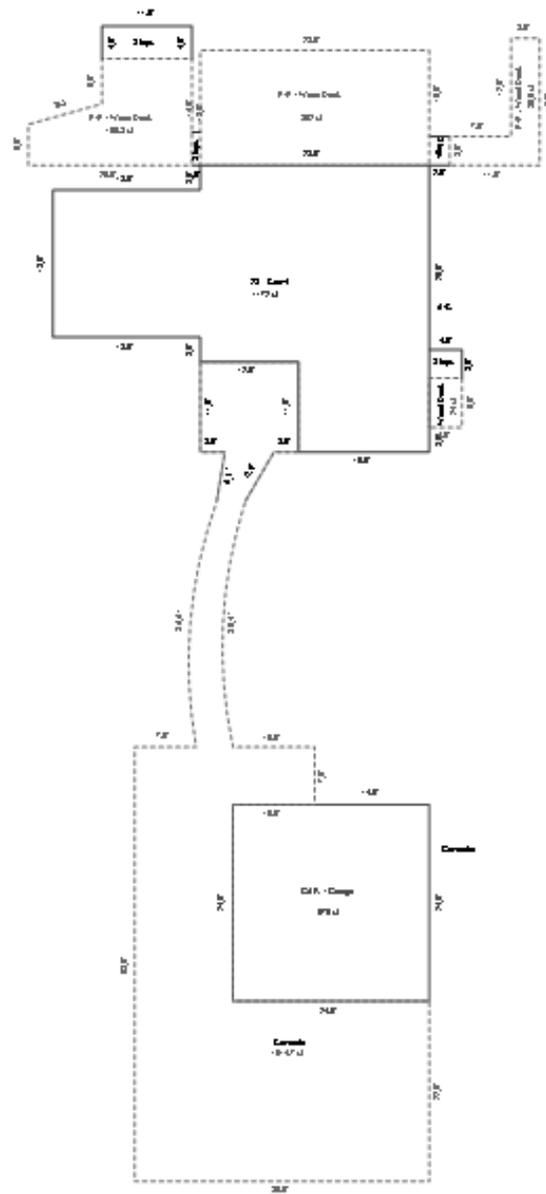


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 671	Type Treated Wood 24 Treated Wood	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(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: 2S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 1968		Remodeled 2020	Trim & Decoration		(12) Electric													
Condition: Average		Ex	Ord	Min		0 Amps Service												
Room List		Lg	Ord	Small		No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	H.C.		Ex. Ord. X Min												
(1) Exterior		(5) Floors			No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many Ave. X Few													
(2) Windows		(7) Excavation			(13) Plumbing													
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1172 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													
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 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:													
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:													
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1172 SF Floor Area = 2344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 1,172 Total: 262,748 197,059 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,091 3 Fixture Bath 1 4,580 3,435 Deck Treated Wood 671 9,025 6,769 Treated Wood 24 1,080 810 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,969 16,477 Door Opener 2 1,078 808 Water/Sewer Public Sewer 1 1,473 1,105 Water Well, 50 Feet 1 2,648 1,986 Built-Ins Appliance Allow. 1 2,727 2,045 Local Cost Items GENERATOR 1 1 1 * SOLAR POWER SYSTEM 1 1 1 * SANITARY SEWER 1 0 0 *											E.C.F. X 1.400		Cls C Blt 1968		Totals: 308,785 231,587		ECF (4085 CROOKED LAKE) 1.400 => TCV: 324,222	

\*\*\* 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.
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	10/04/2016	QC	09-FAMILY	2016-03342	DEED	0.0
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	01/07/2013	QC	21-NOT USED/OTHER	2013-00321	PROPERTY TRANSFER	0.0
HARTWIG DON ETAL *	HARTWIG STEVEN M	0	05/24/2006	QC	21-NOT USED/OTHER	06-0/1935	DEED	88.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
510 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	01/24/2019	2019-0022	100%
	P.R.E. 100% 10/22/2019		MANUFACTURED	06/29/2018	2018-0293	100%
Owner's Name/Address	MAP #:		Demolition/Removal	06/22/2018	2018-0274	100%
HARTWIG STEVEN M & CHERYL A 510 S OAK DR LAKE CITY MI 49651	2025 Est TCV 451,061 TCV/TFA: 273.04					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				* Factors *		LOT 41 & 42		Value
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	
LOTS 41 & 42 SOUTHGATE PLAT 2. Combination of 640-041 & 640-042 for 07. Comments/Influences	X	Dirt Road		A 80'@\$1400/FF	50.00	111.00	0.9457	0.9436	1400	100		62,470
		Gravel Road		A 80'@\$1400/FF	50.00	123.00	0.9457	0.9682	1400	100		64,094
		Paved Road		100 Actual Front Feet, 0.27 Total Acres				Total Est. Land Value =				126,563

ADD SEWER FOR 05 CORRECTED SEWER VALUE FOR 07. 06 COMBINE W640-041-00 FOR 07.	X	Sewer	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
			Description							
	X	Electric	Wood Frame			23.49	280	50	3,288	
	X	Gas	Total Estimated Land Improvements True Cash Value =							3,288



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

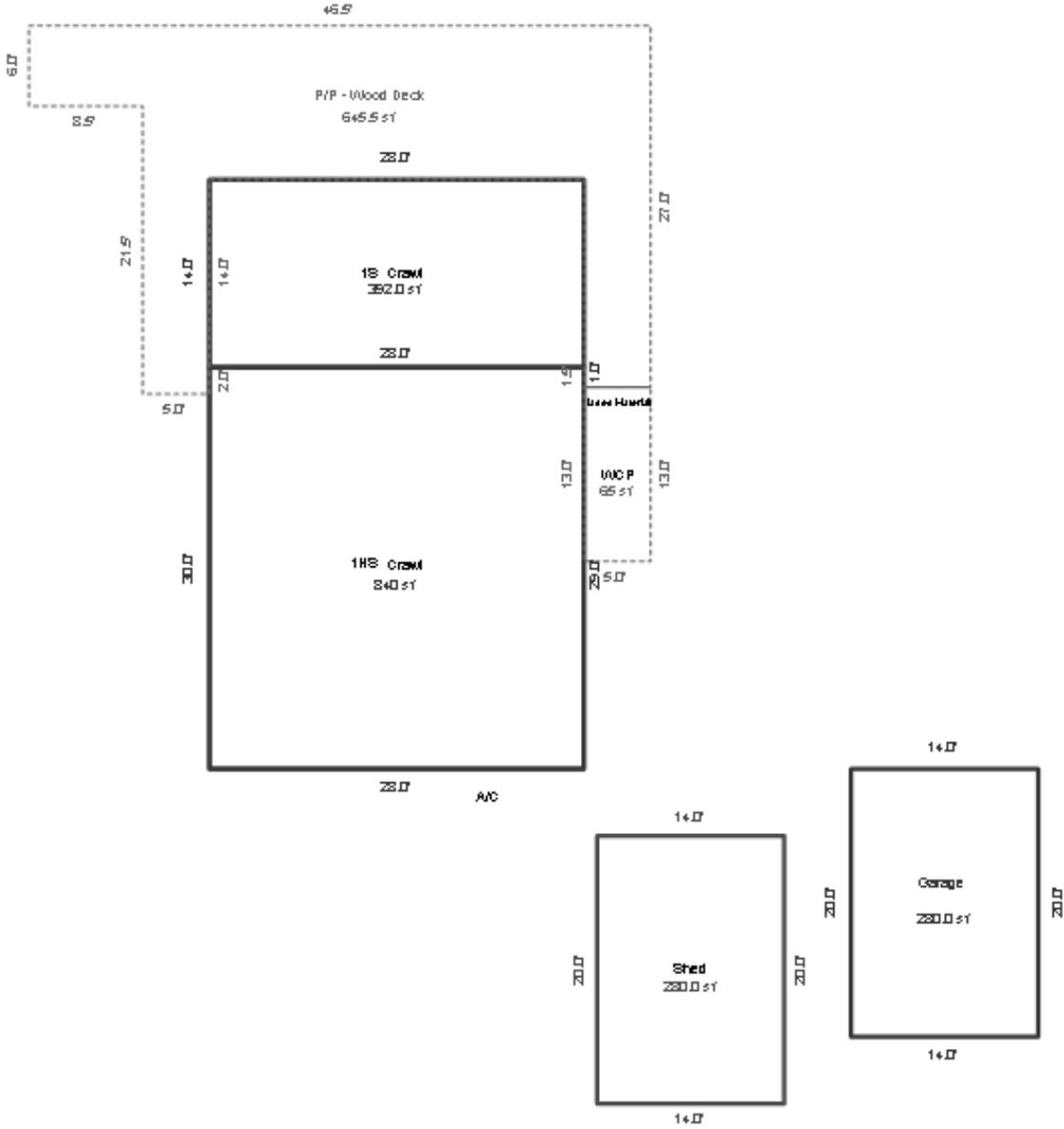
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	63,300	162,200	225,500			139,112C
2024	65,500	169,300	234,800			134,930C
2023	49,700	156,100	205,800			128,505C
2022	36,000	130,700	166,700			122,386C

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Who	When	What
JWV	09/25/2020	INSPECTED
TPC	10/17/2019	INSPECTED
JWV	11/26/2018	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.
LEITCH CAROL H	LEITCH CAROL H	0	06/26/2019	WD	09-FAMILY	2019-02065	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
500 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LEITCH CAROL H 2029 PAULINE CT ANN ARBOR MI 48103	MAP #:					
	2025 Est TCV 220,020 TCV/TFA: 254.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. LOTS 43 & 44 SOUTHGATE PLAT 2.	X	Dirt Road		A 80'@\$1400/FF	100.00	107.00	0.9457	0.9350	1400	100	123,798
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 123,798							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: Patio Blocks	14.07	84 0	0
D/W/P: Crushed Rock	2.15	600 0	0
Metal Prefab	15.33	100 50	766
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 100	1,000
Total Estimated Land Improvements True Cash Value =			1,766

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

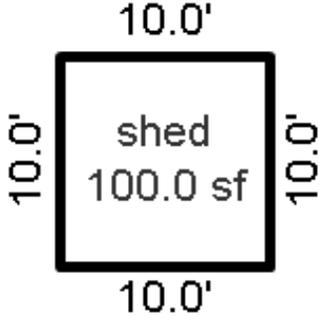
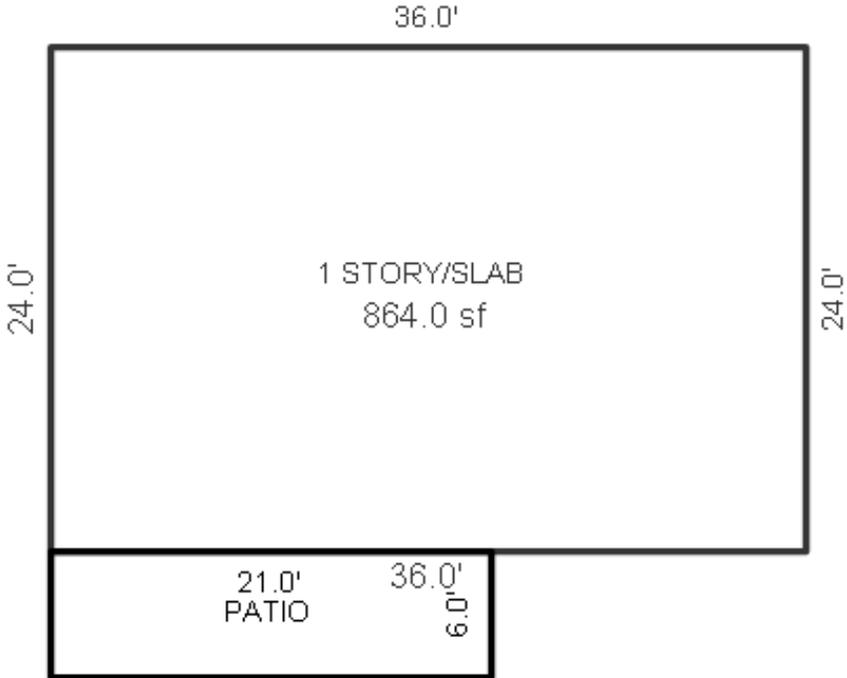
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	61,900	48,100	110,000			52,998C
2024	64,100	50,800	114,900			51,405C
2023	49,000	48,600	97,600			48,958C
2022	36,000	46,600	82,600			46,627C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G										
Yr Built 1956		Remodeled 0			Ex	X	Ord								
Condition: Average			Trim & Decoration												
Room List			Lg	X	Ord		Small								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			Kitchen: Other: Other:									
(1) Exterior			(6) Ceilings				(12) Electric								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation		No./Qual. of Fixtures				0 Amps Service								
	(2) Windows		Ex.	X	Ord.		Min								
X	Many Avg. Few	X	Large Avg. Small		No. of Elec. Outlets										
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		(7) Excavation				Many			X	Ave.		Few		
	(3) Roof		(8) Basement				(13) Plumbing								
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 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								
X	Asphalt Shingle		(9) Basement Finish				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
	Chimney: Block		(10) Floor Support				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Lump Sum Items:								
			(11) Heating/Cooling				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
			Joists: Unsupported Len: Cntr.Sup:				Notes:								
			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 864 SF Floor Area = 864 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 864 Total: 96,837 58,101								
			Drywall Paneled				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 727 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 *								
			Trim & Decoration				Totals: 112,448 67,468								
			Ex				ECF (4085 CROOKED LAKE) 1.400 => TCV: 94,456								
			X												
			Ord												
			Min												
			Size of Closets												
			Lg												
			X												
			Ord												
			Small												
			Doors												
			Solid												
			X												
			H.C.												
			(5) Floors												
			Kitchen:												
			Other:												
			Other:												
			No./Qual. of Fixtures												
			Ex.												
			X												
			Ord.												
			Min												
			No. of Elec. Outlets												
			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												
			(14) Water/Sewer												
			Public Water												
			Public Sewer												
			Water Well												
			1000 Gal Septic												
			2000 Gal Septic												
			Lump Sum Items:												
			Joists:												
			Unsupported Len:												
			Cntr.Sup:												

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



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

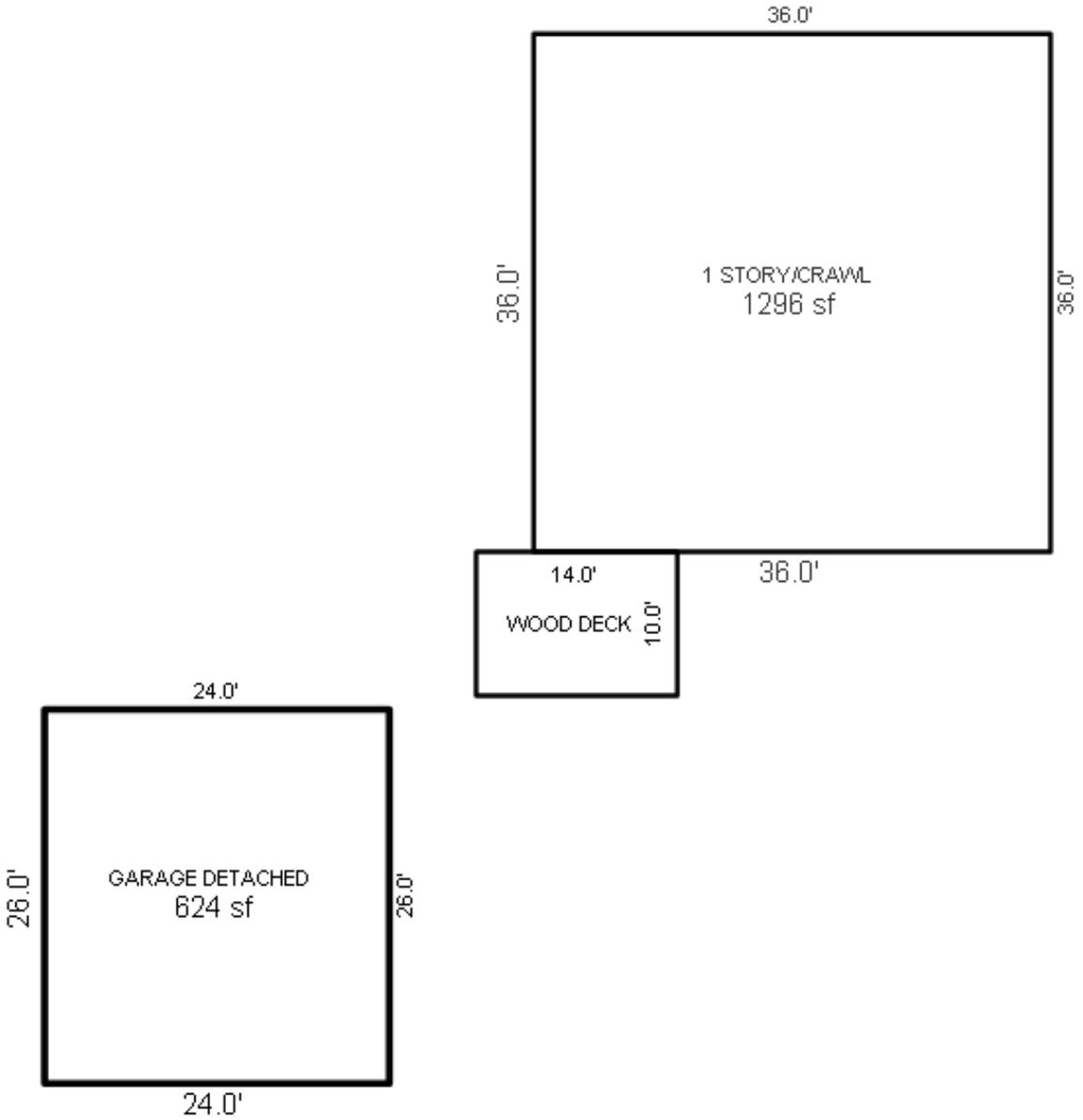
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
OSBORN CATHERINE ANNE	EHLERS RONALD & JEANNE	286,549	11/06/2020	WD	03-ARM'S LENGTH	2020-03332	PROPERTY TRANSFER	100.0						
OSBORN CATHERINE ANNE	OSBORN CATHERINE ANNE	0	09/26/2018	QC	09-FAMILY	2018-03135	PROPERTY TRANSFER	0.0						
OSBORN RICHARD & CATHERIN	OSBORN CATHERINE ANNE	0	01/26/2017	QC	09-FAMILY	2017-00419	DEED	0.0						
OSBORN RICHARD HAROLD	OSBORN RICHARD HAROLD	0	11/09/1998	QC	09-FAMILY	2016-02975	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
470 S OAK DR		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%		MAP #:										
EHLERS RONALD & JEANNE 10102 NEWCASTLE CT PORTAGE MI 49002		2025 Est TCV 290,061 TCV/TFA: 223.81												
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
. LOTS 45 & 46 SOUTHGATE PLAT 2.		Public Improvements				* Factors *								
Comments/Influences		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road			A 80'@\$1400/FF	100.00	100.00	0.9457	0.9193	1400	100		121,722
			Paved Road			100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	121,722		
			Storm Sewer			Land Improvement Cost Estimates								
			Sidewalk			Description	Rate	Size	%	Good	Cash Value			
		X	Water			D/W/P: 3.5 Concrete	6.07	72	71		310			
		X	Sewer			Total Estimated Land Improvements True Cash Value =					310			
		X	Electric											
			Gas											
			Curb											
			Street Lights											
			Standard Utilities											
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
						2025	60,900	84,100	145,000			133,673C		
						2024	63,000	89,000	152,000			129,654C		
						2023	48,500	85,000	133,500			123,480C		
						2022	36,000	81,600	117,600			117,600S		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What										
		TPC 12/27/2017	INSPECTED											
		TPC 04/19/2016	MTT											
		TPC 04/27/2015	INSPECTED											



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140	Type Treated Wood	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Ex X Ord Min		Condition: Average		
Building Style: 1S		Yr Built 1969		Remodeled 1980		Lg X Ord Small		Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Basement 1st Floor 2nd Floor Bedrooms	
(1) Exterior		(6) Ceilings		(7) Excavation			(8) Basement			(9) Basement Finish		(10) Floor Support		(11) Heating/Cooling		(12) Electric	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Basement: 0 S.F. Crawl: 1296 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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
(2) Windows		Many X Large Avg. Avg. X Few Small		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		Plumbing	
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 1296 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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1296 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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
(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 1000 Gal Septic 2000 Gal Septic		0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		E.C.F. X 1.400		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,296 Total: 145,448 94,540 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 3 Fixture Bath 1 3,805 2,473 Deck Treated Wood 140 3,161 2,055 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 20,629 13,409 Water/Sewer Public Sewer 1 1,307 850 Water Well, 50 Feet 1 2,548 1,656 Built-Ins Appliance Allow. 1 1,906 1,239 Fireplaces Interior 1 Story 1 4,633 3,011 Local Cost Items SANITARY SEWER 1 0 0 Totals: 184,649 120,021			
<p>Notes:</p> <p>ECF (4085 CROOKED LAKE) 1.400 =&gt; TCV: 168,029</p>														<p>Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0</p>			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN RICHARD H & CATHER	AULER JEFFREY D & CATHY	140,000	02/22/2013	WD	03-ARM'S LENGTH	2013-00541 WD	PROPERTY TRANSFER	100.0
		100,000	07/01/2000	WD	33-TO BE DETERMINED	338:1208	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
450 S OAK DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
AULER JEFFREY D & CATHY 26960 COACHLIGHT WOODHAVEN MI 48192	2025 Est TCV 210,189 TCV/TFA: 364.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
LOTS 47 & 48. SOUTHGATE PLAT 2.				A 80'@\$1400/FF	100.00	97.00	0.9457	0.9123	1400	100	120,798
Comments/Influences				100 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	120,798		

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
03 COMBO W/048 FOR 04							Wood Frame	19.02	60	45					2,058			
							Metal Prefab								513			
							Total Estimated Land Improvements True Cash Value =				2,571							

Comments/Influences	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Private Drive	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 12/27/2017	INSPECTED		2024	62,500	47,200	109,700			76,275C
TPC 04/19/2016	INSPECTED		2023	48,300	45,000	93,300			72,643C
TPC 04/27/2015	INSPECTED		2022	36,000	43,100	79,100			69,184C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 240 210 144	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced 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 1969	Remodeled 0		Ex		Ord	X	Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Condition: Average		Size of Closets			Lg		Ord	X	Small								
Room List		Doors			Solid	X	H.C.		Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric								
(1) Exterior			0	Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures												
X		X	Drywall		Ex.		Ord.	X	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0				Many		Ave.	X	Few				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1969					
(11) Heating System: Wall/Floor Furnace																	
Ground Area = 576 SF Floor Area = 576 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 576																	
Total: 70,211 42,126																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)																	
1 1,212 727																	
Porches																	
Solar Water Heat																	
CGEP (1 Story)																	
Deck																	
Treated Wood																	
Treated Wood																	
Water/Sewer																	
Public Sewer																	
Water Well, 50 Feet																	
Built-Ins																	
Appliance Allow.																	
Fireplaces																	
Exterior 1 Story																	
Local Cost Items																	
SANITARY SEWER																	
Notes:																	
Totals: 102,552 62,014																	
ECF (4085 CROOKED LAKE) 1.400 => TCY:																	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH SUSAN K	SMITH SUSAN K TRUST	1	11/16/2015	WD	09-FAMILY	2016-00635	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
430 S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SMITH SUSAN K TRUST 3006 WOODLAND DR FORT GRATIOT MI 48059	2025 Est TCV 347,854 TCV/TFA: 284.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
				* Factors *								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2 EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE. COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2	X	Dirt Road		A 80'@\$1400/FF	100.00	123.00	0.8694	0.9682	1400	100		117,845
		Gravel Road		A 80'@\$1400/FF	40.00	123.00	0.8694	0.9682	1400	100		47,138
		Paved Road		140 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =								164,984
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description					Rate	Size	% Good	Cash Value
	X	Water		D/W/P: 3.5 Concrete					6.49	110	71	507
	X	Sewer		Total Estimated Land Improvements True Cash Value =								507
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2025	82,500	91,400	173,900			95,308C
		X Low	2024	85,400	96,700	182,100			92,443C
		High	2023	64,400	92,300	156,700			88,041C
		Landscaped	2022	44,100	88,600	132,700			83,849C
		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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Treated Wood	Year Built: 1972 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,224 Total Base New : 200,400 Total Depr Cost: 130,259 Estimated T.C.V: 182,363		E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1972				
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Ground Area = 1224 SF Floor Area = 1224 SF.		Total: 157,484		102,364					
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Size		Cost New		Depr. Cost		
Room List		Doors	Solid X	H.C.	(13) Plumbing			Stories Exterior Foundation		1,224		157,484		102,364			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			1 Story Siding Crawl Space		Total: 1,224		157,484		102,364				
(1) Exterior		Kitchen: Other: Other:		No. of Fixtures			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,455		946		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min			Plumbing		Deck		2 Fixture Bath		3,064		1,992		
(2) Windows		(7) Excavation		Many X Ave. Few			(14) Water/Sewer		Treated Wood		2 Fixture Bath		3,064		1,992		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1224 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		1,455		946			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Notes:		Deck		2 Fixture Bath		3,064		1,992		
X	Double Hung	Conc. Block		1 Public Water			Public Sewer		Treated Wood		2 Fixture Bath		3,064		1,992		
X	Horiz. Slide	Poured Conc.		1 Public Sewer			Water Well		Garages		2 Fixture Bath		3,064		1,992		
X	Casement	Stone		1 Water Well			1000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		2 Fixture Bath		3,064		1,992		
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor		1 1000 Gal Septic			2000 Gal Septic		Base Cost		2 Fixture Bath		3,064		1,992		
(3) Roof		(9) Basement Finish		1 2000 Gal Septic			Lump Sum Items:		Common Wall: 1 Wall		2 Fixture Bath		3,064		1,992		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic			Water Well		Ceramic Tile Floor		2 Fixture Bath		3,064		1,992	
X	Asphalt Shingle	(10) Floor Support		1 2000 Gal Septic			Lump Sum Items:		Water/Sewer		2 Fixture Bath		3,064		1,992		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 2000 Gal Septic			Lump Sum Items:		Public Sewer		2 Fixture Bath		3,064		1,992		
				1 2000 Gal Septic			Lump Sum Items:		Water Well		2 Fixture Bath		3,064		1,992		
				1 2000 Gal Septic			Lump Sum Items:		1000 Gal Septic		2 Fixture Bath		3,064		1,992		
				1 2000 Gal Septic			Lump Sum Items:		2000 Gal Septic		2 Fixture Bath		3,064		1,992		
				1 2000 Gal Septic			Lump Sum Items:		SANITARY SEWER		2 Fixture Bath		3,064		1,992		
				1 2000 Gal Septic			Lump Sum Items:		Totals:		200,400		130,259		182,363		

\*\*\* 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 SARA DR	School: LAKE CITY AREA SCHOOL DIST		Res. Add/Alter/Repair	12/30/2010	PB10-0452	EXPIRED
	P.R.E. 100% 04/15/2002					

Owner's Name/Address	MAP #:	2025 Est TCV 8,792
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 13 T22N R8W LOT 1 SOUTHSHORE FARMS SUB.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	A 200' @ 90/	116.00	175.00	1.1459	0.7349	90	100		8,792
X Gravel Road	116 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	8,792

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	0	4,400			1,494C
Rolling	2024	4,600	0	4,600			1,450C
Low	2023	3,600	0	3,600			1,381C
High	2022	2,300	0	2,300			1,316C
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	07/18/2017	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2042 S SARA DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/27/1994							
Owner's Name/Address		MAP #:		2025 Est TCV 174,030 TCV/TFA: 157.64							
O'RILEY PATRICK M & CHERYL A 2042 SARA DRIVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *							
. SEC 13 T22N R8W LOT 2 SOUTHSHORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/		115.00	175.00	1.1484	0.7349	90 100	8,735
		Paved Road		115 Actual Front Feet, 0.46 Total Acres				Total Est. Land Value =		8,735	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	29.84	70	50	1,044			
		Sewer		Total Estimated Land Improvements True Cash Value =				1,044			
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	4,400	82,600	87,000		42,511C	
		TPC 04/30/2021 INSPECTED		2024	5,000	71,000	76,000			41,233C	
		TPC 12/27/2017 INSPECTED		2023	4,300	68,700	73,000			39,270C	
		TPC 01/27/2012 INSPECTED		2022	4,000	62,700	66,700			37,400C	

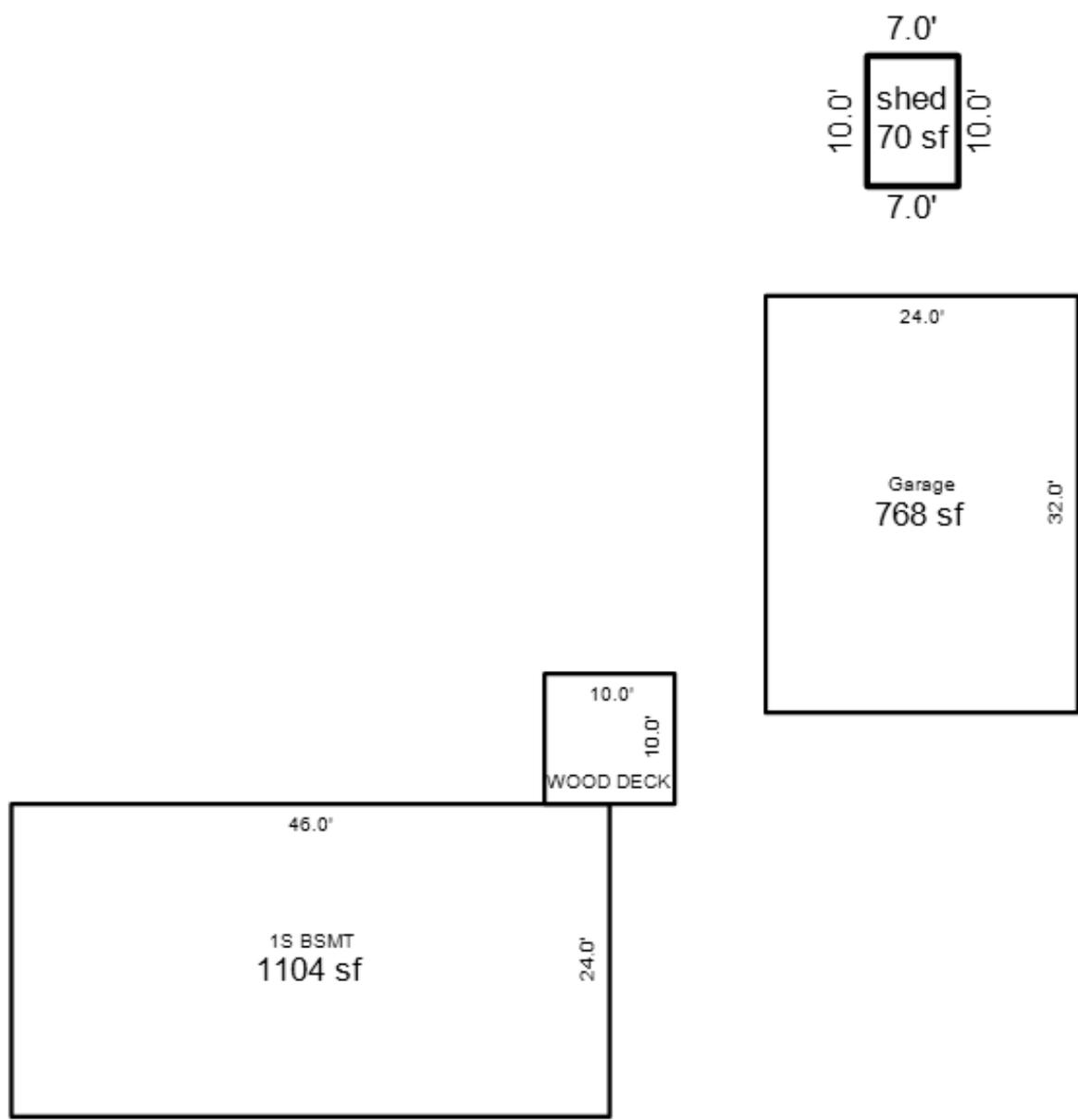


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 89 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	Class: CD Effec. Age: 20 Floor Area: 1,104 Total Base New : 183,763 Total Depr Cost: 149,319 Estimated T.C.V: 164,251			E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1993	
Yr Built 1993	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1104 SF Floor Area = 1104 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
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.	Average Fixture(s)			1 Story Siding Basement		1,104		144,583		115,667	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s) 1 1,212 970 2 Fixture Bath 1 2,559 2,047			
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Water/Sewer		1000 Gal Septic 1 4,485 3,588 Water Well, 50 Feet 1 2,548 2,038					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Many X Ave. Few			Deck		Treated Wood 100 2,455 2,111 *					
(2) Windows		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,015 21,373 *					
X	Many Avg. X Avg. Few Small	(9) Basement Finish			(14) Water/Sewer			Appliance Allow.		1 1,906 1,525					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals:		183,763		149,319			
(3) Roof		(10) Floor Support			Lump Sum Items:			Notes:						ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 164,251	
X	Gable Hip Flat Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle														
Chimney: Metal															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL KAY	O'RILEY PATRICK AND CHERY	10,000	10/04/2022	WD	03-ARM'S LENGTH	2022-03149	PROPERTY TRANSFER	100.0
NOLAN MATTHEW J & BETH (F	GILL KAY	1	02/23/2015	WD	03-ARM'S LENGTH	2015-00616	PROPERTY TRANSFER	0.0
STEINBRICK ROBERT J & ARL	NOLAN & GILL (J/T)	10,500	07/18/2006	WD	03-ARM'S LENGTH	06-0/2652	DEED	100.0

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

S SARA DR  
 School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 10/07/2022

Owner's Name/Address: O'RILEY PATRICK AND CHERYL  
 2042 S SARA DR  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 8,735

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	115.00	175.00	1.1484	0.7349	90	100		8,735	
X	Gravel Road	115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	8,735

Tax Description: . SEC 13 T22N R8W LOT 3 SOUTHSHORE FARMS SUB.

Comments/Influences



- 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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	0	4,400			4,400S
2024	5,000	0	5,000			4,515C
2023	4,300	0	4,300			4,300S
2022	4,000	0	4,000		4,000W	3,428C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELSEL DANIEL	MOREEN SCOTTIE & MOREEN P	55,000	03/24/2013	LC	16-LC PAYOFF	2013-02450 LCT	DEED	100.0
DEJONG DAVID & AMY	HELSEL DANIEL	27,100	01/29/2013	PTA	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0
DEJONG DAVID & AMY	MIDFIRST BANK	57,121	09/21/2012	SD	10-FORECLOSURE	2012-03181 SD	PROPERTY TRANSFER	0.0
		72,500	07/01/2000	WD	33-TO BE DETERMINED	338:758	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2086 S SARA DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/09/2015					
Owner's Name/Address	MAP #:					
MOREEN SCOTTIE & MOREEN PATRICIA 2086 S SARA DR LAKE CITY MI 49651	2025 Est TCV 125,977 TCV/TFA: 116.65					

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/	115.00	175.00	1.1484	0.7349	90	100	8,735	
			115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	8,735

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
. EC 13 T22N R8W LOT 4 SOUTHSORE FARMS SUB.	X	Dirt Road	Fencing: Wd, Solid, 6 ft.	28.40	240	0	0			
	X	Gravel Road	D/W/P: 4in Ren. Conc.	7.24	624	0	0			
	X	Paved Road	Wood Frame	24.54	120	50	1,472			
	X	Storm Sewer	Wood Frame	24.54	120	50	1,472			
		Sidewalk	Residential Local Cost Land Improvements							
		Water	Description	Rate	Size <td>% Good</td> <td colspan="2">Cash Value</td>	% Good	Cash Value			
		Sewer	LAND IMPROVE 1000	1,000.00	2	95	1,900			
	X	Electric	Total Estimated Land Improvements True Cash Value =							4,844
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
	X	Underground Utils.								

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	4,400	58,600	63,000			33,251C
	X Rolling	2024	5,000	50,600	55,600			32,252C
	X Low	2023	4,300	49,000	53,300			30,717C
	X High	2022	4,000	45,100	49,100			29,255C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

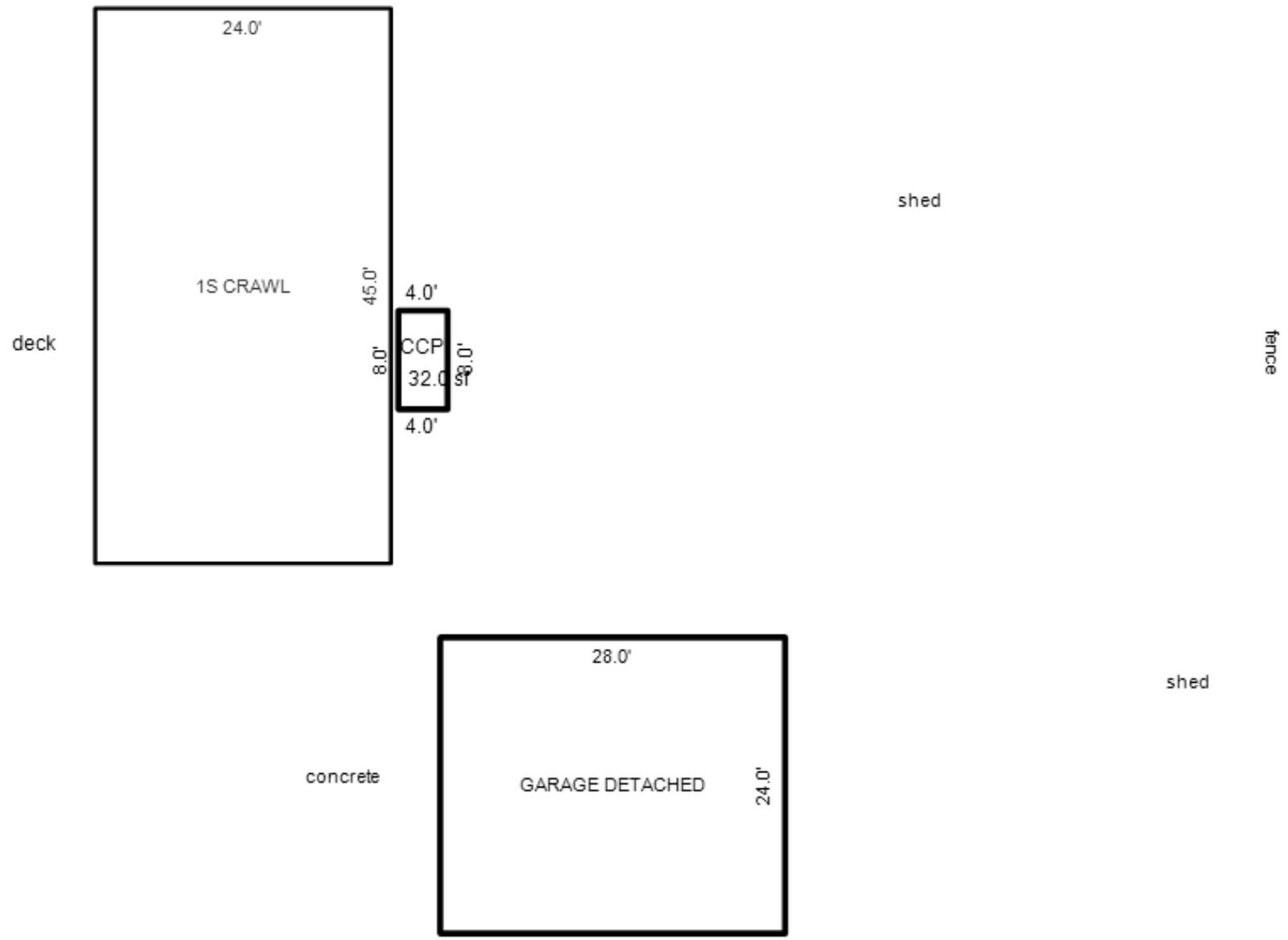


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 32	Type CCP (1 Story)	Year Built: 1996 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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 157,200 Total Depr Cost: 102,180 Estimated T.C.V: 112,398		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1975					
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1080 SF		Floor Area = 1080 SF.					
Condition: Average		Size of Closets		Lg			Ord	X	Small	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			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Siding	Crawl Space	1,080	Total:	124,284	80,785		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,212	788	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Plaster		Many			X	Ave.	Few	Water/Sewer		1000 Gal Septic		1	4,485	2,915		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Water Well		Solar Water Heat		1 Water Well, 50 Feet		1	2,548	1,656	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		Porches		CCP (1 Story)		32	952	619			
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		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		672	21,813	14,178	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:		Appliance Allow.		Built-Ins		1		1,906	1,239		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Totals:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		157,200		102,180	112,398			
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.
KEELEAN MARK & NORMA	TAYLOR COLLEEN	110,000	07/31/2017	WD	03-ARM'S LENGTH	2017-02388	PROPERTY TRANSFER	100.0
KEELEAN MARK D TRUST	KEELEAN MARK & NORMA	0	07/13/2015	QC	09-FAMILY	2015-02404	DEED	0.0
		77,500	01/01/1998	WD	33-TO BE DETERMINED	328:506	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2108 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/08/2017					

Owner's Name/Address	MAP #:
TAYLOR COLLEEN 2108 SARA DRIVE LAKE CITY MI 49651	2025 Est TCV 192,998 TCV/TFA: 176.74

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
Dirt Road		A 200' @ 90/	115.00	175.00	1.1484	0.7349	90	100		8,735
Gravel Road		115 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	8,735

Tax Description	X	Land Improvement Cost Estimates
. SEC 13 T22N R8W LOT 5 SOUTHSHORE FARMS SUB.	X	

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
	X	Water	D/W/P: 3.5 Concrete	6.49	400	0	0
	X	Sewer	Wood Frame	27.60	120	50	1,656
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% 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
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

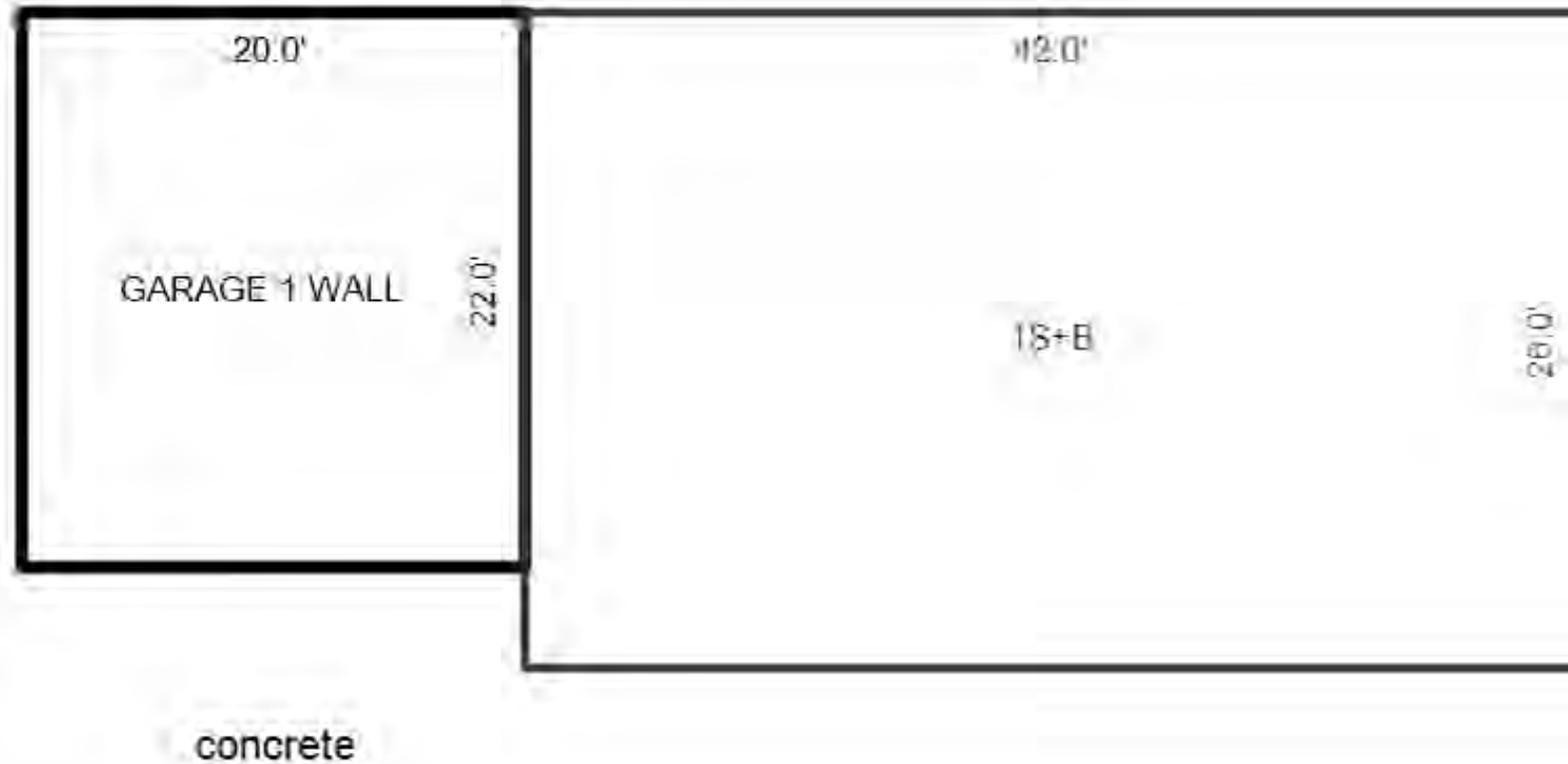
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	92,100	96,500			68,574C
2024	5,000	79,200	84,200			66,513C
2023	4,300	76,700	81,000			63,346C
2022	4,000	70,600	74,600			60,330C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50 100	Type Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: 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	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 16 Floor Area: 1,092 Total Base New : 196,598 Total Depr Cost: 165,143 Estimated T.C.V: 181,657		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		Yr Built 1995		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets Ex X Ord Min Lg X Ord Small		Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,092 Total: 153,839 129,225		Cls C -5 Blt 1995			
(2) Windows		(7) Excavation		Basement: 1092 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		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,222 3 Fixture Bath 1 4,580 3,847 Water/Sewer 1000 Gal Septic 1 4,795 4,028 Water Well, 50 Feet 1 2,648 2,224 Deck Treated Wood 50 1,728 1,452 Treated Wood 100 2,518 2,115 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 440 24,416 20,509 Common Wall: 1 Wall 1 -2,647 -2,223 Door Opener 1 539 453 Built-Ins Appliance Allow. 1 2,727 2,291 Totals: 196,598 165,143		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv: 181,657	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:							
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney:											
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.									
		79,500	11/01/2000	WD	33-TO BE DETERMINED	341:848	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
2128 S SARA DR		School: LAKE CITY AREA SCHOOL DIST															
Owner's Name/Address		P.R.E. 100% 04/11/1997															
SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 179,007 TCV/TFA: 163.93													
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4101.4101 RURAL SUBS											
SOMSEL JUSTIN LEE 2128 SARA DRIVE LAKE CITY MI 49651		X		Public Improvements		* Factors *											
Tax Description		X		Dirt Road		Description		Frontage		Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 13 T22N R8W LOT 6 SOUTHSHORE FARMS SUB.		X		Gravel Road		A 200' @ 90/		115.00		175.00	1.1484	0.7349	90	100	8,735		
Comments/Influences		X		Paved Road		115 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =						8,735			
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
		X		Standard Utilities													
		X		Underground Utils.													
				Topography of Site													
		X		Level													
		X		Rolling													
		X		Low													
		X		High													
		X		Landscaped													
		X		Swamp													
		X		Wooded													
		X		Pond													
		X		Waterfront													
		X		Ravine													
		X		Wetland													
		X		Flood Plain													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2025		4,400		85,100		89,500		45,641C	
		TPC 12/27/2017 INSPECTED		2024		5,000		73,000		78,000						44,269C	
		TPC 01/27/2012 INSPECTED		2023		4,300		70,700		75,000						42,161C	
				2022		4,000		65,000		69,000						40,154C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 86 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 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: 1092 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X		(9) Basement Finish													
(3) Roof		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		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:											
							Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,092 Total: 153,839 123,072								
							Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 50 Feet 1 2,648 2,118 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 21,033 * Common Wall: 1 Wall 1 -2,647 -2,276 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 191,854 154,793								
							Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 170,272								

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



Sketch by Alex W

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HABITAT FOR HUMANITY	SILER LAURIE L	79,094	10/23/2008	WD	21-NOT USED/OTHER	2008/3788	DEED	100.0
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	01/23/2006	OTH	21-NOT USED/OTHER	06-0/279	DEED	0.0
TICE ROXANNE	HABITAT FOR HUMANITY	9,000	09/26/2005	LC	03-ARM'S LENGTH	05-0/3766	DEED	100.0
		7,000	09/01/2000	WD	33-TO BE DETERMINED	340:72	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/26/2009	20090204	100%
	P.R.E. 100% 10/22/2008		New House	04/22/2008	20080100	Complete

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
SILER LAURIE L 2150 S SARA DR LAKE CITY MI 49651	2025 Est TCV 196,358 TCV/TFA: 179.82	
	X Improved	Vacant
	Public Improvements	* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 13 T22N R8W LOT 7 SOUTHSHORE FARMS SUB.	Dirt Road	115.00	175.00	1.1484	0.7349	90	100	8,735	
	Gravel Road	115 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	8,735

Comments/Influences	Description	Rate	Size	% Good	Cash Value	
231-946-7487	Water	7.24	2000	0	0	
	Sewer	25.88	96	50	1,242	
	X Electric	Residential Local Cost Land Improvements				
	X Gas	Description				
	Curb	5,000.00	1	95	4,750	
	Street Lights	Total Estimated Land Improvements True Cash Value =				5,992
	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	4,400	93,800	98,200			48,903C
Rolling	2024	5,000	80,900	85,900			47,433C
Low	2023	4,300	78,400	82,700			45,175C
High	2022	4,000	72,300	76,300			43,024C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

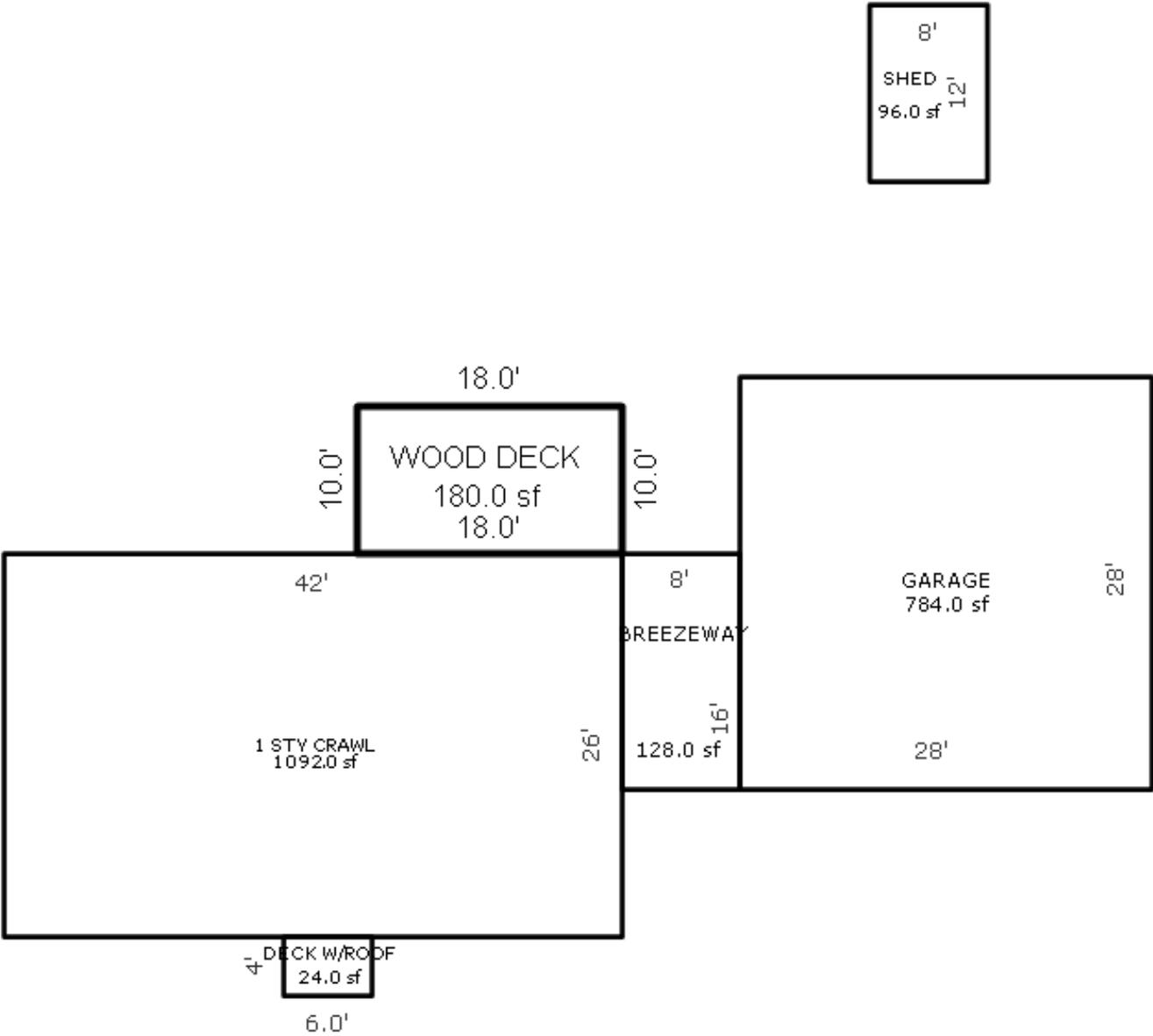
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	5,000	80,900	85,900			47,433C
TPC	12/27/2017	INSPECTED	2023	4,300	78,400	82,700			45,175C
TPC	01/27/2012	INSPECTED	2022	4,000	72,300	76,300			43,024C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 24 128	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 2009 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: 784 % 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: CD Effec. Age: 10 Floor Area: 1,092 Total Base New : 183,470 Total Depr Cost: 165,119 Estimated T.C.V: 181,631						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.100			Bsmnt Garage:			
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Total Base New : 183,470 Total Depr Cost: 165,119 Estimated T.C.V: 181,631			Carport Area: Roof:			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 2008			
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			Ground Area = 1092 SF Floor Area = 1092 SF.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas						
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,092			Total: 125,476 112,927						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments			Plumbing						
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 3 Fixture Bath			1 1,212 1,091 1 3,805 3,424					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck			Treated Wood 180 3,722 3,350 Treated Wood w/Roof (Deck Portion) 24 1,058 952 Treated Wood w/Roof (Roof portion) 24 489 440						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 784 27,236 24,512 Door Opener 2 956 860			Built-Ins					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Appliance Allow. 1 1,906 1,715			Breezeways						
Chimney:							Frame Wall 128 7,565 6,808			Totals: 183,470 165,119						
Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 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.
VANBUSKIRK RICKY J & REBE	SIZELAND ANTHONY & AMBER	135,000	06/12/2019	WD	03-ARM'S LENGTH	2019-01848	PROPERTY TRANSFER	100.0
MCCALLUM TARA C & HOOT PA	VANBUSKIRK RICKY J & REBE	114,250	08/30/2018	WD	03-ARM'S LENGTH	2018-02822	PROPERTY TRANSFER	100.0
EMERY KIM C TRUST	MCCALLUM TARA C & HOOT PA	69,000	09/25/2013	WD	03-ARM'S LENGTH	2013-03308	PROPERTY TRANSFER	100.0
DEUTSCHE BANK ATIONAL TRU	EMERY KIM C TRUST	40,799	07/22/2013	CD	11-FROM LENDING INSTITUT	2013-02762 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2172 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Other	04/29/2008	20080113	Complete
	P.R.E. 100% 06/24/2019					

Owner's Name/Address	MAP #:
SIZELAND ANTHONY & AMBER 2172 S SARA DR LAKE CITY MI 49651	2025 Est TCV 165,243 TCV/TFA: 131.77

X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS																												
		<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/</td> <td>115.00</td> <td>175.00</td> <td>1.1484</td> <td>0.7349</td> <td>90</td> <td>100</td> <td></td> <td>8,735</td> </tr> <tr> <td colspan="8">115 Actual Front Feet, 0.46 Total Acres</td> <td>Total Est. Land Value =</td> <td>8,735</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/	115.00	175.00	1.1484	0.7349	90	100		8,735	115 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	8,735
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/	115.00	175.00	1.1484	0.7349	90	100		8,735																						
115 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	8,735																					

Tax Description	Public Improvements	Description	Rate	Size % Good	Cash Value
SEC 13 T22N R8W LOT 8 SOUTHSHORE FARMS SUB.	X Dirt Road				
	X Gravel Road				
	X Paved Road				
	X Storm Sewer				
	X Sidewalk				
	X Water				
	X Sewer				
	X Electric				
	X Gas				
	X Curb				
	X Street Lights				
	X Standard Utilities				
	X Underground Utils.				

Comments/Influences	Land Improvement Cost Estimates																				
	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1 100</td> <td>2,500</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>2,500</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	Residential Local Cost Land Improvements				Description	Rate	Size % Good	Cash Value	LAND IMPROVE 2500	2,500.00	1 100	2,500	Total Estimated Land Improvements True Cash Value =			2,500
Description	Rate	Size % Good	Cash Value																		
Residential Local Cost Land Improvements																					
Description	Rate	Size % Good	Cash Value																		
LAND IMPROVE 2500	2,500.00	1 100	2,500																		
Total Estimated Land Improvements True Cash Value =			2,500																		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	78,200	82,600			64,292C
X Rolling	2024	5,000	67,300	72,300			62,359C
X Low	2023	4,300	65,200	69,500			59,390C
X High	2022	4,000	60,100	64,100			56,562C
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 64 120 160	Type Treated Wood Treated Wood Brzwy, FW	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,254 Total Base New : 186,677 Total Depr Cost: 140,007 Estimated T.C.V: 154,008		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:						
Building Style: TRI		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family TRI		Cls CD		Blt 1994								
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 836 SF		Floor Area = 1254 SF.								
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories		Exterior					
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Tri-Level		Siding		Foundation		Crawl Space					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,212				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		3 Fixture Bath		Softener, Auto				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X		Drywall	Plumbing		1		2		3 Fixture Bath		2 Fixture Bath		Softener, Manual		Solar Water Heat			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 836 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		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	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:		154,008				
(3) Roof		(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:								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:								
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		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.
POWER ROBERT ESTATE	GALL HELEN M	101,000	12/31/2020	WD	08-ESTATE	2020-03944	PROPERTY TRANSFER	100.0
PAYNE JAMES & CYNTHIA M	POWER ROBERT	89,362	09/28/2018	WD	03-ARM'S LENGTH	2018-03210	PROPERTY TRANSFER	100.0
		72,500	08/01/2001	WD	33-TO BE DETERMINED	01-0:3178	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2194 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	05/03/2004	20040100	Complete
	P.R.E. 100% 12/31/2020					
Owner's Name/Address	MAP #:					
	2025 Est TCV 146,447 TCV/TFA: 127.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
LA 1694 SEC 13 T22N R8W LOT 9 SOUTHSHORE FARMS SUB.	X		A 200' @ 90/	115.00	176.00	8,747
Comments/Influences			* Factors * 115 Actual Front Feet, 0.47 Total Acres      Total Est. Land Value = 8,747			

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road	6.49	105	0	0
	X	Gravel Road	3.74	100	0	0
	X	Paved Road	34.58	64	50	1,106
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Wood Frame				
	X	Residential Local Cost Land Improvements				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2025	4,400	68,800	73,200			61,290C
	X	Low	2024	5,000	59,200	64,200			59,448C
	X	High	2023	4,300	57,300	61,600			56,618C
	X	Landscaped	2022	4,000	52,800	56,800			53,922C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

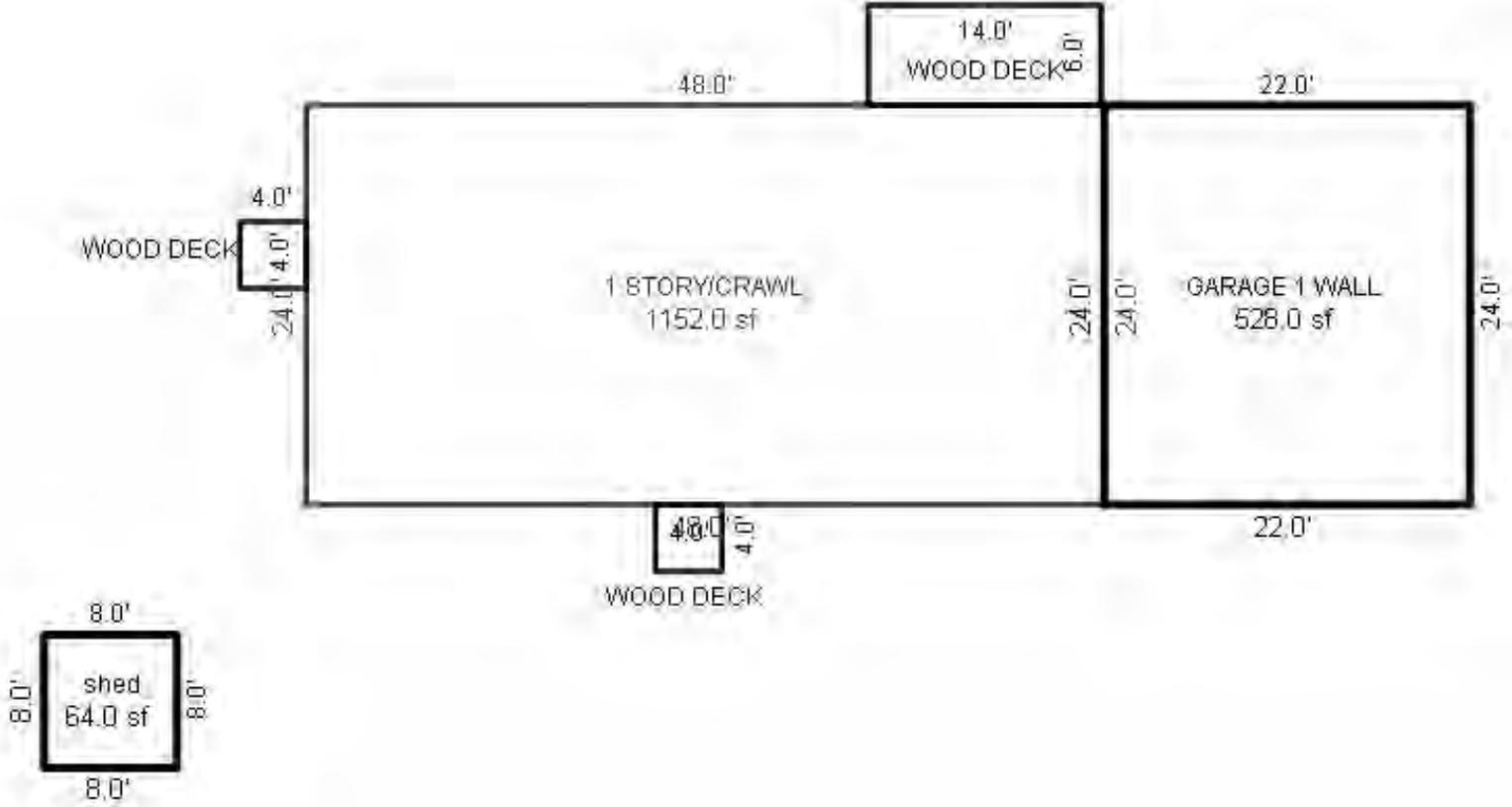


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Type	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: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1990	Remodeled 0	Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings														
(2) Windows		X	Drywall													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.	Min											
		No. of Elec. Outlets														
		Many	X	Ave.	Few											
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath 2 Fixture Bath Softener, Auto 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:														
		Class: C -5 Effec. Age: 30 Floor Area: 1,152 Total Base New : 175,358 Total Depr Cost: 123,267 Estimated T.C.V: 135,594														
		E.C.F. X 1.100														
		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=70/100/100/100/70 Building Areas														
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
		1 Story	Siding	Crawl Space	1,152											
		Total:				141,796	99,269									
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)														
		1														
		Water/Sewer														
		1000 Gal Septic														
		1														
		Water Well, 50 Feet														
		Deck														
		Treated Wood														
		84														
		Treated Wood														
		16														
		Treated Wood														
		16														
		Garages														
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost														
		528														
		Common Wall: 1 Wall														
		1														
		Built-Ins														
		Appliance Allow.														
		1														
		Totals:														
		175,358														
		123,267														
		Notes:														
		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:														
		135,594														

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



\*\*\* 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

2216 S SARA DR      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 07/27/1994

Owner's Name/Address      MAP #:      2025 Est TCV 149,243 TCV/TFA: 148.06

HUBBARD JAMES BRIAN  
2216 SARA DR  
LAKE CITY MI 49651      X Improved      Vacant      Land Value Estimates for Land Table 4101.4101 RURAL SUBS

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

HUBBARD JAMES BRIAN      X Dirt Road      115.00      176.00      1.1484      0.7359      90      100      8,747

2216 SARA DR      X Gravel Road      115 Actual Front Feet, 0.47 Total Acres      Total Est. Land Value =      8,747

LAKE CITY MI 49651      X Paved Road      Land Improvement Cost Estimates      Description      Rate      Size % Good      Cash Value

Tax Description      X Sidewalk      D/W/P: 3.5 Concrete      6.49      84      71      387

. SEC 13 T22N R8W LOT 10 SOUTHSHORE FARMS SUB.      X Sewer      Wood Frame      31.84      80      71      1,808

Comments/Influences      X Electric      Total Estimated Land Improvements True Cash Value =      2,195

Topography of Site      X Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	70,200	74,600			39,251C
2024	5,000	60,400	65,400			38,071C
2023	4,300	58,500	62,800			36,259C
2022	4,000	53,800	57,800			34,533C



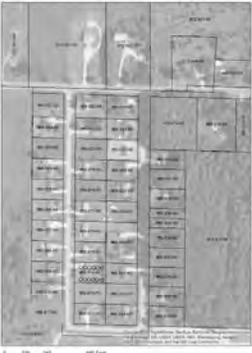
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 256 72	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,008 Total Base New : 193,430 Total Depr Cost: 125,728 Estimated T.C.V: 138,301		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		Yr Built 1979		Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Size of Closets		Roof:		
Condition: Average		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.	0 Amps Service			Ground Area = 960 SF Floor Area = 1008 SF.						
Basement 4 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			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			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 Foundation 1 Story Siding Overhang			Size 960 48 Total: 149,119			
(2) Windows		(7) Excavation		Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Depr. Cost			
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Lump Sum Items:			Plumbing			946			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Water/Sewer			Water/Sewer			946			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck			3,117			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes:			Treated Wood			3,120			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal			Built-Ins			Garages			15,897			
							Appliance Allow.			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			-1,721			
							Porches			Base Cost			24,457			
							CCP (1 Story)			Common Wall: 1 Wall			-2,647			
							Breezeways			Appliance Allow.			1,773			
							Frame Wall			Plumbing			946			
							Totals:			Average Fixture(s)			946			
							193,430			1000 Gal Septic			3,117			
							138,301			Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			
										Treated Wood			3,120			
										Ceramic Tile Floor			3,120			
										Ceramic Tile Wains			3,120			
										Ceramic Tub Alcove			3,120			
										Vent Fan			3,120			
										Total: 149,119			96,926			
										Average Fixture(s)			946			
										1000 Gal Septic			3,117			
										Water Well, 50 Feet			1,721			
										Deck			3,120			



\*\*\* 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 SARA DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
HUBBARD JAMES B 2216 SARA DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 8,747							
Taxpayer's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
HUBBARD JAMES B 2216 SARA DR LAKE CITY MI 49651		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 13 T22N R8W LOT 11 SOUTHSHORE FARMS SUB.		X Gravel Road		A 200' @ 90/		115.00	176.00	1.1484	0.7359	90 100	8,747
Comments/Influences		X Paved Road		115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =				8,747	
		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			
		Who	When	What	2025	4,400	0	4,400			2,446C
		TPC 05/06/2018	INSPECTED		2024	5,000	0	5,000			2,373C
		TPC 12/27/2017	INSPECTED		2023	4,300	0	4,300			2,260C
		TPC 07/18/2017	INSPECTED		2022	4,000	0	4,000			2,153C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		89,000	07/01/2000	WD	33-TO BE DETERMINED	338:1213	DEED	0.0

Property Address: 6562 LORRON DR  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/24/2001

Owner's Name/Address: RADEN RAYMOND D & ROCHELLE A  
 6562 LORRON DR  
 LAKE CITY MI 49651  
 MAP #: 2025 Est TCV 203,315 TCV/TFA: 193.63

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/	115.00	176.00	1.1484	0.7359	90	100		8,747
115 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =		8,747

Tax Description: . SEC 13 T22N R8W LOT 12 SOUTHSHORE FARMS SUB.  
 Comments/Influences: NEW HOUSE FOR 01  
 NEW 24X32 GRG FOR 03 WD FOR 04

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description: D/W/P: 4in Ren. Conc.		7.24	1000	0	0
Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
Description: LAND IMPROVE 2500		2,500.00	1	95	2,375
Total Estimated Land Improvements True Cash Value =					2,375

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	97,300	101,700			51,121C
2024	5,000	83,600	88,600			49,584C
2023	4,300	81,000	85,300			47,223C
2022	4,000	74,600	78,600			44,975C

Who: TPC 05/06/2018 INSPECTED  
 When: TPC 12/27/2017 INSPECTED  
 What: RAY 02/03/2005 INSPECTED

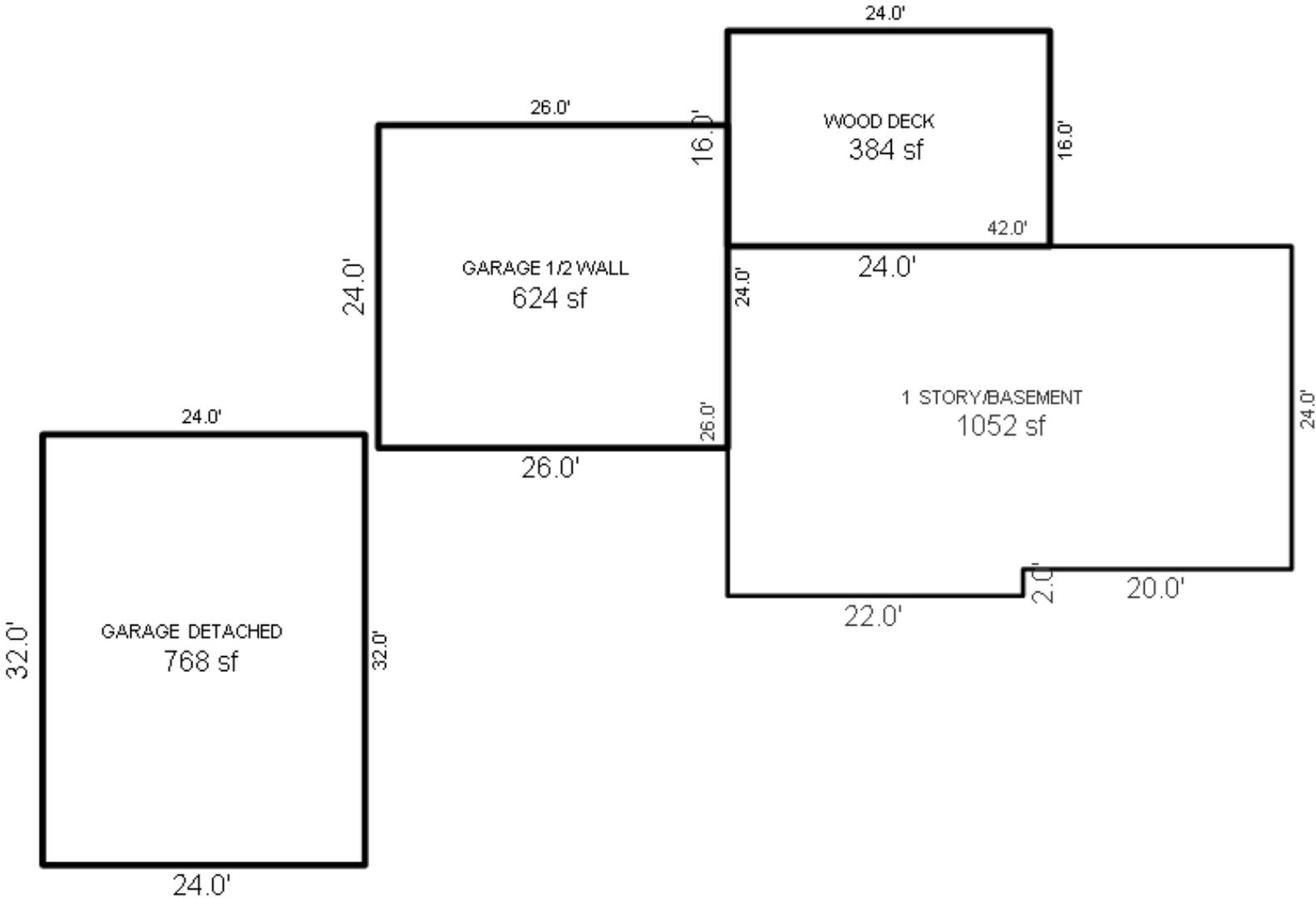


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 384	Type Treated Wood	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: 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															
Building Style: 1S		Trim & Decoration		Size of Closets																	
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min															
Condition: Average		Lg		X	Ord	Small															
Room List		Doors		Solid	X	H.C.															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1050 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof		(9) Basement Finish		(13) Plumbing																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Asphalt Shingle	(10) Floor Support		(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:																			
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=85/100/100/100/85										Cls CD		Blt 2000									
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Basement		1,050		Total:		138,634		117,839	
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,212		1,030			
Water/Sewer										1000 Gal Septic		1		4,485		3,812					
Deck										Water Well, 100 Feet		1		5,560		4,726					
Garages										Treated Wood		384		6,121		5,203					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost		624		23,150		19,677					
Common Wall: 1 Wall										1		-2,476		-2,105							
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)										Base Cost		768		26,964		22,919					
Built-Ins										Appliance Allow.		1		1,906		1,620					
Notes:										Totals:		205,556		174,721							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:														192,193							

\*\*\* 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.				
SHIVLIE JACOB DANIEL	KEELEY HOLLY M	180,000	03/24/2023	WD	03-ARM'S LENGTH	2023-00808	PROPERTY TRANSFER	100.0				
VANDERLAAN MATTHEW	SHIVLIE JACOB DANIEL	135,000	11/22/2019	WD	03-ARM'S LENGTH	2019-03621	PROPERTY TRANSFER	100.0				
CONVENANT CAPITAL INC	VANDERLAAN MATTHEW	80,000	11/30/2009	WD	21-NOT USED/OTHER	2009/4064	DEED	100.0				
VANDERLAAN JAMES A	CONVENANT CAPITAL INC	0	10/28/2009	QC	21-NOT USED/OTHER	2009/3724	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
2195 S SARA DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/01/2023										
KEELEY HOLLY M 2195 S SARA DR LAKE CITY MI 49651		MAP #:										
		2025 Est TCV 170,381 TCV/TFA: 169.03										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
. SEC 13 T22N R8W LOT 14 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
20801463 \$85,000 2002		Gravel Road		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100		8,747
		Paved Road		115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,747								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.07	1200	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Curb		Total Estimated Land Improvements True Cash Value = 1,900								
		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	4,400	80,800	85,200			76,706C		
		Low		2024	5,000	69,400	74,400			74,400S		
		High		2023	4,300	67,300	71,600			61,040C		
		Landscaped		2022	4,000	62,000	66,000			58,134C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	02/06/2023	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	08/28/2017	INSPECTED								

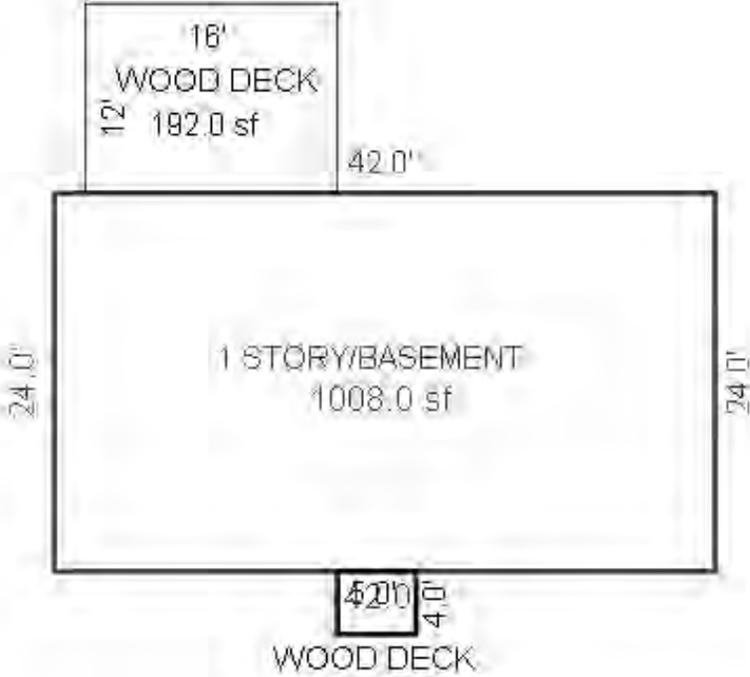
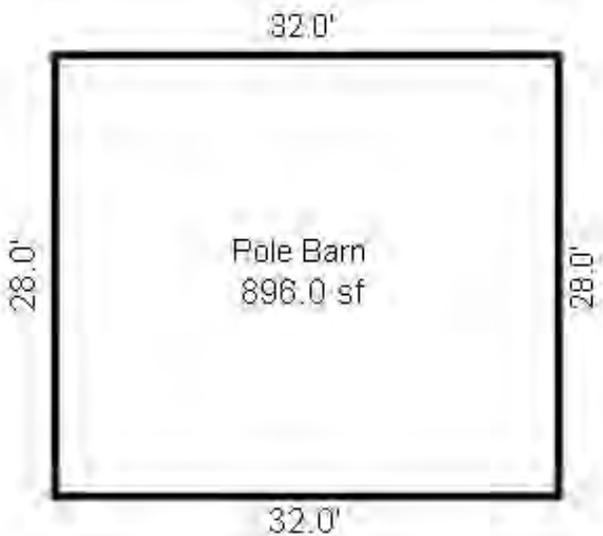


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 20 192	Type Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 896 % 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			Size of Closets								
Yr Built 1993	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:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
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: 1008 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								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement					(14) Water/Sewer								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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								
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		652 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls CD		Blt 1993			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 1,008										Total:		133,934 107,147			
Other Additions/Adjustments															
Recreation Room 652 11,906 9,525															
Plumbing															
Average Fixture(s) 1 1,212 970															
Water/Sewer															
1000 Gal Septic 1 4,485 3,588															
Water Well, 50 Feet 1 2,548 2,038															
Deck															
Treated Wood 192 3,880 3,104															
Treated Wood 20 882 706															
Garages															
Class: CD Exterior: Pole (Unfinished)															
Base Cost 896 20,285 16,228															
Door Opener 1 478 382															
Built-Ins															
Appliance Allow. 1 1,906 1,525															
Notes:															
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:												159,734			
Totals:										181,516		145,213			

\*\*\* 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.
SLAVIN JAY MICHAEL & SCOT	MCCONNELL RYAN	170,000	04/25/2022	WD	03-ARM'S LENGTH	2022-01419	PROPERTY TRANSFER	100.0
MIDFIRST BANK	SLAVIN JAY MICHAEL & SCOT	50,400	06/11/2019	CD	11-FROM LENDING INSTITUT	2019-01895	DEED	100.0
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	54,750	01/11/2019	SD	10-FORECLOSURE	2019-00137	PROPERTY TRANSFER	0.0
MCDANIEL MICHAEL L & CARR	MIDFIRST BANK	0	12/24/2018	AFF	01-ABANDONMENT	2018-04189	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2173 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	03/05/2020	2020-9999	100%
	P.R.E. 100% 05/25/2022					

Owner's Name/Address	MAP #:
MCCONNELL RYAN 2173 S SARA DR LAKE CITY MI 49651	2025 Est TCV 171,907 TCV/TFA: 170.54

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 13 T22N R8W LOT 15 SOUTHSHORE FARMS SUB.	X Dirt Road		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100		8,747	
	X Gravel Road		115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value =	8,747

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	X Water	Fencing: Wd, Solid, 6 ft.	30.45	12	0	0
	X Sewer	Wood Frame	38.68	25	0	0
	X Electric	Wood Frame	29.11	96	50	1,397
	X Gas	Total Estimated Land Improvements True Cash Value =				1,397

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	81,600	86,000			77,428C
X Rolling							
X Low							
X High	2024	5,000	70,100	75,100			75,100S
Landscaped							
Swamp							
Wooded	2023	4,300	67,800	72,100			72,100S
Pond							
Waterfront	2022	4,000	47,000	51,000			39,582C
Ravine							
Wetland							
Flood Plain							



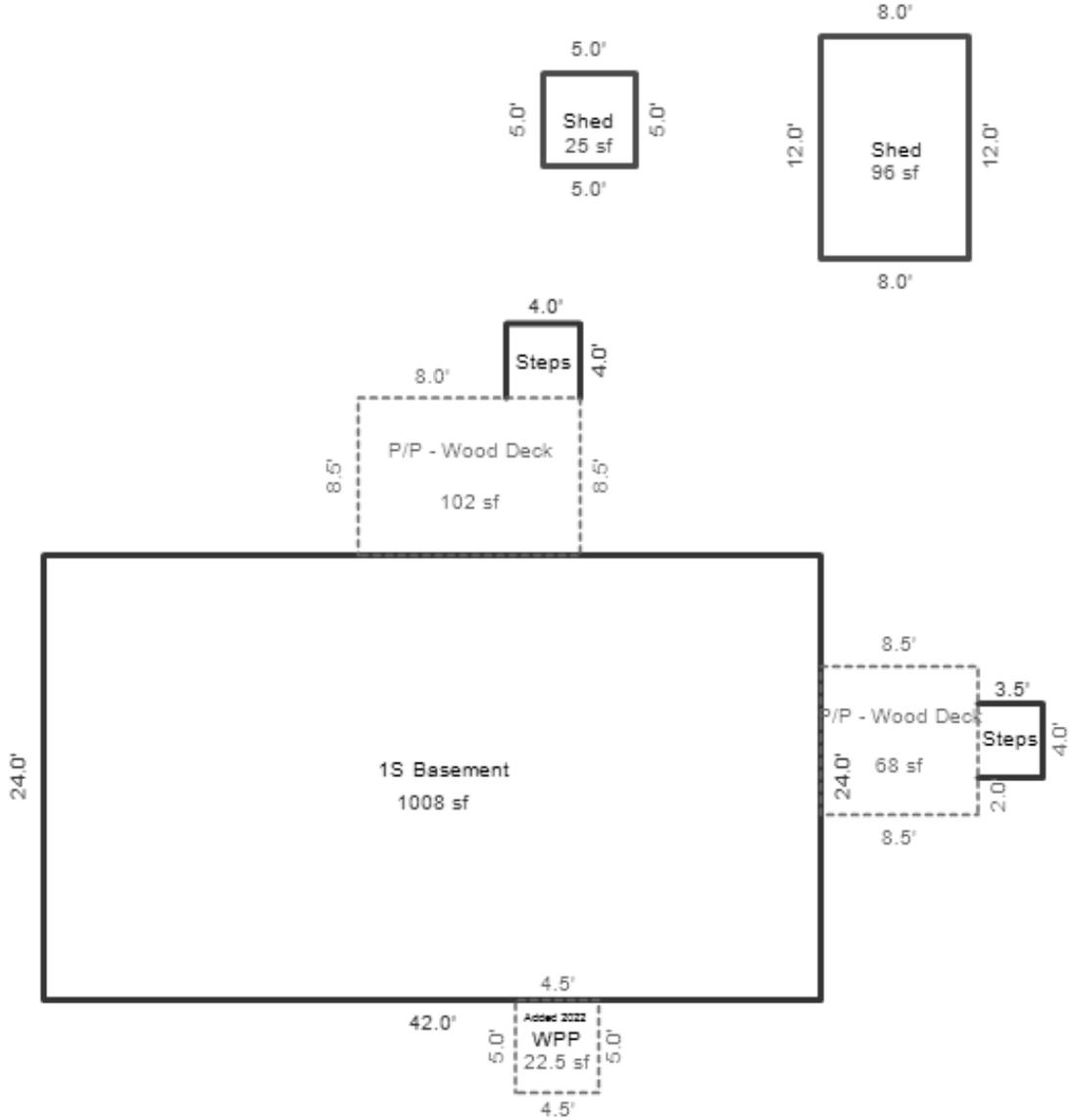
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/02/2022	INSPECTED	2024	5,000	70,100	75,100			75,100S
TPC	04/25/2022	INSPECTED	2023	4,300	67,800	72,100			72,100S
JWV	09/14/2020	INSPECTED	2022	4,000	47,000	51,000			39,582C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 102 68 22	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,008 Total Base New : 183,817 Total Depr Cost: 147,057 Estimated T.C.V: 161,763			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 1994			
Yr Built 1994	Remodeled 2020	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1 Story Siding Basement 1,008		Total: 158,707 126,969				
Room List		Doors	Solid X	H.C.	(12) Electric			(13) Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Recreation Room		252 4,803 3,842				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			3 Fixture Bath			Water/Sewer		1 1,455 1,164				
(2) Windows		(8) Basement		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			1000 Gal Septic		1 4,795 3,836				
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			Softener, Auto			Water Well, 100 Feet		1 5,725 4,580				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone		Average Fixture(s)			Softener, Manual			Deck		Treated Wood 102 2,558 2,046				
X	Double Glass Patio Doors Storms & Screens	Treated Wood X Concrete Floor		Average Fixture(s)			Solar Water Heat			Treated Wood 68 2,057 1,646		Treated Wood 22 990 792				
(3) Roof		(10) Floor Support		Average Fixture(s)			No Plumbing			Built-Ins		Appliance Allow. 1 2,727 2,182				
X	Gable Hip Flat	Gambrel Mansard Shed		Average Fixture(s)			Extra Toilet			Notes:		Totals: 183,817 147,057				
X	Asphalt Shingle	Chimney:		Average Fixture(s)			Extra Sink			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 161,763						
		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			Separate Shower									
				Average Fixture(s)			Ceramic Tile Floor									
				Average Fixture(s)			Ceramic Tile Wains									
				Average Fixture(s)			Ceramic Tub Alcove									
				Average Fixture(s)			Vent Fan									
				Average Fixture(s)			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.			
		4,950	05/01/1998	WD	33-TO BE DETERMINED	340:1245	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2151 S SARA DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 06/14/2000									
PYLKAS MARK R & JOHANNA C P O BOX 1030 2151 SARA DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 224,943 TCV/TFA: 148.77							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 13 T22N R8W LOT 16 SOUTHSHORE FARMS SUB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100	8,747
		Paved Road		115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,747							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Asphalt Paving	2.85	800	0	0			
		Sewer		D/W/P: Asphalt Paving	2.85	336	0	0			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
		Street Lights		Total Estimated Land Improvements True Cash Value = 950							
		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	4,400	108,100	112,500			55,554C	
		Low		2024	5,000	92,800	97,800			53,884C	
		High		2023	4,300	89,900	94,200			51,319C	
		Landscaped		2022	4,000	82,700	86,700			48,876C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	12/27/2017	INSPECTED							
		TPC	08/28/2017	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 16 Treated Wood 192 Treated Wood	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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								
	Building Style: 1S				Ex	X	Ord	Min							
	Yr Built 1999	Remodeled 0													
	Condition: Average														
	Room List	Doors													
	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	(8) Basement													
	(3) Roof	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(9) Basement Finish													
	Chimney:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(11) Heating/Cooling													
		(12) Electric													
		0 Amps Service													
		No./Qual. of Fixtures													
		Ex. X Ord. Min													
		No. of Elec. Outlets													
		Many X Ave. Few													
		(13) Plumbing													
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		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: 15 Floor Area: 1,512 Total Base New : 229,982 Total Depr Cost: 195,678 Estimated T.C.V: 215,246													
		(17) Garage													
		Class: CD Effec. Age: 15 Floor Area: 1,512 Total Base New : 229,982 Total Depr Cost: 195,678 Estimated T.C.V: 215,246													
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 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 1,512 Total: 188,178 159,952													
		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 192 3,880 3,492 *													
		Treated Wood w/Roof (Deck Portion) 16 705 599													
		Treated Wood w/Roof (Roof portion) 16 326 277													
		Garages													
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
		Base Cost 576 21,923 18,635													
		Common Wall: 1 Wall 1 -2,476 -2,105													
		Door Opener 1 478 406													
		Built-Ins													
		Appliance Allow. 1 1,906 1,620													
		Totals: 229,982 195,678													
		Notes:													
		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 215,246													

\*\*\* 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.
YONKMAN ROBERT	PEARSON JANE E	89,900	08/31/2018	WD	03-ARM'S LENGTH	2018-02848	PROPERTY TRANSFER	100.0
FANNIE MAE	YONKMAN ROBERT	54,000	11/19/2010	CD	21-NOT USED/OTHER	2010-5231CD	PROPERTY TRANSFER	100.0
	FANNIE MAE	0	08/05/2010	WD	10-FORECLOSURE	2010-664QC	PROPERTY TRANSFER	100.0
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	32-SPLIT VACANT	2009-3735WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2129 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/29/2007	20070307	Complete
	P.R.E. 100% 09/11/2018		New House	05/29/2007	2007-0307	100%
Owner's Name/Address	MAP #:		New House	09/06/1997	1997-00019	Complete

PEARSON JANE E 2129 S SARA DR LAKE CITY MI 49651	2025 Est TCV 155,350 TCV/TFA: 154.12								
	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/	115.00	176.00	1.1484	0.7359	90 100	8,747
			115 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =	8,747	

Tax Description			Description	Rate	Size % Good	Cash Value
SEC 13 T22N R8W LOT 17 SOUTHSORE FARMS SUB. Split LOT 28 TO 009-660-028-00 ON 11-12-09	X		Land Improvement Cost Estimates			
Comments/Influences			Description			
21003060 \$53,500-10 20809652 \$79,9 08 COMBO 028-00 FOR 06 SPLIT LOT 28 TO 009-660-028-00 ON 11-12-09.	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	0.00	0 95	950
			Total Estimated Land Improvements True Cash Value =			950

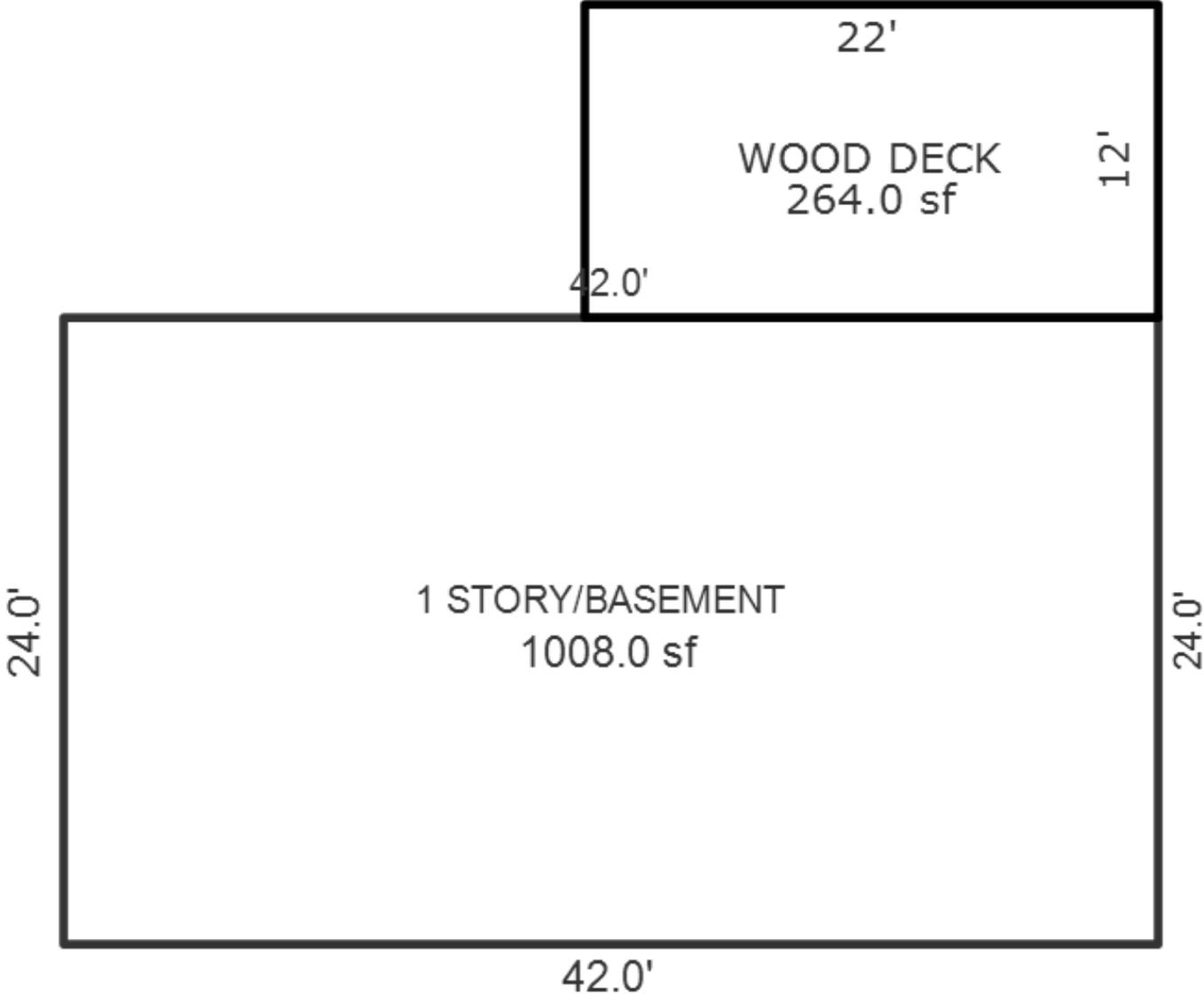


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	73,300	77,700			44,887C
X Rolling	2024	5,000	62,900	67,900			43,538C
X Low	2023	4,300	60,100	64,400			41,465C
X High	2022	4,000	51,800	55,800			39,491C
Landscaped							
Swamp							
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	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		Forced Air w/o Ducts Forced Air w/ Ducts 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: 1 Floor Area: 0 Total Base New : 6,432 Total Depr Cost: 6,368 Estimated T.C.V: 7,005								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 0 TRAIL	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:								
	Condition: Average	Ex	Ord	Min	Size of Closets			Carport Area: Roof:							
	Room List	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
	(1) Exterior	Kitchen: Other: Other:		0 Amps Service			Stories			Exterior		Foundation			
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Water/Sewer			
	Insulation			Many			Ave.			Few					
	(2) Windows	(7) Excavation		(13) Plumbing			Average Fixture(s)			3 Fixture Bath		1		-3,199	
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Amp Service			3 Fixture Bath			1000 Gal Septic		1		4,203	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No./Qual. of Fixtures			Water Well, 100 Feet			1		5,428		5,374	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ex.			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:		6,432		6,368	
	(3) Roof	(9) Basement Finish		No. of Elec. Outlets			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		7,005			
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Many			Plumbing			1		-3,199		-3,167	
	Asphalt Shingle	(10) Floor Support		Ave.			Water/Sewer			1		4,203		4,161	
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		5,428		5,374	
				Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REITZ CHRIS ALAN	STAGG BENJAMIN	130,000	05/08/2019	WD	03-ARM'S LENGTH	2019-02421	PROPERTY TRANSFER	100.0
REITZ CHRIS A & MARTINA P	REITZ CHRIS ALAN	0	07/30/2008	OTH	06-COURT JUDGEMENT	2011-02031	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2087 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2003	20030377	Complete

Owner's Name/Address	MAP #:
STAGG BENJAMIN 2087 SARA DR LAKE CITY MI 49651	2025 Est TCV 165,990 TCV/TFA: 164.67

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SEC 13 T22N R8W LOT 19 SOUTHSHORE FARMS SUB.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/ 115.00 176.00 1.1484 0.7359 90 100 8,747 115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,747

Comments/Influences	X Electric	X Gas	Land Improvement Cost Estimates
			Description Rate Size % Good Cash Value Wood Frame 25.27 100 50 1,263 Total Estimated Land Improvements True Cash Value = 1,263

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

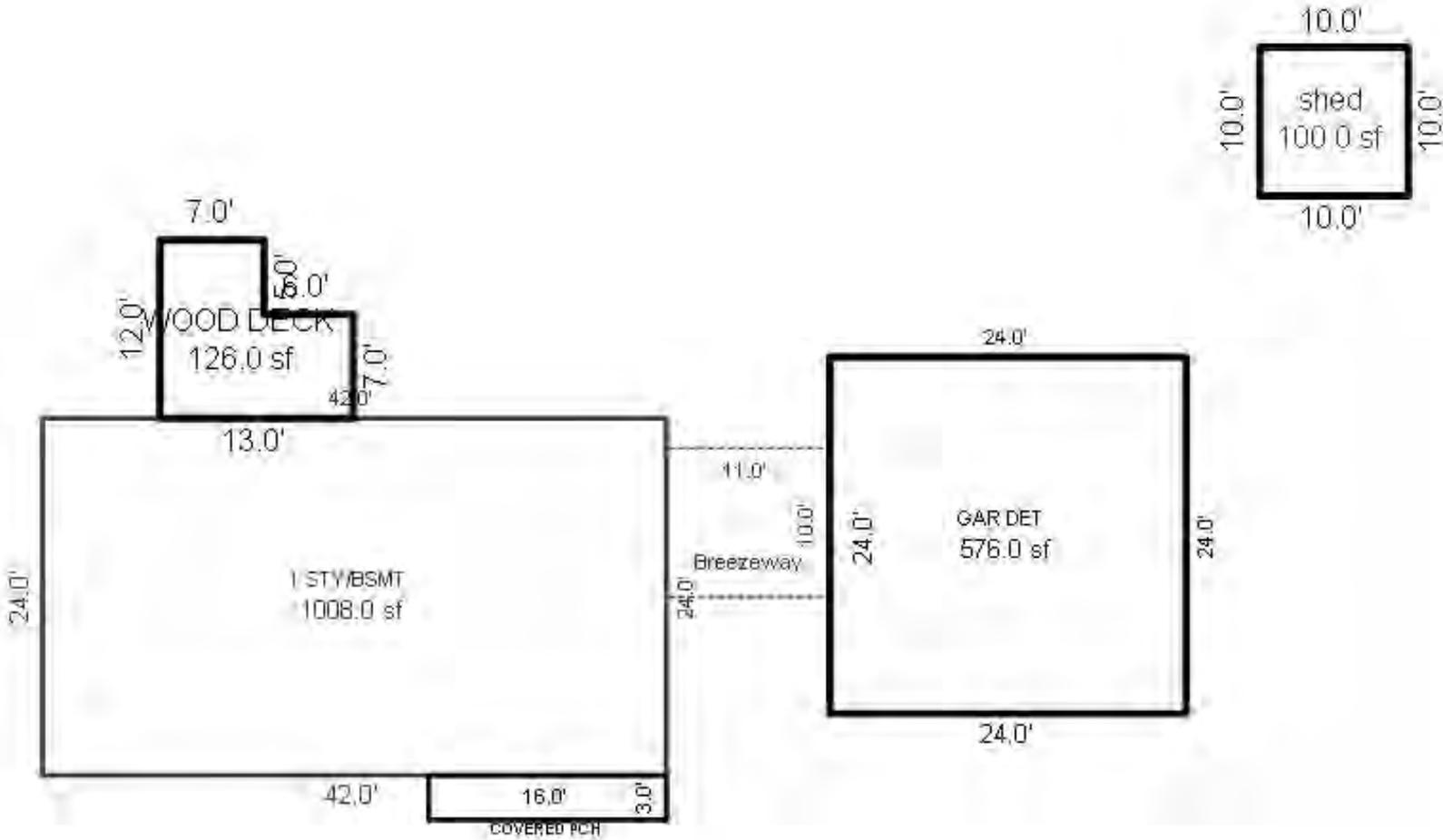


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,400	78,600	83,000			64,171C
TPC 05/08/2018	INSPECTED		2024	5,000	67,500	72,500			62,242C
TPC 12/27/2017	INSPECTED		2023	4,300	65,400	69,700			59,279C
TPC 07/18/2017	INSPECTED		2022	4,000	60,100	64,100			56,457C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN MARGARET J	DOPP STEVEN F	16,000	06/07/2024	WD	03-ARM'S LENGTH	2024-01469	DEED	100.0
GREEN CHRIS T ESTATE	GREEN MARGARET J	0	04/10/2024	OTH	06-COURT JUDGEMENT	2024-00912	OTHER	0.0
GREEN CHRIS T	GREEN CHRIS T	0	01/01/2023	OTH	07-DEATH CERTIFICATE	2024-00389	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DOPP STEVEN F 661 E BRADFORD RD LAKE CITY MI 49651	MAP #:	2025 Est TCV 8,747				

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/	115.00	176.00	1.1484	0.7359	90	100		8,747
115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 8,747

Tax Description  
. SEC 13 T22N R8W LOT 20 SOUTHSHORE FARMS SUB.

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	4,400	0	4,400			4,400S
2024	5,000	0	5,000			2,373C
2023	4,300	0	4,300			2,260C
2022	4,000	0	4,000			2,153C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AJE LLC	BARTRAND ADAM N	100,000	11/29/2017	WD	03-ARM'S LENGTH	2017-03782	PROPERTY TRANSFER	100.0
THOMAS MARIAN G & SANDALL	AJE LLC	14,000	12/10/2015	WD	03-ARM'S LENGTH	2015-04023	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2043 S SARA DR	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	05/10/1976	1976-300	100%

Owner's Name/Address	MAP #:
BARTRAND ADAM N 2043 S SARA DR LAKE CITY MI 49651	2025 Est TCV 141,209 TCV/TFA: 125.19

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 13 T22N R8W LOT 21 SOUTHSHORE FARMS SUB.	X		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100		8,747
Comments/Influences			115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value = 8,747								

1826419\$103,500 GREAT SUBDIVISION	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
LOCATION FOR THIS COMPLETELY REMODELED 3 BED, 1 BATH, WITH CENTRAL AIR AND A 2 CAR DETACHED GARAGE HOME. SITS ON ALMOST A HALF AN ACRE LOT WITH GREAT SHADE TREES. PERFECT STARTER HOME OR A HOME TO RETIRE TO. ALL UPGRADES WERE FINISHED LATE IN 2016 INCLUDING, NEW ROOF, NEW WINDOWS, NEW PLUMBING, NEW FLOORING, NEW PAINT AND	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
		Total Estimated Land Improvements True Cash Value = 664				

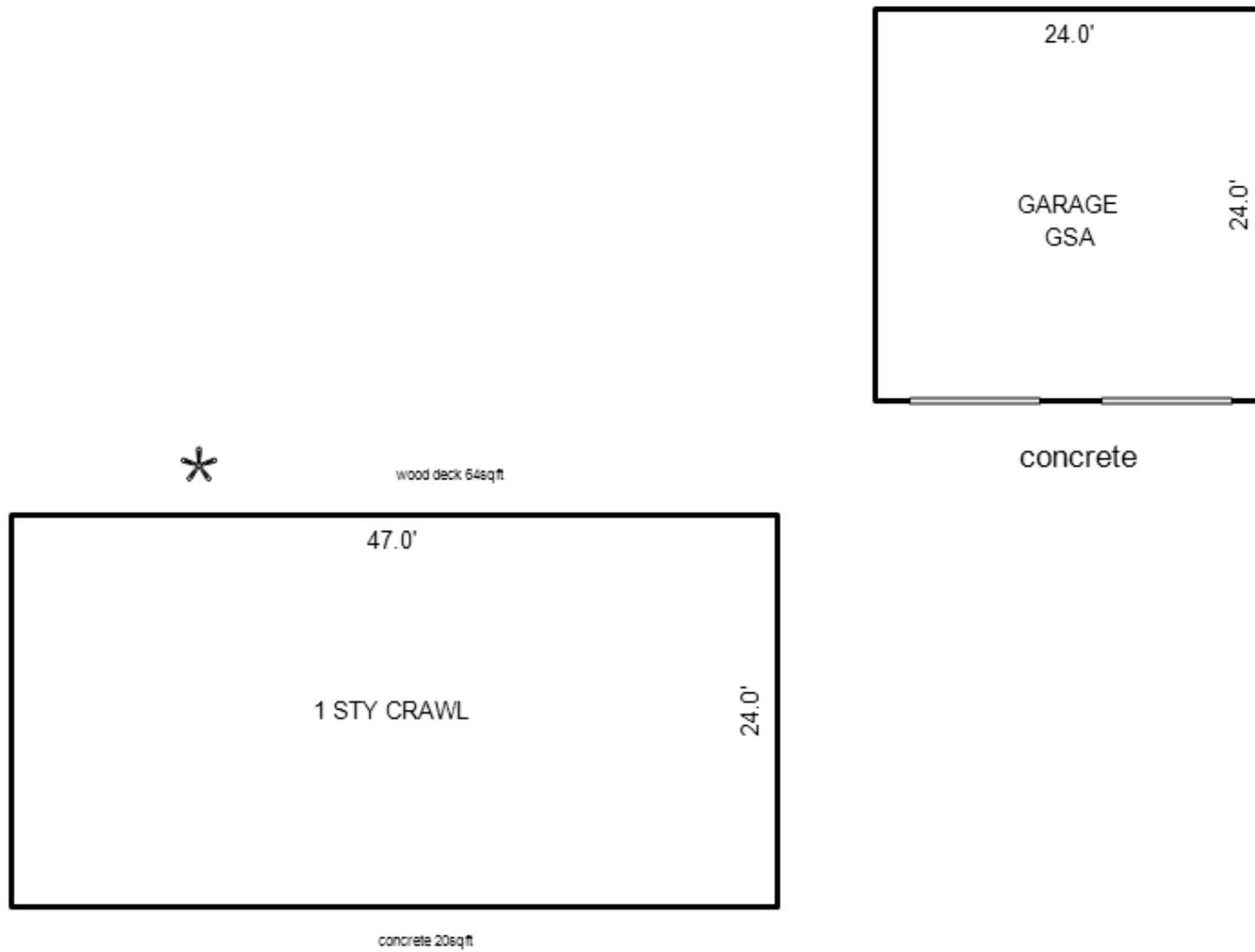
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	66,200	70,600			39,428C
Rolling	2024	5,000	56,900	61,900			38,243C
Low	2023	4,300	51,100	55,400			36,422C
High	2022	4,000	44,000	48,000			34,688C
Landscaped							
Swamp							
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.
VAILLANCOURT MICHAEL B &	KOWALSKI JOSEPH E	125,000	04/29/2022	WD	03-ARM'S LENGTH	2022-01510	PROPERTY TRANSFER	100.0
		54,000	07/01/2000	WD	03-ARM'S LENGTH	03-0:0824	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2021 S SARA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/29/2022					
Owner's Name/Address	MAP #:					
KOWALSKI JOSEPH E 2021 S SARA DR LAKE CITY MI 49651	2025 Est TCV 129,875 TCV/TFA: 99.90					

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 13 T22N R8W LOT 22 SOUTHSHORE FARMS SUB.	X		Dirt Road	116	176.00	1.1459	0.7359	90	100	8,804
			Gravel Road	116 Actual Front Feet, 0.47 Total Acres						8,804

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
CHG CLASS FOR C-5 TO CD GRG TO LIVING FOR 98	X	Water	2.85	148 71	300	
REMOVE NO PBG ADJ FOR 05	X	Sewer	23.08	160 71	2,622	
	X	Electric	Total Estimated Land Improvements True Cash Value =			2,922
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2025	4,400	60,500	64,900			58,457C
Rolling		2024	4,600	52,100	56,700			56,700S
Low		2023	3,600	50,400	54,000			54,000S
High		2022	2,300	46,400	48,700			26,157C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

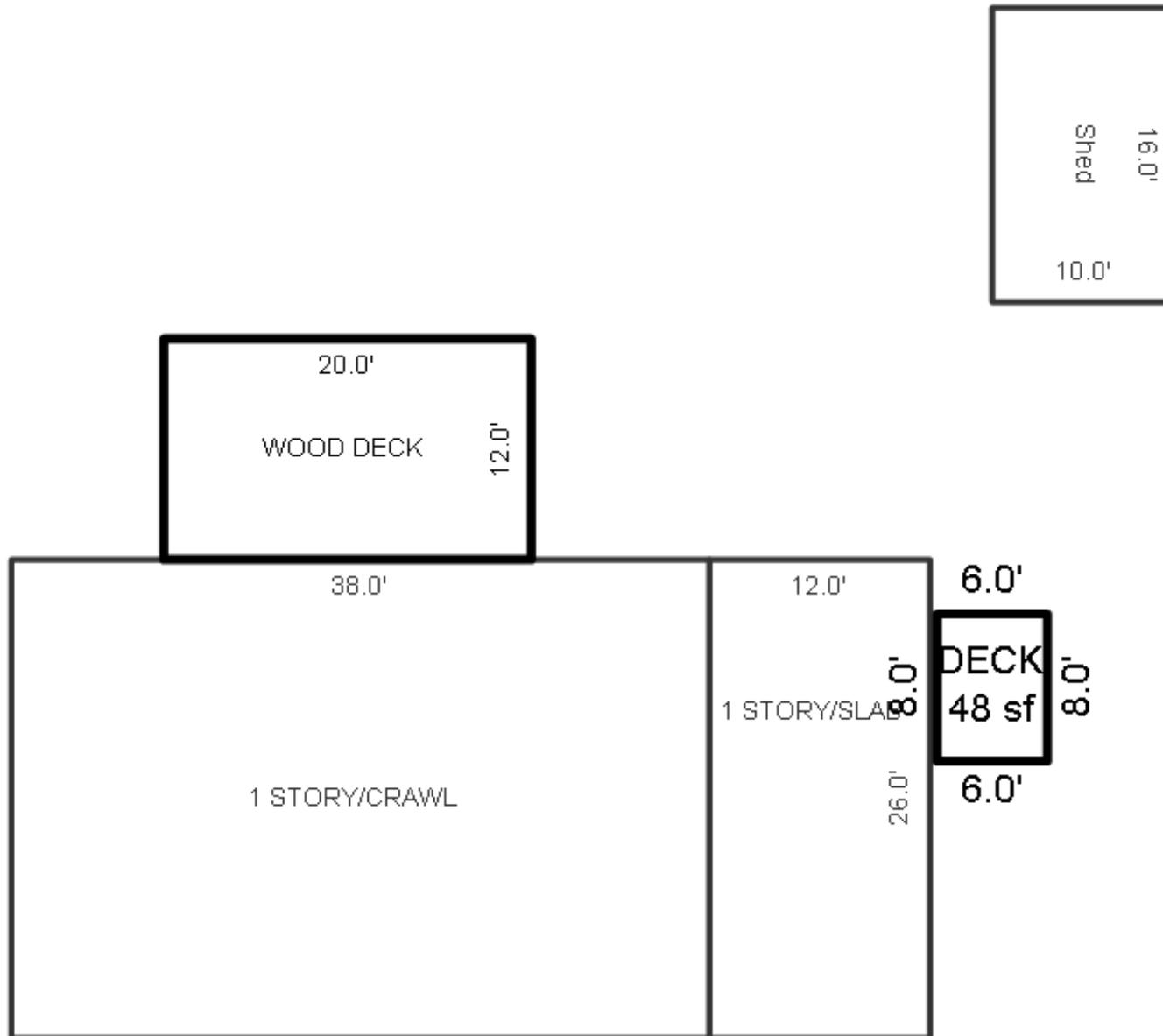


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 240 48	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,300 Total Base New : 165,244 Total Depr Cost: 107,408 Estimated T.C.V: 118,149			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1975	Remodeled 1997	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 = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1975	
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas						
Room List		Doors		Solid	X	H.C.	0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Ex. X Ord. Min			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 988 1 Story Siding Slab 312			Total: 148,927		96,802	
(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			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,212 788 Water/Sewer 1000 Gal Septic 1 4,485 2,915 Water Well, 50 Feet 1 2,548 1,656 Deck Treated Wood 240 4,500 2,925 Treated Wood 48 1,666 1,083 Built-Ins Appliance Allow. 1 1,906 1,239			Totals: 165,244		107,408	
(2) Windows		(7) Excavation		(14) Water/Sewer			Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 988 S.F. Slab: 312 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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 Deck Treated Wood 240 4,500 2,925 Treated Wood 48 1,666 1,083 Built-Ins Appliance Allow. 1 1,906 1,239			Totals: 165,244		107,408		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Lump Sum Items:									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		10) Floor Support												
X	Gable Hip Flat	Gambrel Mansard Shed	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.
HOOKER LINDA DIANE	PHILLIPS ERIK J	115,000	12/26/2019	WD	03-ARM'S LENGTH	2019-04059	PROPERTY TRANSFER	100.0
MCNALLY STEPHEN J	HOOKER LINDA DIANE	1	06/16/2017	QC	09-FAMILY	2017-01949	DEED	100.0
FANNIE MAE	MCNALLY STEPHEN J	50,500	12/30/2011	CD	21-NOT USED/OTHER	2012-00057	PROPERTY TRANSFER	100.0
SHERIFF	FANNIE MAE	36,700	09/18/2011	PTA	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2022 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/06/2020					

Owner's Name/Address	MAP #:
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PHILLIPS ERIK J 2022 S AMY DR LAKE CITY MI 49651	2025 Est TCV 153,229 TCV/TFA: 152.01
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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
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		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100		8,747	
		115 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value =	8,747

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 23 SOUTHSHORE FARMS SUB.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value	
		Gravel Road		D/W/P: 4in Ren. Conc.	6.52	1700	0	0	
		Paved Road		D/W/P: 3.5 Concrete	5.70	270	0	0	
		Storm Sewer		Residential Local Cost Land Improvements					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Sewer		Total Estimated Land Improvements True Cash Value =					2,375

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates
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21103177 \$59,000 DOM 82	X	Electric		Description	Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Curb		Total Estimated Land Improvements True Cash Value =					2,375

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates
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	X	Level		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
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2025	4,400	72,200	76,600			57,744C
2024	4,600	62,100	66,700			56,008C
2023	3,500	60,300	63,800			53,341C
2022	2,300	55,500	57,800			50,801C

Who	When	What
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TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 12/07/2015	INSPECTED	

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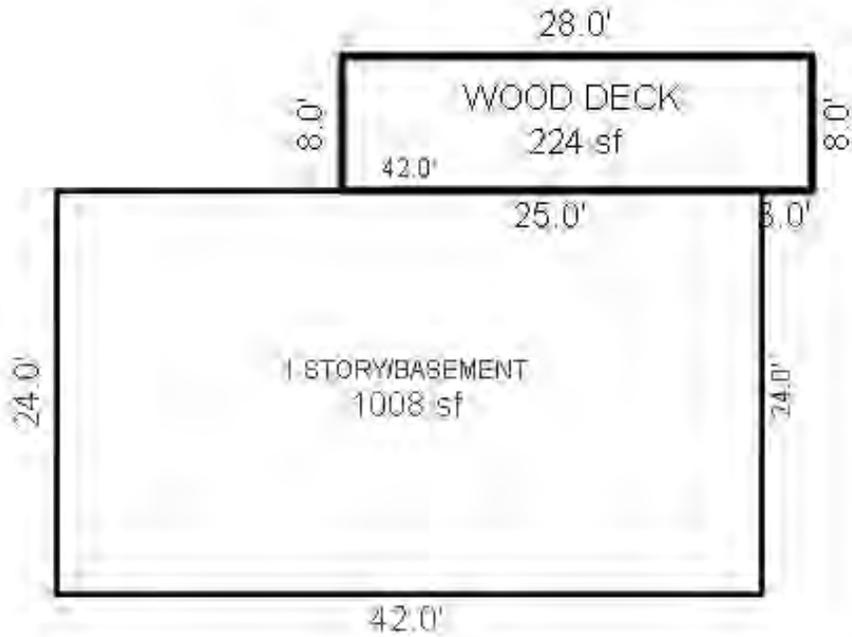
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood 224 Treated Wood	Type	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 25 Floor Area: 1,008 Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls D Blt 1994		
Yr Built 1994	Remodeled 0	Ex	X Ord	Min	Size of Closets Lg X Ord Small			Central Air Wood Furnace			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Doors		Solid	X	H.C.	(5) Floors			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			(12) Electric 0 Amps Service			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Many Avg. X Avg. Few Small		Basement: 1008 S.F. Crawl: 0 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			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		1008 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(10) Floor Support			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 142,107			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 142,107			Total Base New : 178,263 Total Depr Cost: 129,188 Estimated T.C.V: 142,107		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		

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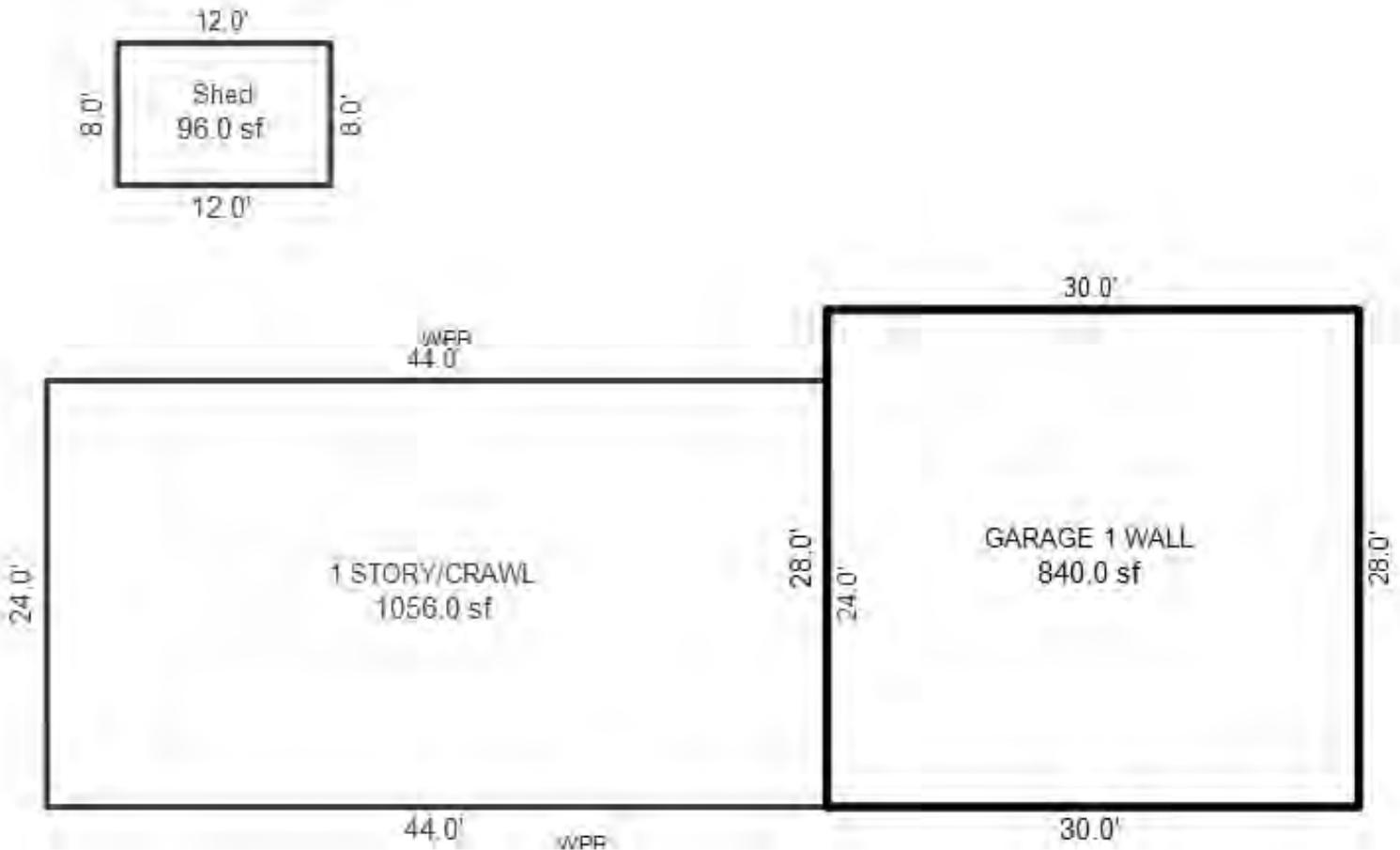
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
2044 S AMY DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/27/1994								
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651		MAP #:		2025 Est TCV 126,121 TCV/TFA: 119.43						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
SCHEPERS JERRY L 2044 S AMY DR LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 13 T22N R8W LOT 24 SOUTHSHORE FARMS SUB.		Gravel Road		A 200' @ 90/	115.00	176.00	1.1484 0.7359	90 100	8,747	
Comments/Influences		Paved Road		115 Actual Front Feet, 0.47 Total Acres					Total Est. Land Value =	8,747
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	6.07	24	0	0		
		Sewer		D/W/P: 4in Concrete	6.39	624	0	0		
		Electric		Metal Prefab	15.70	96	50	753		
		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 =					1,703	
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2025	4,400	58,700	63,100			31,556C
		Rolling		2024	5,000	50,500	55,500			30,608C
		Low		2023	4,300	48,800	53,100			29,151C
		High		2022	4,000	45,000	49,000			27,763C
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 08/15/2016	INSPECTED							
		TPC 04/22/2013	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WPP 24 WPP	Type	Year Built: 1996 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration								
Building Style: 1S														
Yr Built 1975	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		Kitchen: Other: Other:		(12) Electric 0 Amps Service								
(1) Exterior				No./Qual. of Fixtures		Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall		No. of Elec. Outlets		Many X Ave. Few						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1056 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	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors													
X	Storms & Screens													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1975		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,056										Total:		121,892 79,229		
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														
WPP										80		2,377 1,545		
WPP										24		1,182 768		
Garages														
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost										840		28,652 18,624		
Common Wall: 1 Wall										1		-2,476 -1,609		
Built-Ins														
Appliance Allow.										1		1,906 1,239		
Notes:										Totals:		161,778 105,155		
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:												115,671		

\*\*\* 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.
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	09-FAMILY	2017-01010	DEED	0.0
FRAS LEON H & CAROLYN E	FENBY TERESA L	9,000	05/16/2016	WD	03-ARM'S LENGTH	2016-01742	PROPERTY TRANSFER	100.0
FRAS CAROLYN E (DECEASED)	FRAS LEON H (WIDOWER)	0	07/01/2007	OTH	21-NOT USED/OTHER	2008/564	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2070 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	06/14/2016	2016-0230	100%

Owner's Name/Address	MAP #:
FENBY TERESA L TRUST 2611 S 47 1/4 RD CADILLAC MI 49601	2025 Est TCV 246,413 TCV/TFA: 162.97

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 13 T22N R8W LOT 25 SOUTHSHORE FARMS SUB.	X		A 200' @ 90/	115.00	176.00	1.1484	0.7359	90	100	8,747	
			115 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =				8,747

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	8.06	900 50	3,627
	X	Sewer	Total Estimated Land Improvements True Cash Value =			3,627
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2025	4,400	118,800	123,200			68,619C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	5,000	103,700	108,700			66,556C
TPC	12/27/2017	INSPECTED	2023	4,300	93,100	97,400			63,387C
JWV	09/29/2016	INSPECTED	2022	4,000	80,200	84,200			60,369C

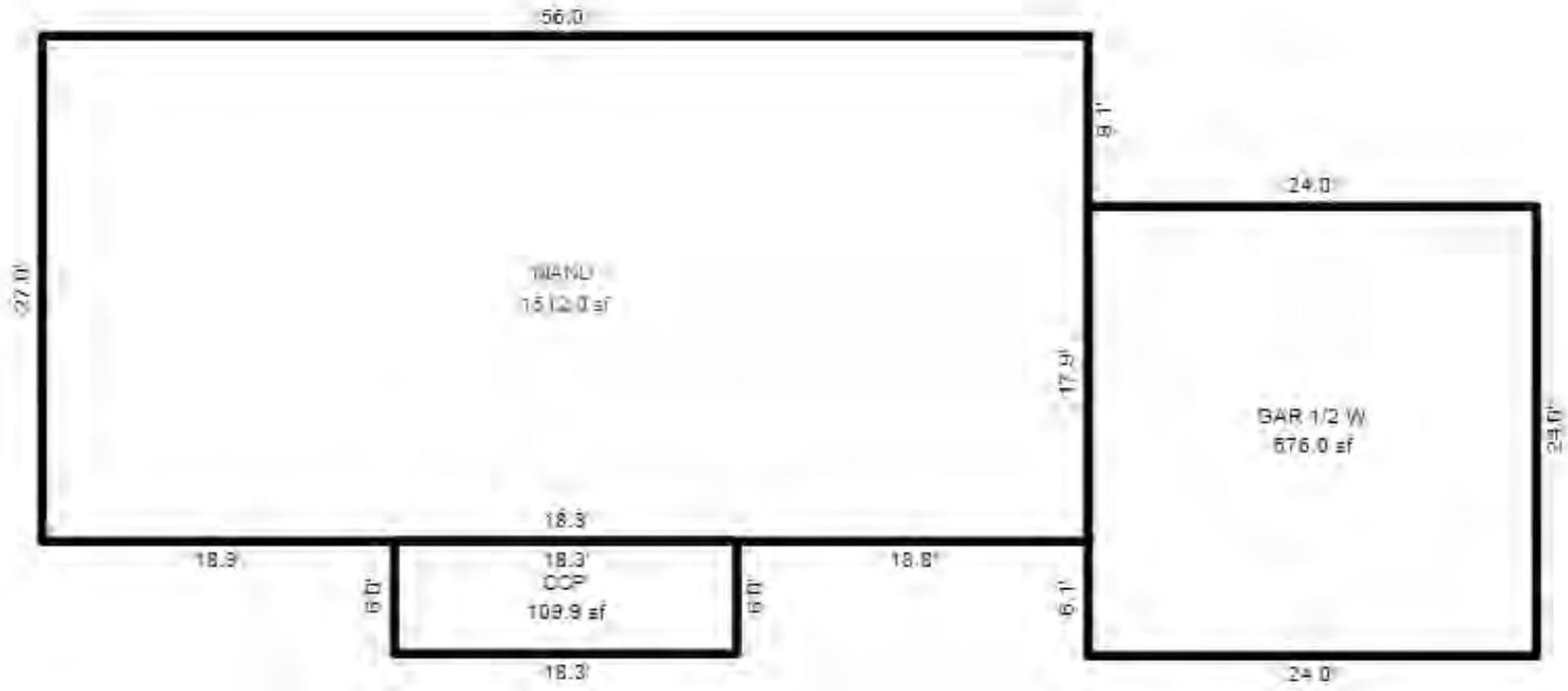


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 109	Type CCP (1 Story)	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	109	CCP (1 Story)	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 9 Floor Area: 1,512 Total Base New : 233,807 Total Depr Cost: 212,763 Estimated T.C.V: 234,039
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls C			Blt 2016					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1512 SF			Floor Area = 1512 SF.					
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		0 Amps Service			1 Story Siding Crawl Space			1,512			Total: 189,608 172,542					
BOCA/STATE		Size of Closets		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
Yr Built Remodeled 2016 0		Lg Ord Small		Many Ave. Few			Water/Sewer			1000 Gal Septic			1 1,455 1,324					
Condition: Average		Doors Solid H.C.		(13) Plumbing			Porches			1000 Gal Septic			1 4,580 4,168					
Room List		(5) Floors		1 Average Fixture(s)			Garages			1000 Gal Septic			1 4,795 4,363					
Basement		Kitchen:		2 3 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			1000 Gal Septic			1 2,648 2,410					
1st Floor		Other:		2 Fixture Bath			Base Cost			1000 Gal Septic			1 2,998 2,728					
2nd Floor		Other:		Softener, Auto			Door Opener			1000 Gal Septic			1 539 490					
3 Bedrooms		Other:		Softener, Manual			Appliance Allow.			1000 Gal Septic			1 2,727 2,482					
(1) Exterior		(6) Ceilings		Solar Water Heat			Totals:			1000 Gal Septic			233,807 212,763					
Wood/Shingle		No. of Elec. Outlets		No Plumbing			Notes:			1000 Gal Septic			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 234,039					
Aluminum/Vinyl		Many Ave. Few		Extra Toilet						1000 Gal Septic								
Brick		Excavation		Extra Sink						1000 Gal Septic								
Insulation		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0		Separate Shower						1000 Gal Septic								
(2) Windows		(7) Excavation		Ceramic Tile Floor						1000 Gal Septic								
Many Avg. Few		Many Avg. Small		Ceramic Tile Wains						1000 Gal Septic								
Wood Sash		(8) Basement		Ceramic Tub Alcove						1000 Gal Septic								
Metal Sash		Conc. Block		Vent Fan						1000 Gal Septic								
Vinyl Sash		Poured Conc.		(14) Water/Sewer						1000 Gal Septic								
Double Hung		Stone		Public Water						1000 Gal Septic								
Horiz. Slide		Treated Wood		Public Sewer						1000 Gal Septic								
Casement		Concrete Floor		Water Well						1000 Gal Septic								
Double Glass		(9) Basement Finish		1000 Gal Septic						1000 Gal Septic								
Patio Doors		Recreation SF		2000 Gal Septic						1000 Gal Septic								
Storms & Screens		Living SF		Lump Sum Items:						1000 Gal Septic								
(3) Roof		Walkout Doors (B)								1000 Gal Septic								
Gable		No Floor SF								1000 Gal Septic								
Hip		Walkout Doors (A)								1000 Gal Septic								
Flat		Joists:								1000 Gal Septic								
Asphalt Shingle		Unsupported Len:								1000 Gal Septic								
Chimney:		Cntr.Sup:								1000 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.
		86,000	05/01/2000	WD	33-TO BE DETERMINED	03-0:3755	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2088 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		New House	07/27/2007	20070492	Complete
Owner's Name/Address	P.R.E. 100% 02/03/2004		Demolition/Removal	07/20/2007	20070467	Complete
VANHAITSMA JEFFREY R & TASHA 2088 S AMY DRIVE LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 237,479 TCV/TFA: 186.11					

	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			A 200' @ 90/	115.00	176.00	8,747
			115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =	8,747

Tax Description	X	Dirt Road	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
. SEC 13 T22N R8W LOT 26 SOUTHSORE FARMS SUB.		Gravel Road					
Comments/Influences		Paved Road	Description				
		Storm Sewer	D/W/P: 4in Ren. Conc.	8.06	555	0	0
		Sidewalk	Wood Frame	26.62	144	50	1,916
		Water	Residential Local Cost Land Improvements				
		Sewer	Description	Rate	Size	% Good	Cash Value
	X	Electric	LAND IMPROVE 2500	2,500.00	1	100	2,500
	X	Gas	Total Estimated Land Improvements True Cash Value = 4,416				
		Curb					
		Street Lights					
		Standard Utilities					
	X	Underground Utils.					



		Topography of Site					
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling	2025	4,400	114,300	118,700	
		Low					
		High	2024	5,000	98,400	103,400	
		Landscaped					
		Swamp	2023	4,300	95,300	99,600	
		Wooded					
		Pond	2022	4,000	87,800	91,800	
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					

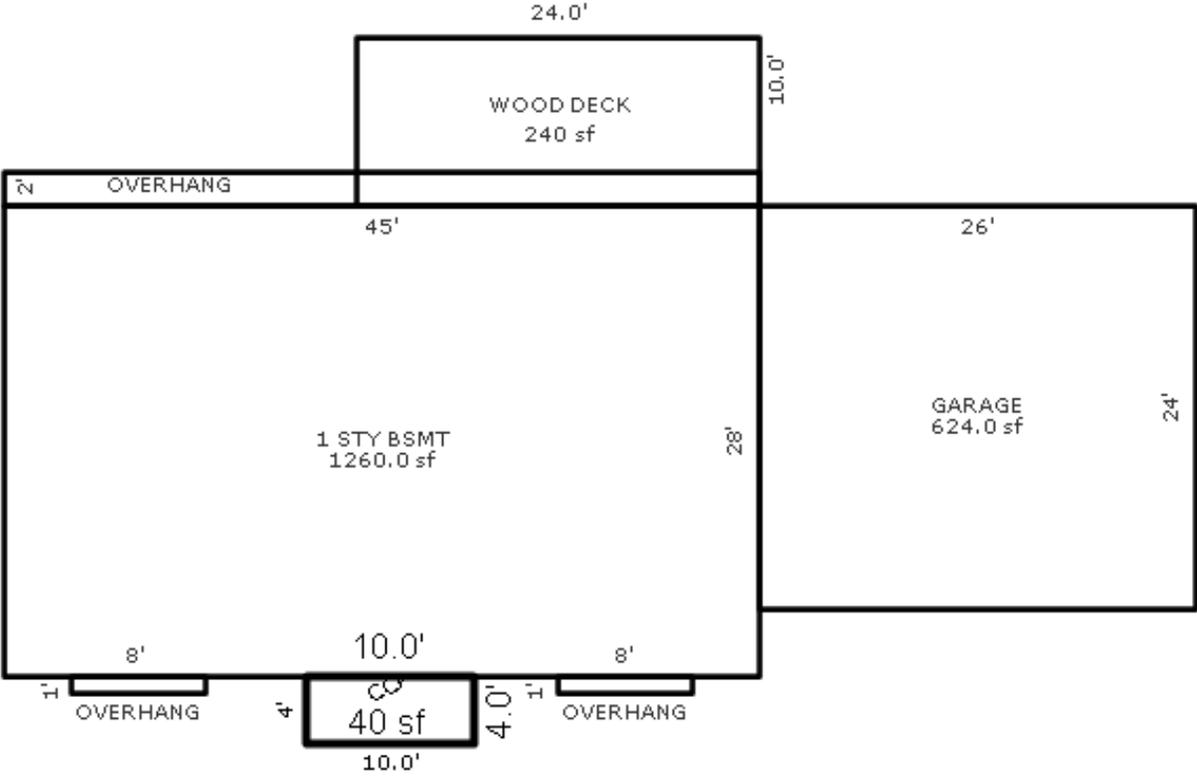
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			TPC 05/06/2018 INSPECTED	2025	4,400	114,300	118,700			57,106C
			TPC 12/27/2017 INSPECTED	2024	5,000	98,400	103,400			55,389C
			TPC 08/28/2017 INSPECTED	2023	4,300	95,300	99,600			52,752C
				2022	4,000	87,800	91,800			50,240C

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

Building Type		(3) Roof (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 40 240	Type CCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		X		Class: C -5 Effec. Age: 10 Floor Area: 1,276 Total Base New : 226,579 Total Depr Cost: 203,924 Estimated T.C.V: 224,316		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		X		Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 2007				
Yr Built 2007	Remodeled 0	Ex	X	Ord	Min	(12) Electric		Ex. X Ord. Min		Ground Area = 1260 SF Floor Area = 1276 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
Condition: Average		Size of Closets		X		0 Amps Service		No. of Elec. Outlets		Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Many X Ave. Few		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(14) Water/Sewer		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	1,260			
(1) Exterior		(6) Ceilings		X		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		1 Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		1 Story	Siding	Overhang	16			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:		Other Additions/Adjustments		Total:			179,768		161,795	
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Plumbing		Average Fixture(s) 2 Fixture Bath					1	1,455	1,309	
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water/Sewer		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					1	3,064	2,758
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Porches					40	1,243	1,119	
X	Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Lump Sum Items:		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Decks					240	4,603	4,143	
(3) Roof		(15) Fireplaces		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					624	25,846	23,261	
X	Gable Hip Flat	Gambrel Mansard Shed	(16) Porches/Decks		Base Cost Common Wall: 1 Wall		Built-Ins		Base Cost Common Wall: 1 Wall				1	-2,647	-2,382	
X	Asphalt Shingle	(17) Garage		Notes:		Appliance Allow.		Notes:					1	2,727	2,454	
Chimney:		E.C.F. X 1.100		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		Totals:		Totals:					226,579	203,924	224,316	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADOWCROFT MARY L	EMARD TRENT S & MERCEDES	83,000	04/03/2017	WD	03-ARM'S LENGTH	2017-00957	PROPERTY TRANSFER	100.0
MEADOWCROFT MARY L	MEADOWCROFT MARY L	1	11/21/2016	QC	09-FAMILY	2016-03793	PROPERTY TRANSFER	0.0
ALDEN WILLS L	MEADOWCROFT MARY L	0	10/05/2016	AFF	07-DEATH CERTIFICATE	2016-03594	DEED	50.0
ROBERTS RONALD E & LORRAI	ALDEN WILLS & MEADOWCROFT	70,000	02/11/2011	WD	03-ARM'S LENGTH	2011-450WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2110 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/17/2017					

Owner's Name/Address	MAP #:
EMARD TRENT S & MERCEDES E 2110 S AMY DR LAKE CITY MI 49651	2025 Est TCV 181,617 TCV/TFA: 139.71

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/	115.00	176.00	1.1484	0.7359	90	100	8,747
		115 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =							8,747

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
. SEC 13 T22N R8W LOT 27 SOUTHSHORE FARMS SUB.	X			Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
	X			D/W/P: 4in Ren. Conc.	6.52	1260	0	0		
				D/W/P: 3.5 Concrete	5.70	93	0	0		
	X			Wood Frame	21.09	144	50	1,518		
	X			Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				Street Lights						
				Standard Utilities						
	X			LAND IMPROVE 1000	1,000.00	2	95	1,900		
				Total Estimated Land Improvements True Cash Value =				3,418		

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Water						
				Sewer						
	X			D/W/P: 4in Ren. Conc.	6.52	1260	0	0		
				D/W/P: 3.5 Concrete	5.70	93	0	0		
	X			Wood Frame	21.09	144	50	1,518		
	X			Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				Street Lights						
				Standard Utilities						
	X			LAND IMPROVE 1000	1,000.00	2	95	1,900		
				Total Estimated Land Improvements True Cash Value =				3,418		

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Water						
				Sewer						
	X			D/W/P: 4in Ren. Conc.	6.52	1260	0	0		
				D/W/P: 3.5 Concrete	5.70	93	0	0		
	X			Wood Frame	21.09	144	50	1,518		
	X			Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				Street Lights						
				Standard Utilities						
	X			LAND IMPROVE 1000	1,000.00	2	95	1,900		
				Total Estimated Land Improvements True Cash Value =				3,418		

Topography of Site	X	Improved	Vacant	Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Water						
				Sewer						
	X			D/W/P: 4in Ren. Conc.	6.52	1260	0	0		
				D/W/P: 3.5 Concrete	5.70	93	0	0		
	X			Wood Frame	21.09	144	50	1,518		
	X			Residential Local Cost Land Improvements						
				Description	Rate	Size	% Good	Cash Value		
				Street Lights						
				Standard Utilities						
	X			LAND IMPROVE 1000	1,000.00	2	95	1,900		
				Total Estimated Land Improvements True Cash Value =				3,418		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	86,400	90,800			50,686C
2024	5,000	74,400	79,400			49,162C
2023	4,300	66,900	71,200			46,821C
2022	4,000	57,800	61,800			44,592C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2000 Car Capacity: Class: D Exterior: 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		Plaster Wood T&G							120 WCP (1 Story) 80 CCP (1 Story)						
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: D +10 Effec. Age: 20 Floor Area: 1,300 Total Base New : 192,580 Total Depr Cost: 154,047 Estimated T.C.V: 169,452			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D 10 Blt 2000		
Condition: Average		Size of Closets		X			0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space 1,300			Total: 150,653 120,508					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Plumbing					
(1) Exterior		(6) Ceilings		X			Many X Ave. Few			Water/Sewer			Average Fixture(s)					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1000 Gal Septic Water Well, 100 Feet			3 Fixture Bath					
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			(14) Water/Sewer			Porches			Water Well, 100 Feet					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story) CCP (1 Story)			1 1,010 808 1 3,199 2,559					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost					
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			WCP (1 Story) CCP (1 Story)			Common Wall: 1 Wall					
X	Asphalt Shingle	Chimney:		Notes: MODULAR ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCv:			Appliance Allow.			1 1,615 1,292			Door Opener					
				Totals:			192,580 154,047			169,452								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARD RONALD F & STACY	FOWLER ERIC A	4,500	10/30/2009	WD	32-SPLIT VACANT	2009/3735	DEED	100.0
NILES JERRY A & ANNETTE L	LEONARD RONALD F & STACY	8,000	09/21/2004	WD	03-ARM'S LENGTH	04-0/3967	DEED	100.0
NILES JERRY A & ANNETTE L	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	21-NOT USED/OTHER	04-0/3392	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S AMY 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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FOWLER ERIC A 593 BALDWIN ST Lake City MI 49651	2025 Est TCV 10,593					
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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/	115.00	176.00	1.1484	0.7359	90	100		8,747
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		115 Actual Front Feet, 0.47 Total Acres		Total Est. Land Value =						8,747
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		Land Improvement Cost Estimates								
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		Description	Rate	Size	% Good	Cash Value
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		Wood Frame	23.08	160	50	1,846
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		Total Estimated Land Improvements True Cash Value =				1,846
--	--	---	--	--	--	-------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Flood Plain				
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	4,400	900	5,300			3,895C
2024	5,000	900	5,900			3,778C
2023	4,300	800	5,100			3,599C
2022	4,000	800	4,800			3,428C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NILES JERRY A & ANNETTE L	BELLOWS TODD ALAN & ROBER	8,000	09/02/2004	WD	03-ARM'S LENGTH	04-0/3732	DEED	100.0
NILES JERRY & ANNETTE &	NILES JERRY A & ANNETTE L	0	07/27/2004	WD	21-NOT USED/OTHER	04-0/3392	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2174 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/23/2020	2020-0358	100%
	P.R.E. 100% 09/02/2004		Reroof	03/13/2006	20060032	Complete
Owner's Name/Address	MAP #:		Garage	10/12/2004	20040407	Complete
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651	2025 Est TCV 247,085 TCV/TFA: 175.99					

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				
BELLOWS TODD ALAN & ROBERTA A 2174 S AMY DR LAKE CITY MI 49651	X		Dirt Road											
			Gravel Road											
	X		Paved Road	200'	90'	115.00	176.00	0.9657	0.7359	90	100			7,355
			Storm Sewer											
			Sidewalk											
			Water											
			Sewer											
	X		Electric											
	X		Gas											
			Curb											
			Street Lights											
			Standard Utilities											
	X		Underground Utils.											

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
SEC 13 T22N R8W LOT 29 & 30 SOUTHSORE FARMS SUB.	X	D/W/P: 4in Concrete	6.87	1228	0	0		
	X	D/W/P: Brick on Sand	17.76	101	0	0		
		D/W/P: 3.5 Concrete	6.49	180	0	0		
		D/W/P: Patio Blocks	15.39	96	0	0		
Combination of 660-029 & 660-030 for 07. Comments/Influences		Residential Local Cost Land Improvements						
06 COMBO W/660-030-00 FOR 07.	X	Description	Rate	Size	% Good	Cash Value		
		LAND IMPROVE 2500	2,500.00	1	100	2,500		
		Total Estimated Land Improvements True Cash Value =					2,500	



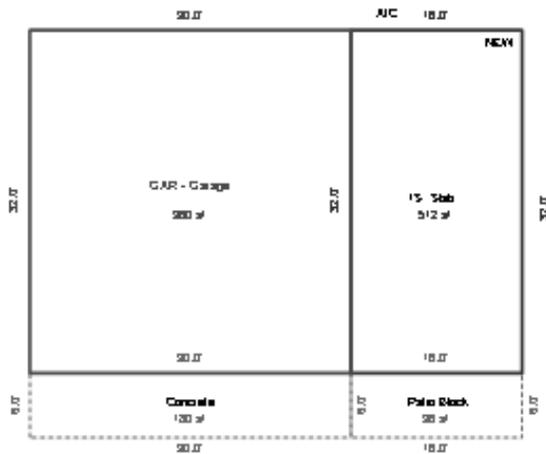
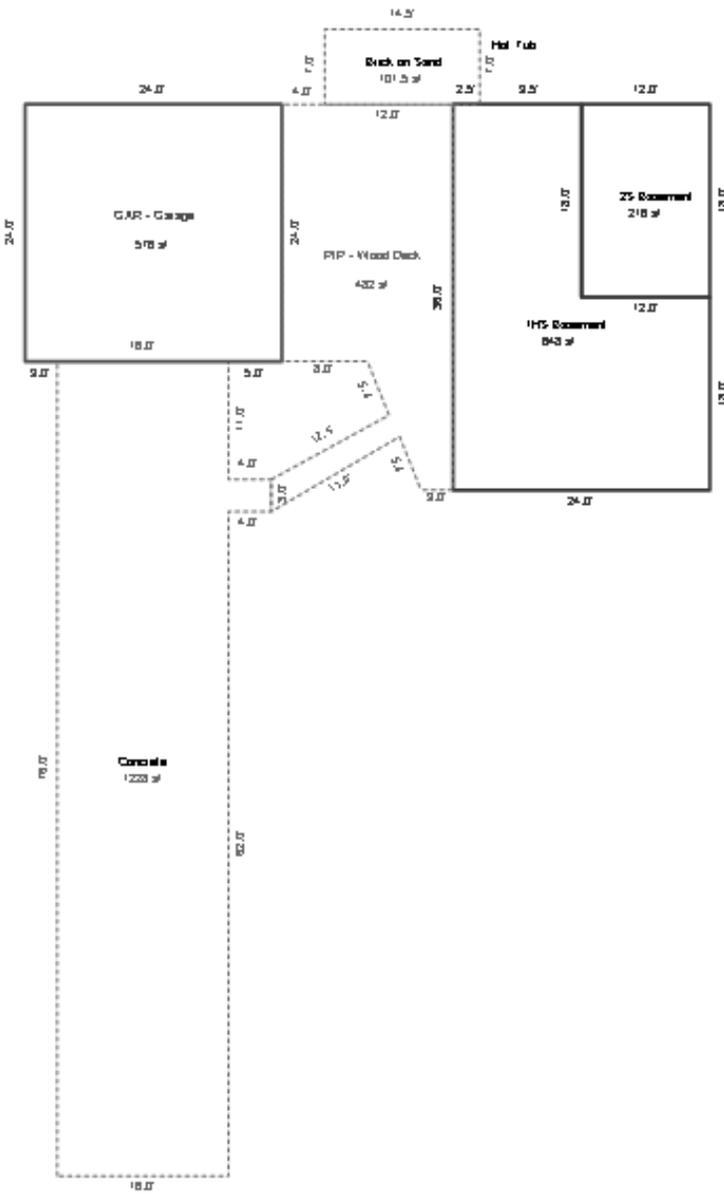
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	7,400	116,100	123,500			69,112C
Rolling	2024	10,000	99,800	109,800			67,034C
Low	2023	8,500	96,800	105,300			63,842C
High	2022	8,000	89,100	97,100			60,802C
Landscaped							
Swamp							
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 482	Type Treated Wood	Year Built: 2004 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: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C -5 Effec. Age: 25 Floor Area: 1,404 Total Base New : 278,629 Total Depr Cost: 208,976 Estimated T.C.V: 229,874		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 278,629 Total Depr Cost: 208,976 Estimated T.C.V: 229,874		E.C.F. X 1.100		Carpport Area: Roof:	
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C -5		Blt 1989		
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Total Base New : 278,629 Total Depr Cost: 208,976 Estimated T.C.V: 229,874		E.C.F. X 1.100			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Ground Area = 864 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1.5 Story Siding Basement 648 2 Story Siding Basement 216		Total: 168,372		126,284	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments		Average Fixture(s) 1 1,455 1,091			
(2) Windows		(8) Basement		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing		Water/Sewer 1 4,795 3,596 1000 Gal Septic 1 4,795 3,596 Water Well, 100 Feet 1 5,725 4,294			
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Deck		Treated Wood 482 7,269 5,452			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Door Opener 1 539 404 Base Cost 1472 62,751 47,063 Base Cost 576 24,457 18,343 Door Opener 1 539 404			
X	Patio Doors Storms & Screens	(11) Roof		Gable Hip Flat			Gambrel Mansard Shed			Built-Ins		Appliance Allow. 1 2,727 2,045			
X	Asphalt Shingle	(12) Chimney		Metal			Notes:			Totals: 278,629		208,976			
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV: 229,874															

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



\*\*\* 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
2196 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/16/2017	2017-0186	100%
	P.R.E. 100% 07/27/1994					

Owner's Name/Address	MAP #:
BURNS DALE A & VIANNA L 2196 S AMY DRIVE LAKE CITY MI 49651	2025 Est TCV 165,131 TCV/TFA: 146.13

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

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
MIAMI VALLEY BANK P O BOX 125 LAKEVIEW OH 43331	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk	A 200' @ 90/ 115 Actual Front Feet, 0.47 Total Acres	115.00	176.00	1.1484	0.7359	90 100		8,747
							Total Est. Land Value =	8,747	

Tax Description	X Electric	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
. SEC 13 T22N R8W LOT 31 SOUTHSHORE FARMS SUB.	X Gas		D/W/P: 4in Ren. Conc.	7.24	1472 0	0
	X Curb		D/W/P: 4in Concrete	6.39	76 94	457
	X Street Lights		Residential Local Cost Land Improvements			
	X Standard Utilities		Description	Rate	Size % Good	Cash Value
	X Underground Utils.		LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			2,832

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	4,400	78,200	82,600			42,415C
	Rolling	2024	5,000	67,300	72,300			41,140C
	Low	2023	4,300	65,200	69,500			39,181C
	High	2022	4,000	60,000	64,000			37,316C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

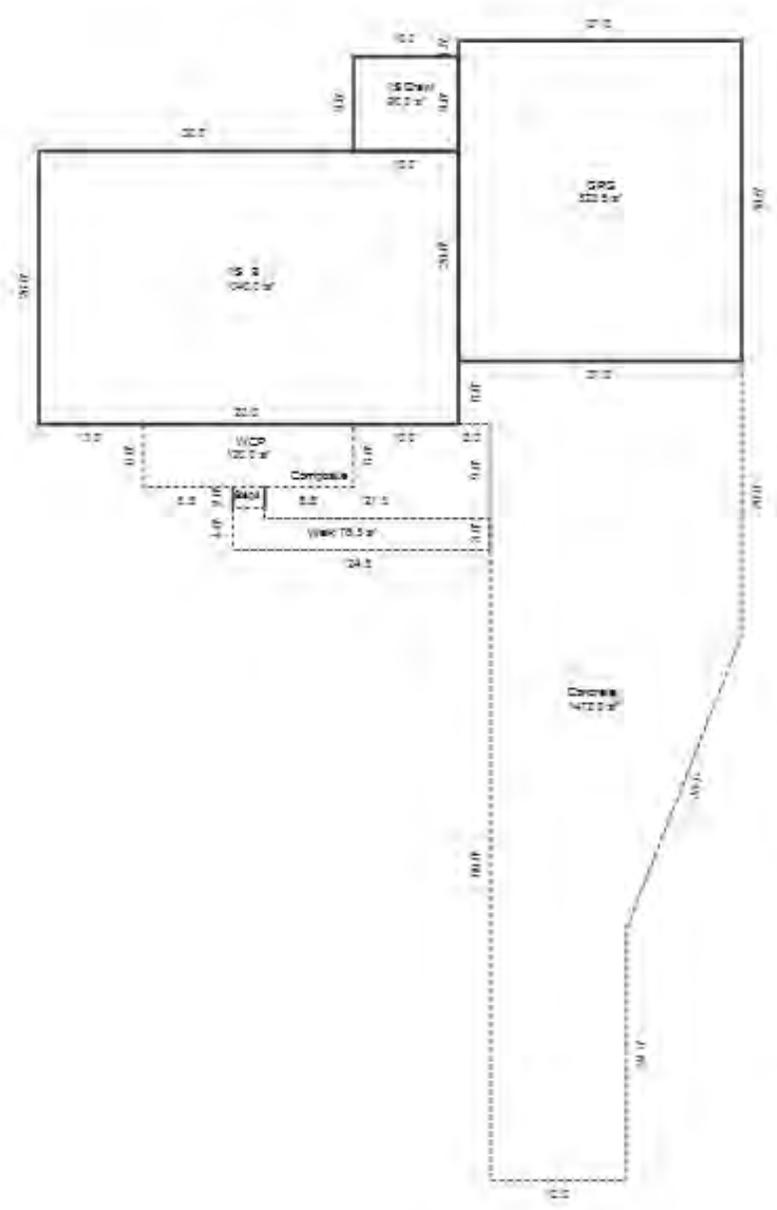


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 120 80	Type WCP (1 Story) Brzwy, FW	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 823 % 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			Size of Closets							
Yr Built 1992	Remodeled 0			Lg X Ord Small										
Condition: Average				Doors Solid X H.C.										
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall												
(2) Windows		(7) Excavation												
X	Many Avg. X Avg. Few	Large Small		Basement: 0 S.F. Crawl: 1130 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		(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: Metal		Joists: Unsupported Len: Cntr.Sup:												
				(12) Electric										
				0 Amps Service										
				No./Qual. of Fixtures										
				Ex. X Ord. Min										
				No. of Elec. Outlets										
				Many X Ave. Few										
				(13) Plumbing										
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				(14) Water/Sewer										
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
				Lump Sum Items:										
								Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD Blt 1992		
								(11) Heating System: Forced Air w/ Ducts						
								Ground Area = 1130 SF Floor Area = 1130 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 1,040						
								1 Story Siding Crawl Space 90						
								Total: 129,252		103,401				
								Other Additions/Adjustments						
								Plumbing						
								Average Fixture(s) 1 1,212 970						
								Water/Sewer						
								1000 Gal Septic 1 4,485 3,588						
								Water Well, 50 Feet 1 2,548 2,038						
								Porches						
								WCP (1 Story) 120 4,904 3,923						
								Garages						
								Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
								Base Cost 823 28,212 22,570						
								Common Wall: 1.5 Wall 1 -3,711 -2,969						
								Door Opener 2 956 765						
								Built-Ins						
								Appliance Allow. 1 1,906 1,525						
								Breezeways						
								Frame Wall 80 4,728 3,782						
								Totals: 174,492 139,593						
								Notes:						
								ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:				153,552		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOOLEY LARRY G & GENE	SCHOOLEY LARRY G & GENE	0	09/21/2018	WD	09-FAMILY	2018-03082	PROPERTY TRANSFER	0.0
HALVORSEN DON H & MELODIE	SCHOOLEY LARRY G & GENE	10,500	07/14/2017	WD	03-ARM'S LENGTH	2017-02216	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2220 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		BOCA PREMANF STATE APPROVE	12/17/2020	2020-0744	100%
	P.R.E. 100% 07/26/2021		Shed	09/18/2020	2020-0528	100%
Owner's Name/Address	MAP #:					
SCHOOLEY LARRY G & GENE PO BOX 232 LAKE CITY MI 49651	2025 Est TCV 296,057 TCV/TFA: 195.80					

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 13 T22N R8W LOT 32 SOUTHSHORE FARMS SUB.	X		Dirt Road	115.00	176.00	1.1484	0.7359	90	100	8,747
	X		Gravel Road	115 Actual Front Feet, 0.47 Total Acres				Total Est. Land Value =		8,747

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.06	2143 50	8,636
	X	Gravel Road	D/W/P: Crushed Rock	2.24	420 50	470
	X	Paved Road	Wood Frame	22.91	336 50	3,849
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			12,955
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X Level	X Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2025	4,400	143,600	148,000			
2024	5,000	124,200	129,200				112,646C												
2023	4,300	114,000	118,300				107,282C												
2022	4,000	98,400	102,400				102,174C												

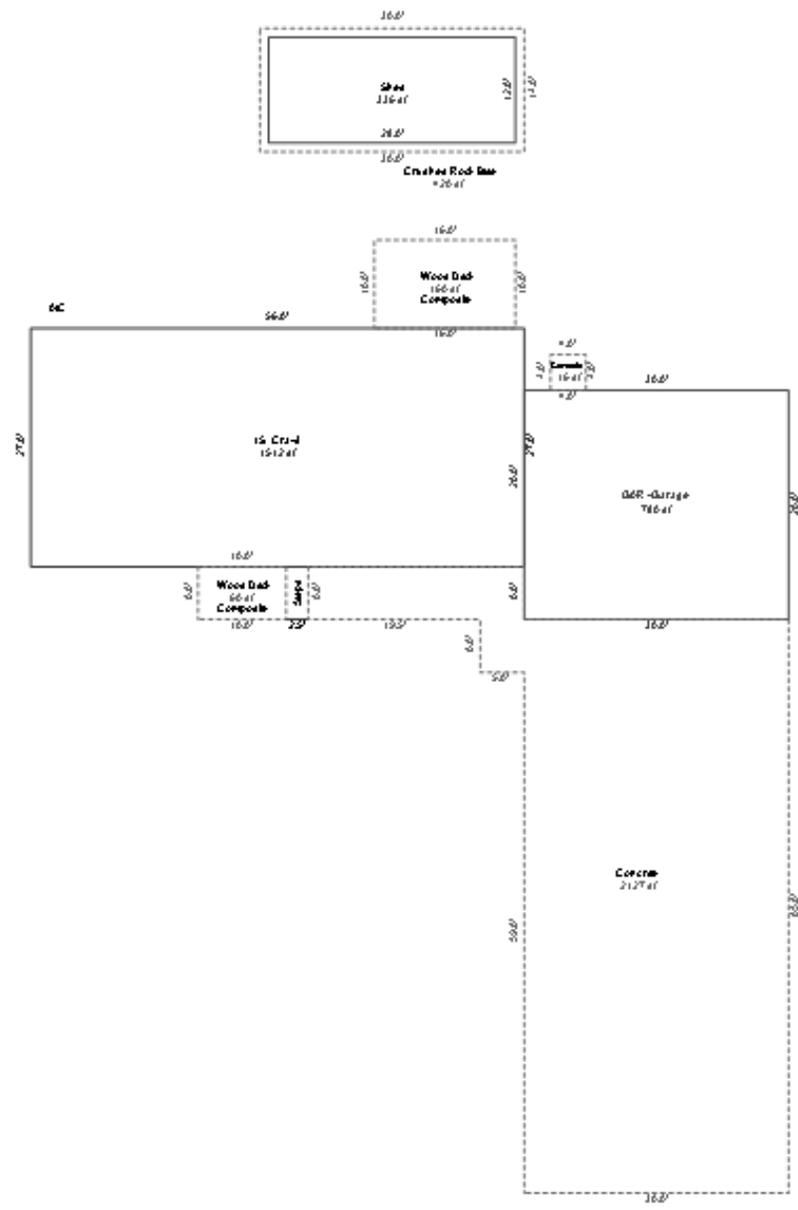


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 60 160	Type Treated Wood Treated Wood	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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 1,512 Total Base New : 257,129 Total Depr Cost: 249,414 Estimated T.C.V: 274,355			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 2021	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures								
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE					Cls C Blt 2021			
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: Forced Heat & Cool								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 1512 SF Floor Area = 1512 SF.						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97									
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Building Areas									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing									
	Many Avg. Few	Large Avg. Small	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			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	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			(14) Water/Sewer			1 Story Siding Crawl Space 1,512		Total: 195,278 189,419				
(3) Roof		(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Plumbing			Average Fixture(s) 1 1,455 1,411 3 Fixture Bath 1 4,580 4,443							
X	Asphalt Shingle	Chimney:			Water/Sewer			Water/Sewer		1000 Gal Septic 1 4,795 4,651 Water Well, 100 Feet 1 5,725 5,553						
								Deck			Treated Wood 60 1,930 1,872 Treated Wood 160 3,526 3,420					
								Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 780 36,574 35,477 Door Opener 1 539 523					
								Built-Ins			Appliance Allow. 1 2,727 2,645					
								Notes:			Totals: 257,129 249,414					
								ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TC							274,355	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COVENANT CAPITAL INC	TESCHNER TINA	150,000	12/13/2024	WD	03-ARM'S LENGTH	2024-03206	PROPERTY TRANSFER	100.0
BEVIER JOHN & LYNN	COVENANT CAPITAL INC	94,000	11/14/2016	WD	16-LC PAYOFF	2020-03201	DEED	0.0
BEVIER JOHN & LYNN	COVENANT CAPITAL INC	70,000	06/01/2012	LC	11-FROM LENDING INSTITUT	2012-02213 MEM	PROPERTY TRANSFER	100.0
DELBELLO FLOYD J ETAL*	BEVIER JOHN & LYNN (H/W)	0	08/01/2007	WD	21-NOT USED/OTHER	2007/2895	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2240 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/30/2024					
Owner's Name/Address	MAP #:					
TESCHNER TINA 2240 S AMY DR LAKE CITY MI 49651	2025 Est TCV 144,881 TCV/TFA: 140.93					

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 13 T22N R8W LOT 33 SOUTHSHORE FARMS SUB.	X		Dirt Road	115	176.00	1.1484	0.7359	90	100	8,747
			Gravel Road	115 Actual Front Feet, 0.47 Total Acres						8,747

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
	X	Paved Road	6.49	144	50	467	
	X	Storm Sewer	3.06	200	50	306	
	X	Sidewalk					
	X	Water	24.59	20	50	246	
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					



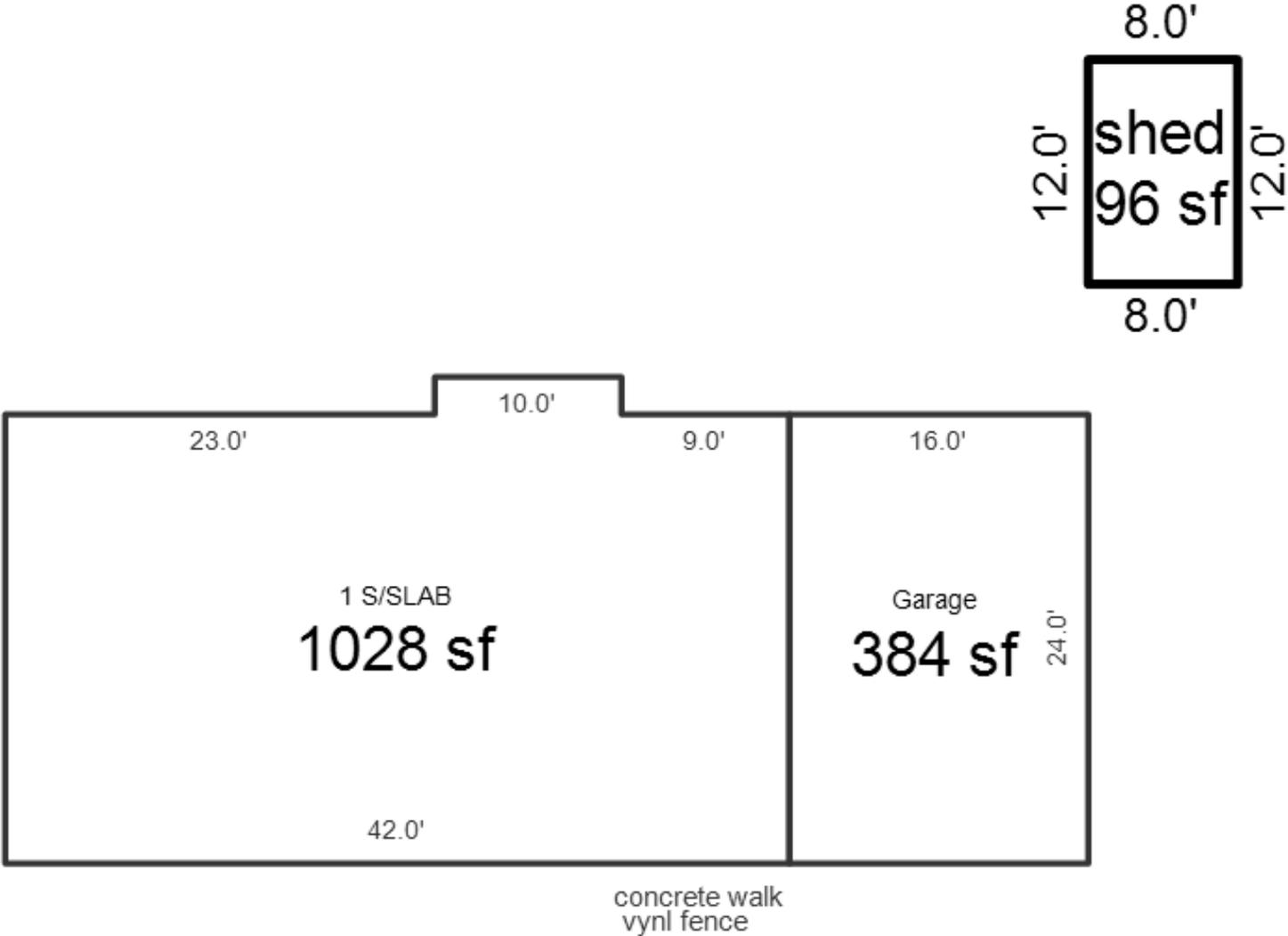
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,400	68,000	72,400			72,400S
Rolling	2024	5,000	58,000	63,000			37,438C
Low	2023	4,300	56,200	60,500			35,656C
High	2022	4,000	51,700	55,700			33,959C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2024	5,000	58,000	63,000			37,438C
TPC	04/30/2021	INSPECTED	2023	4,300	56,200	60,500			35,656C
TPC	12/27/2017	INSPECTED	2022	4,000	51,700	55,700			33,959C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SILER JIM	MULDER SHAUN & CORTNEY	131,000	07/29/2016	WD	03-ARM'S LENGTH	2016-02521	PROPERTY TRANSFER	100.0				
LARSEN ROBERT & LORI	SILER JIM	0	03/29/2010	QC	09-FAMILY	2010-3986QC	PROPERTY TRANSFER	100.0				
SILER JAMES H (SM)	LARSEN ROBERT & LORI (H/W	122,667	04/01/2009	LC	09-FAMILY	2009/2073	DEED	100.0				
SILER H JAMES & LAURIE L	SILER JAMES H & LAURIE L	0	01/05/2005	QC	21-NOT USED/OTHER	05-0/094	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
2241 S AMY DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 08/03/2016										
Owner's Name/Address		MAP #:		2025 Est TCV 216,279 TCV/TFA: 132.52								
MULDER SHAUN & CORTNEY 2241 S AMY DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Tax Description		Public Improvements		* Factors *								
. SEC 13 T22N R8W LOT 34 SOUTHSORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/		109.00	200.00	1.1639	0.7598	90	100	8,675
		Paved Road		109 Actual Front Feet, 0.50 Total Acres		Total Est. Land Value =						8,675
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete		6.49	90	0	0			
		Sewer		D/W/P: Asphalt Paving		3.06	800	0	0			
		X	Electric	Wood Frame		27.60	120	50	1,656			
		X	Gas	Residential Local Cost Land Improvements								
		Curb		Description		Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVE 2500		2,500.00	1	95	2,375			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =						4,031		
		X Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	4,300	103,800	108,100			83,460C	
		TPC 12/27/2017 INSPECTED			2024	8,000	89,300	97,300			80,951C	
		TPC 08/01/2016 INSPECTED			2023	8,000	86,600	94,600			77,097C	
		TPC 01/27/2012 INSPECTED			2022	7,500	79,700	87,200			73,426C	

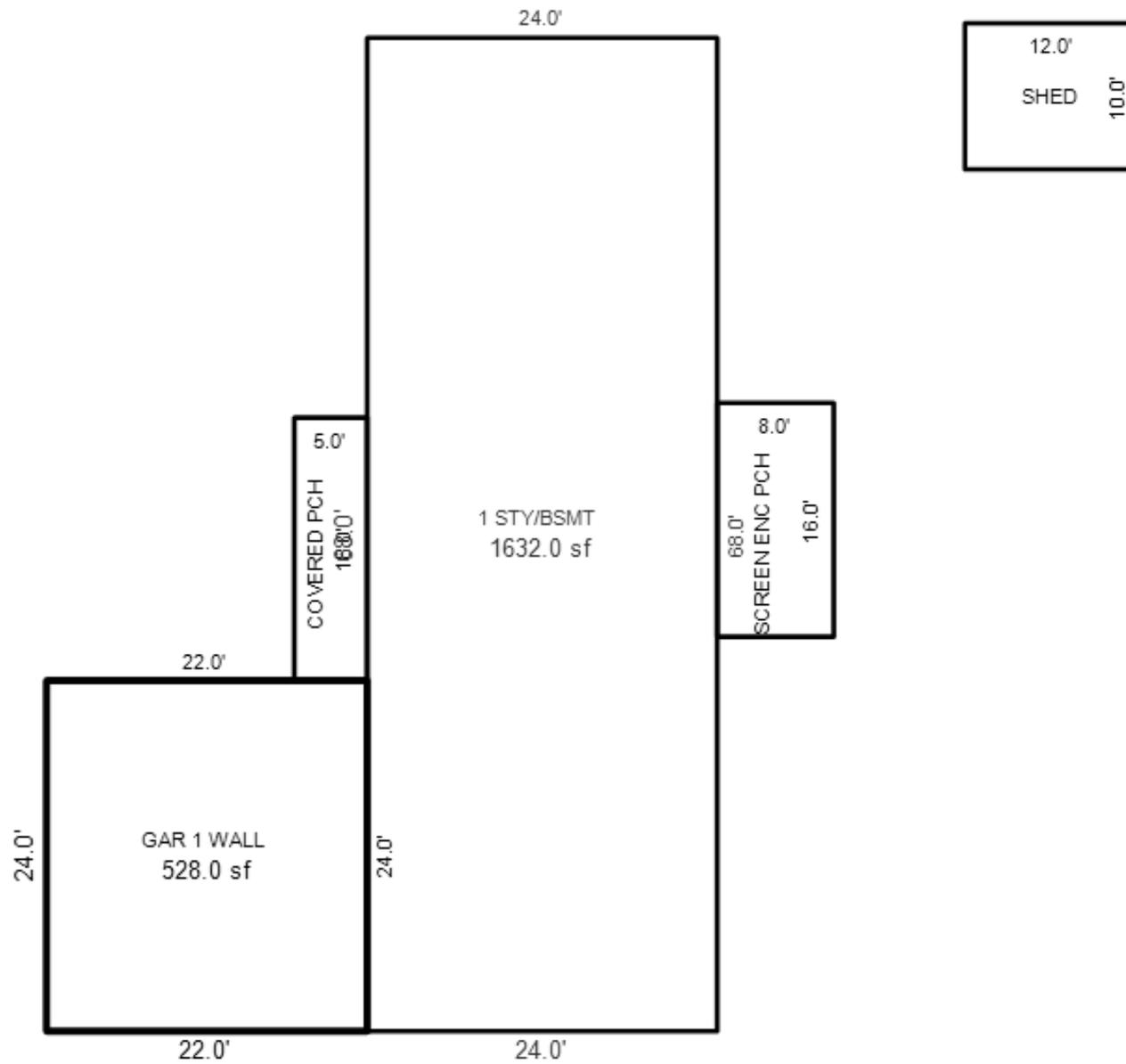


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							90	CCP (1 Story)								
Building Style: 1S		Trim & Decoration											128	WSEP (1 Story)							
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min																
Condition: Average		Size of Closets																			
Room List		Doors		Solid	X	H.C.															
	Basement 1st Floor 2nd Floor 3 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: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement																			
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor																		
X	Storms & Screens	(9) Basement Finish																			
(3) Roof		500	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Gable Hip Flat		Gambrel Mansard Shed																		
X	Asphalt Shingle	(10) Floor Support																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																			
				(12) Electric																	
				0 Amps Service																	
				No./Qual. of Fixtures																	
				Ex. X Ord. Min																	
				No. of Elec. Outlets																	
				Many X Ave. Few																	
				(13) Plumbing																	
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
				(14) Water/Sewer																	
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																	
				Lump Sum Items:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C		Blt 1976									
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Basement		1,632		Total:		228,339		148,418	
Other Additions/Adjustments														500		9,530		6,194			
Plumbing										Average Fixture(s)		1		1,455		946					
										3 Fixture Bath		1		4,580		2,977					
Water/Sewer										1000 Gal Septic		1		4,795		3,117					
										Water Well, 50 Feet		1		2,648		1,721					
Porches										CCP (1 Story)		90		2,524		1,641					
										WSEP (1 Story)		128		7,167		4,659					
Garages										Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)									
										Base Cost		528		23,063		14,991					
										Common Wall: 1 Wall		1		-2,647		-1,721					
										Door Opener		1		539		350					
Built-Ins										Appliance Allow.		1		2,727		1,773					
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS)		1.100 => TCV:		203,573							
Totals:										284,720		185,066									

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



\*\*\* 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	DEGIORGIO THOMAS R & BARB	54,900	06/28/2013	CD	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0
WHITMORE LAURA	JPMORGAN CHASE BANK	38,250	08/31/2012	SD	10-FORECLOSURE	2012-02989	DEED	0.0
HARWELL CAMERON	WHITMORE LAURA	84,200	07/01/2005	WD	03-ARM'S LENGTH	05-0/2606	DEED	100.0
		67,500	10/01/1998	WD	33-TO BE DETERMINED	323:66	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2221 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		Garage	08/20/2019	2019-0438	100%
	P.R.E. 100% 07/28/2015					

Owner's Name/Address	MAP #:
DEGIORGIO THOMAS R & BARBARA C 2221 S AMY DR LAKE CITY MI 49651	2025 Est TCV 181,922 TCV/TFA: 180.48

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/ 110.00 200.00 1.1612 0.7598 90 100 8,735
		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 8,735

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates
. SEC 13 T22N R8W LOT 35 SOUTHSHORE FARMS SUB.	X		Description Rate Size % Good Cash Value
			D/W/P: 4in Concrete 6.39 495 50 1,581
			D/W/P: Asphalt Paving 2.85 1555 50 2,216
	X		D/W/P: Patio Blocks 14.07 54 50 380
	X		D/W/P: Brick on Sand 16.30 156 50 1,271
			Wood Frame 25.88 96 50 1,242
			Total Estimated Land Improvements True Cash Value = 6,690

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	4,400	86,600	91,000			51,894C
TPC 09/23/2019	INSPECTED		2024	8,000	74,800	82,800			50,334C
TPC 12/27/2017	INSPECTED		2023	8,000	72,300	80,300			47,938C
TPC 01/27/2012	INSPECTED		2022	7,500	66,400	73,900			45,656C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 67 217	Type WPP Treated Wood	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % 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: 1S		Ex	X	Ord	Min	Condition: Average			Lg	X	Ord	Small	Doors		Solid	X	H.C.	
Yr Built	Remodeled	Size of Closets		Room List		(5) Floors			(12) Electric			E.C.F.		Bsmnt Garage:				
1991	2019	Lg		X	Ord	Small	Central Air Wood Furnace			0			X	1.100	Carport Area: Roof:			
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 1991					
(1) Exterior		(6) Ceilings			Ex.			X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts			Ground Area = 1008 SF Floor Area = 1008 SF.				
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.	Few	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas			
Insulation		(7) Excavation			1			Average Fixture(s)	1 Story			Exterior	Foundation	Size	Cost New	Depr. Cost		
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath	1			Siding	Basement	1,008	Total:	133,934	107,147	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			2 Fixture Bath			Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Softener, Auto	1			Average Fixture(s)			1	1,212	970	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish			1			Softener, Manual	1			2 Fixture Bath			1	2,559	2,047	
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Solar Water Heat	1			Water/Sewer			1	4,485	3,588	
(3) Roof		(10) Floor Support			1			No Plumbing	1			1000 Gal Septic			1	4,485	3,588	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Extra Toilet	1			Water Well, 50 Feet			1	2,548	2,038
X	Asphalt Shingle	Lump Sum Items:			1			Extra Sink	1			Porches			67	2,183	1,746	
Chimney: Metal		Public Water Public Sewer Water Well			1			Separate Shower	1			Deck			217	4,212	3,370	
		1000 Gal Septic 2000 Gal Septic			1			Ceramic Tile Floor	1			Treated Wood			4,212	3,370		
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1			Ceramic Tile Wains	1			Garages			384	16,716	13,373	
		Base Cost			1			Ceramic Tub Alcove	1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1	-2,476	-1,981	
		Common Wall: 1 Wall			1			Vent Fan	1			Base Cost			576	21,923	17,538	
		Built-Ins			1			Appliance Allow.	1			Totals:			189,202	151,361		
		Notes:			1			Appliance Allow.	1			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			166,497			

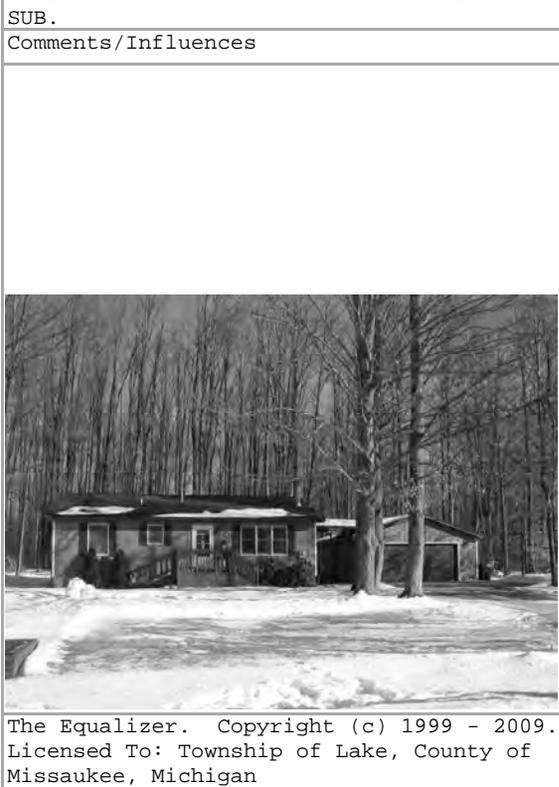
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBOLDT BRIAN J		0	01/25/2011	OTH	21-NOT USED/OTHER	2011-271AFF	PROPERTY TRANSFER	0.0
		90,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:3952	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2199 S AMY DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/27/1994		MAP #:	
KOBOLDT BRIAN J 2199 S AMY DR LAKE CITY MI 49651	2025 Est TCV 155,003 TCV/TFA: 149.04					

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 13 T22N R8W LOT 36 SOUTHSHORE FARMS SUB.	X		Dirt Road	109.00	200.00	1.1639	0.7598	90	100	8,675
Comments/Influences			Paved Road	109 Actual Front Feet, 0.50 Total Acres			Total Est. Land Value =		8,675	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	4,300	73,200	77,500			42,120C
Rolling	2024	8,000	62,800	70,800			40,854C
Low	2023	8,000	60,800	68,800			38,909C
High	2022	7,500	55,900	63,400			37,057C
Landscaped	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						
Swamp	*** Information herein deemed reliable but not guaranteed***						
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: 1980 Car Capacity: 2 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	(4) Interior			Class: C Effec. Age: 30 Floor Area: 1,040 Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328		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 : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1980	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		Ex.	X	Ord.	Min	No. of Elec. Outlets			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few	Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation			(13) Plumbing			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Storms & Screens	(8) Basement			(14) Water/Sewer			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Gable Hip Flat	(9) Basement Finish			Lump Sum Items:			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(10) Floor Support			Notes:			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY:			Total Base New : 190,030 Total Depr Cost: 133,025 Estimated T.C.V: 146,328			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			

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

Owner's Name/Address      MAP #:

DAWSON STEVEN      2025 Est TCV 8,735

P O BOX 55      Improved    X    Vacant      Land Value Estimates for Land Table 4101.4101 RURAL SUBS

2157 S AMY DRIVE      Public      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

LAKE CITY MI 49651      Improvements      A 200' @ 90/      110.00      200.00      1.1612      0.7598      90      100      8,735

Taxpayer's Name/Address      X      Dirt Road      110 Actual Front Feet, 0.51 Total Acres      Total Est. Land Value =      8,735

DAWSON STEVEN      X      Gravel Road

P O BOX 55      X      Paved Road

2157 AMY DRIVE      X      Storm Sewer

LAKE CITY MI 49651      X      Sidewalk

Tax Description      X      Water

. SEC 13 T22N R8W LOT 37 SOUTHSHORE FARMS      X      Sewer

SUB.      X      Electric

Comments/Influences      X      Gas



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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	
2157 S AMY DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/27/1994							
Owner's Name/Address		MAP #:		2025 Est TCV 199,041 TCV/TFA: 125.90							
DAWSON STEVEN E PO BOX 55 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *							
. SEC 13 T22N R8W LOT 38 SOUTHSHORE FARMS SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/	110.00	200.00	1.1612	0.7598	90	100	8,735
		Paved Road		110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 8,735							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	8.06	1100	50	4,433			
		Sewer		Wood Frame	27.60	120	50	1,656			
		X Electric		Total Estimated Land Improvements True Cash Value = 6,089							
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	4,400	95,100	99,500		50,078C	
		TPC 04/30/2023 INSPECTED			2024	8,000	82,100	90,100		48,573C	
		TPC 12/27/2017 INSPECTED			2023	8,000	76,000	84,000		46,260C	
		TPC 01/27/2012 INSPECTED			2022	7,500	69,800	77,300		44,058C	

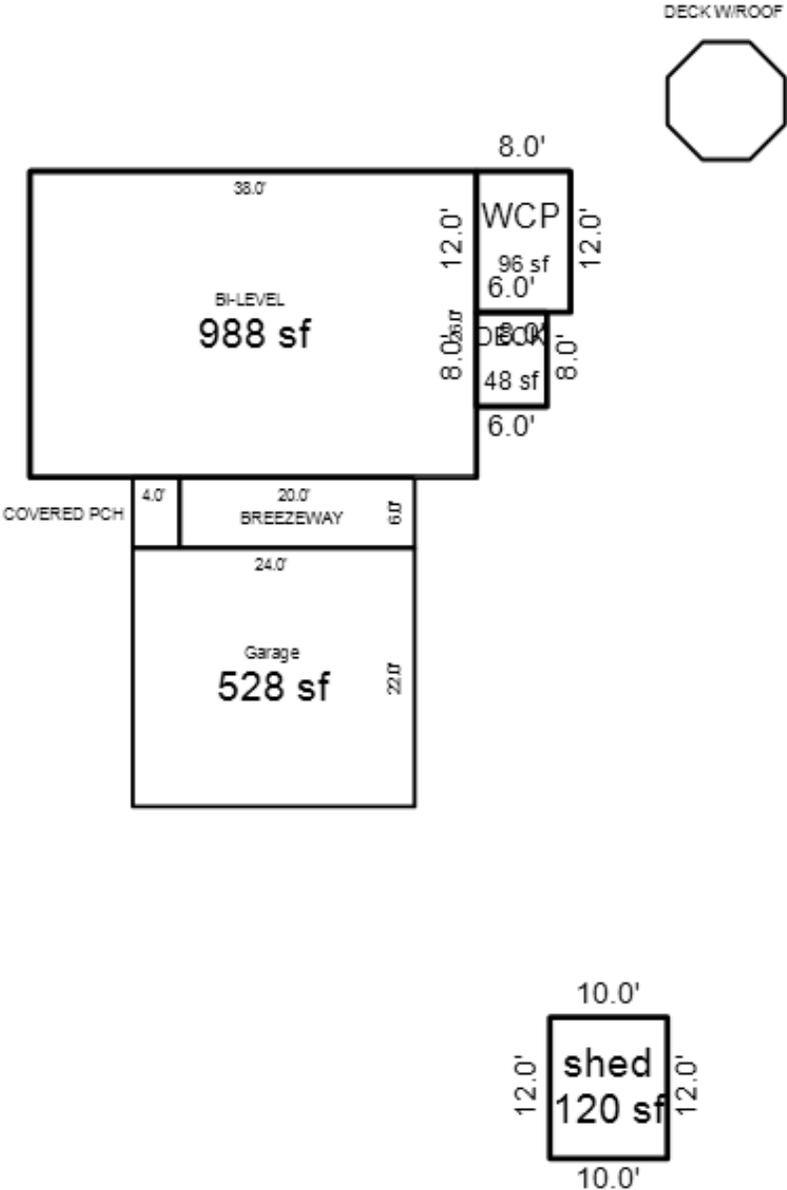


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	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		24 96 96 48 120	CCP (1 Story) Treated Wood Pine Treated Wood Brzwy, FW	Bsmnt Garage: Carport Area: Roof:				
Building Style: BI		Trim & Decoration		Ex		X	Ord	Min	Class: C Effec. Age: 30 Floor Area: 1,581 Total Base New : 239,248 Total Depr Cost: 167,470 Estimated T.C.V: 184,217		E.C.F. X 1.100		Cls C Blt 1985			
Yr Built 1985	Remodeled 0	Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace		Total Area = 988 SF Floor Area = 1581 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		No./Qual. of Fixtures		Bi-Level Siding Bi-Lev. 60%		Total: 178,087 124,660			
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family BI		Cls C Blt 1985				
Basement	1st Floor	Kitchens:		Other:		0 Amps Service		No. of Elec. Outlets		Ground Area = 988 SF Floor Area = 1581 SF.		Building Areas		Other Additions/Adjustments		
2nd Floor	3 Bedrooms	Other:		No. of Elec. Outlets		Many	X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Stories Exterior Foundation Size Cost New Depr. Cost		Exterior		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Brick Veneer		
Wood/Shingle	Aluminum/Vinyl	X Drywall		No. of Elec. Outlets		Many	X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost		Exterior		Plumbing		
Brick	Insulation	(7) Excavation		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Solar Water Heat		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		No Plumbing		
Many	X	Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Extra Toilet	
Avg.	X	Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Extra Sink	
Few		Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Separate Shower	
(3) Roof		(8) Basement		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Water/Sewer		
X	Gable	Gambrel	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		1000 Gal Septic Water Well, 100 Feet	
Hip		Mansard	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Deck	
Flat		Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Treated Wood Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion) Treated Wood	
(3) Roof		(9) Basement Finish		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Garages		
X	Asphalt Shingle	(10) Floor Support		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Base Cost 528 23,063 16,144 Door Opener 1 539 377		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Built-Ins		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Appliance Allow.		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		Porches		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		CCP (1 Story) 24 1,191 834		
(3) Roof		Lump Sum Items:		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath		Building Areas		Exterior		<<<<< 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.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01068	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					

Owner's Name/Address	MAP #:
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WOOD MARCIA & STAUFFER G & GETTY L 2115 S AMY DR LAKE CITY MI 49651	2025 Est TCV 5,194
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Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
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Public Improvements	* Factors *	Value
Description Frontage Depth	Rate %Adj. Reason	
A 200' @ 90/ 55.00 200.00 1.3809 0.7598	90 100 S1/2 OF LOT	5,194
55 Actual Front Feet, 0.25 Total Acres	Total Est. Land Value =	5,194

Tax Description  
 . SEC 13 T22N R8W N 1/2 OF LOT 39.  
 SOUTHSORE FARMS SUB.  
 Comments/Influences  
 SPLIT 1/2 OF LOT TO 039-50 FOR 93

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	2,600	0	2,600			2,600S
2024	5,000	0	5,000			4,091C
2023	4,300	0	4,300			3,897C
2022	4,000	0	4,000			3,712C



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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 AMY DR		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 06/01/1995									
DAWSON STEVEN EARL P O BOX 55 2157 S AMY DRIVE LAKE CITY MI 49651		MAP #:		2025 Est TCV 5,194							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS						
. SEC 13 T22N R8W S 1/2 OF LOT 39 SOUTHSHORE FARMS SUB. Comments/Influences SPLIT FROM 039-00 IN 92		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/		55.00	200.00	1.3809	0.7598	90 100 1/2 OF LOT	5,194
		Paved Road		55 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =				5,194	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2025	2,600	0	2,600		2,029C		
TPC 04/30/2021		INSPECTED		2024	5,000	0	5,000		1,968C		
TPC 12/27/2017		INSPECTED		2023	4,300	0	4,300		1,875C		
TPC 08/28/2017		INSPECTED		2022	4,000	0	4,000		1,786C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	118,000	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01066	DEED	0.0
DEVRIES ROBERT E	DEVRIES JANET J	0	08/31/2009	WD	06-COURT JUDGEMENT	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2115 S AMY DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					
Owner's Name/Address	MAP #:					
WOOD MARCIA & STAUFFER G & GETTY L 2115 S AMY DR LAKE CITY MI 49651	2025 Est TCV 176,560 TCV/TFA: 131.37					

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 13 T22N R8W LOT 40 SOUTHSHORE FARMS SUB.	X		A 200' @ 90/	110.00	200.00	1.1612	0.7598	90	100	8,735
			110 Actual Front Feet, 0.51 Total Acres Total Est. Land Value =						8,735	

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 4in Ren. Conc.	8.06	2300 50	9,269
	X	Sewer	Total Estimated Land Improvements True Cash Value =			9,269
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

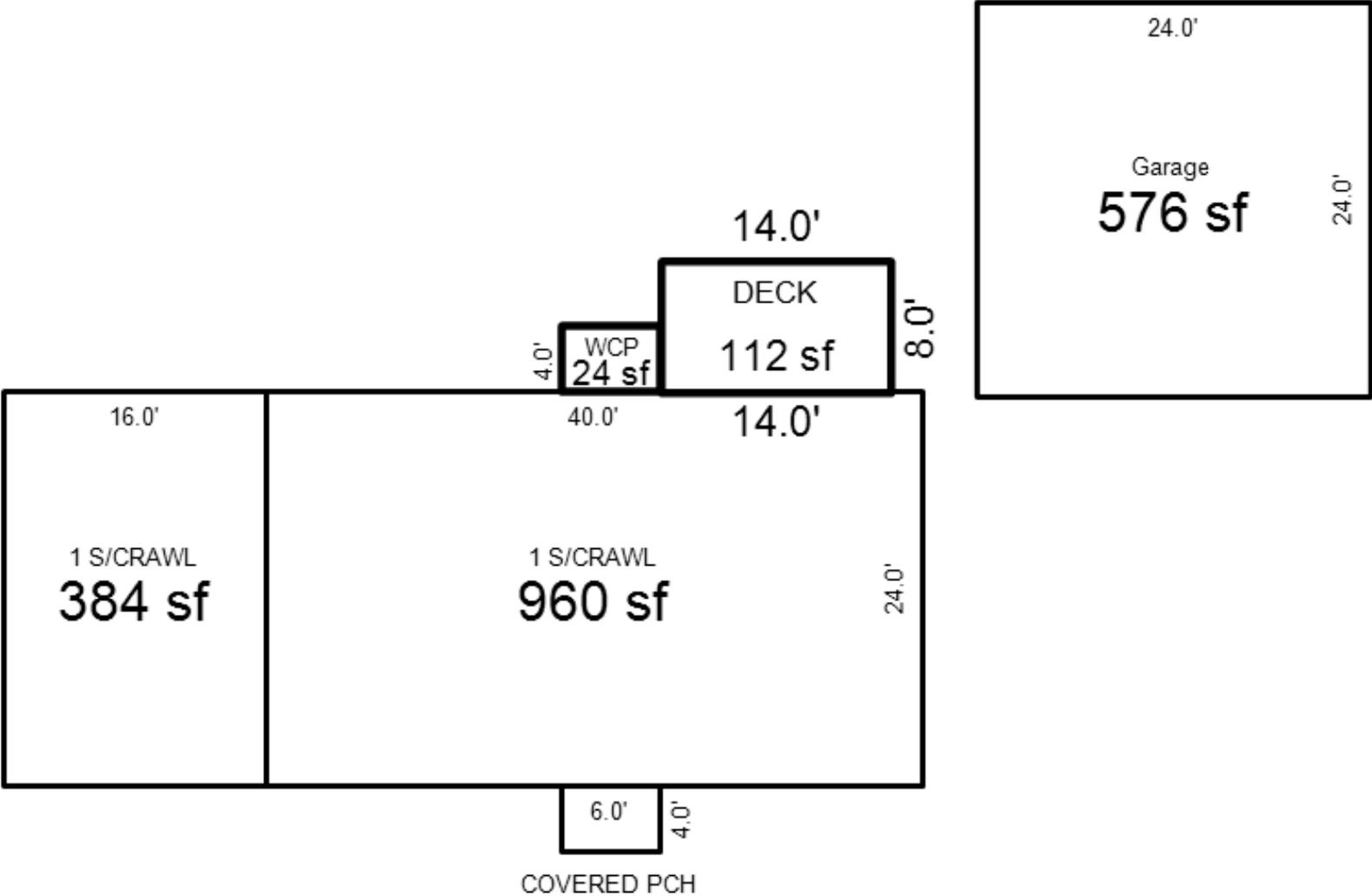
Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level	X	2025	4,400	83,900	88,300			59,508C
Rolling		2024	8,000	72,700	80,700			57,719C
Low		2023	8,000	64,800	72,800			54,971C
High		2022	7,500	59,700	67,200			52,354C
Landscaped								
Swamp								
Wooded	X							
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.
DEVRIES JANET J	WOOD MARCIA & STAUFFER G	0	07/14/2015	WD	03-ARM'S LENGTH	2015-02414	PROPERTY TRANSFER	100.0
DEVRIES ROBERT E	DEVRIES JANET J	0	04/01/2015	WD	03-ARM'S LENGTH	2015-01066	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S AMY DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/28/2015					
Owner's Name/Address	MAP #:					
WOOD MARCIA & STAUFFER G & GETTY L 2115 S AMY DR LAKE CITY MI 49651	2025 Est TCV 8,735					

Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/	110.00	200.00	1.1612	0.7598	90	100		8,735
110 Actual Front Feet, 0.51 Total Acres							Total Est. Land Value =	8,735

Tax Description

. SEC 13 T22N R8W LOT 41 SOUTHSHORE FARMS SUB.

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	4,400	0	4,400			4,400S
TPC	04/30/2021	INSPECTED	2024	8,000	0	8,000			5,694C
TPC	12/27/2017	INSPECTED	2023	8,000	0	8,000			5,423C
TPC	08/28/2017	INSPECTED	2022	7,500	0	7,500			5,165C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL GREGORY & JOY L	WARCHOL MICHAEL	135,000	09/29/2017	WD	03-ARM'S LENGTH	2017-03019	PROPERTY TRANSFER	100.0
FLAGSTAR BANK FSB	HALL GREGORY & JOY L H&W	56,000	11/15/2012	CD	11-FROM LENDING INSTITUT	2012-03826	DEED	100.0
SHERIFF	FLAGSTAR BANK	55,250	03/23/2012	SD	10-FORECLOSURE	2012-00922 SD	DEED	0.0
COLE LINDA L	COLE RYAN & MALYNDA (H/W)	90,000	12/18/2009	WD	09-FAMILY	2009/4300	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2073 S AMY DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/26/2015	2015-0268	100%
Owner's Name/Address	P.R.E. 0%		Garage	10/10/2013	2013-0507	100%
WARCHOL MICHAEL 2073 S AMY DR LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 219,705 TCV/TFA: 130.00					

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/	110.00	200.00	1.1612	0.7598	90	100		8,735
110 Actual Front Feet, 0.51 Total Acres								Total Est. Land Value = 8,735

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
. SEC 13 T22N R8W LOT 42 SOUTHSHORE FARMS SUB.							
GRG U/C IN 98..75% FOR 00 COMP FOR 03							
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.						

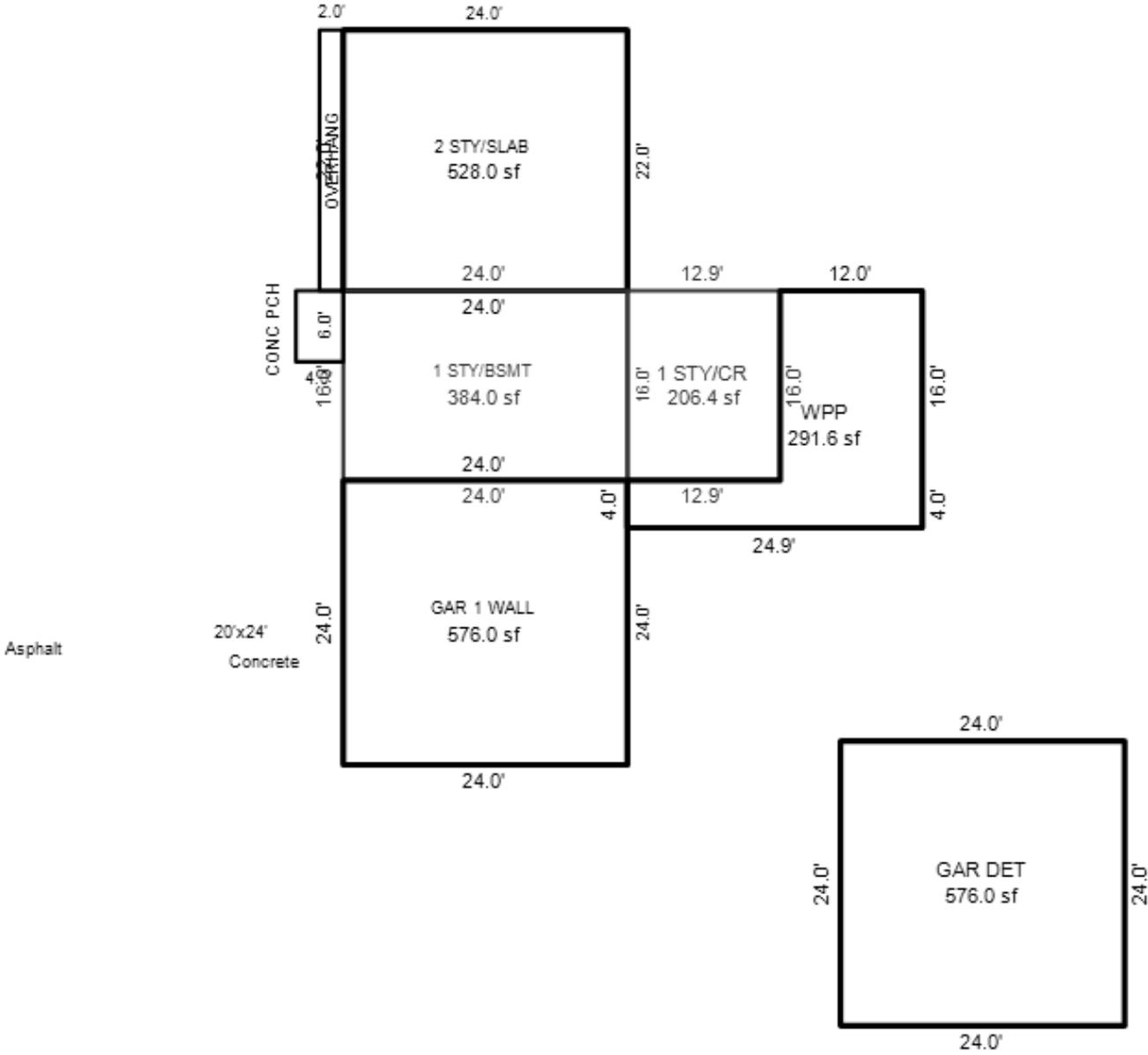
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	4,400	105,500	109,900			79,011C
X	Rolling	2024	8,000	90,600	98,600			76,636C
X	Low	2023	8,000	87,800	95,800			72,987C
X	High	2022	7,500	80,800	88,300			69,512C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLEINHEKSEL CONRAD W	KLEINHEKSEL BARBARA TRUST	0	08/02/2024	QC	09-FAMILY	2024-01881	DEED	0.0				
KLEINHEKSEL DOROTHY E TRU	KLEINHEKSEL CONRAD W	0	05/10/2024	QC	09-FAMILY	2024-01263	PROPERTY TRANSFER	0.0				
KLEINHEKSEL VICTOR & DORO	KLEINHEKSEL DOROTHY TRUST	0	01/25/2007	QC	21-NOT USED/OTHER	2007/360	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1510 S MOREY RD A		School: LAKE CITY AREA SCHOOL DIST		Garage		06/10/2011		2011-0256	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 174,413 TCV/TFA: 275.10						
KLEINHEKSEL BARBARA TRUST 2668 PEBBLE CT ZEELAND MI 49464		X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS								
Tax Description		Public Improvements		* Factors * 1/12 INTEREST								
SEC 12 T22N R8W UNIT A AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		UNITS A-G	211.05	638.74	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406
UNIT "A" DUPLEX NORTH 1/2		Paved Road		211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 57,406								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	21.65	199	93	4,006				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	50	500				
		Curb		Total Estimated Land Improvements True Cash Value = 4,506								
		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	28,700	58,500	87,200			26,845C	
		TPC 05/30/2022 INSPECTED			2024	28,700	59,300	88,000			26,038C	
		TPC 04/30/2021 INSPECTED			2023	21,100	64,000	85,100			24,799C	
		TPC 12/27/2017 INSPECTED			2022	18,600	62,900	81,500			23,619C	

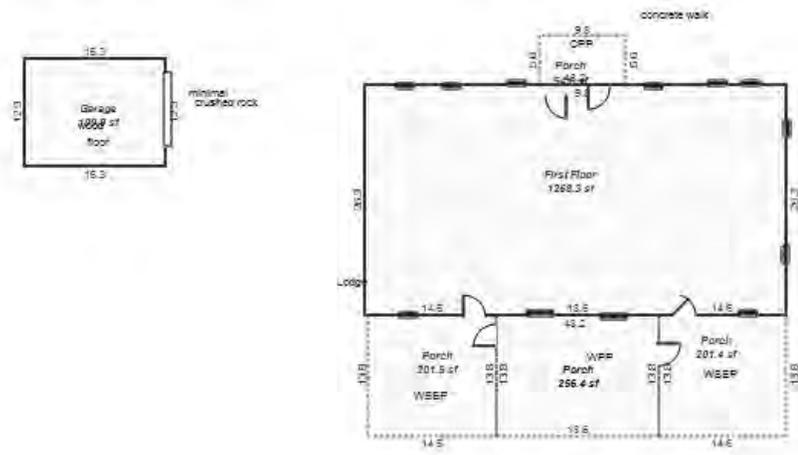


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 201 128	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Yr Built 1954		Remodeled 0		Ex	X	Ord	Min												
Condition: Average		Size of Closets		Lg	X	Ord	Small												
Room List		Doors	Solid	X	H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric															
(1) Exterior		Kitchen: Other: Other:		0 Amps Service															
		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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 634 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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Public Water	1	Public Sewer												
(3) Roof		(9) Basement Finish		(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Lump Sum Items:															
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 634 SF Floor Area = 634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1954							
Stories Exterior Foundation Size Cost New Depr. Cost																			
1 Story Siding Slab 634 Total: 74,137 48,190																			
Other Additions/Adjustments																			
Plumbing Average Fixture(s) 1 1,212 788																			
Porches WSEP (1 Story) 201 8,983 5,839																			
WPP 128 3,048 1,981																			
Water/Sewer Public Sewer 1 1,307 850																			
Water Well, 100 Feet 1 5,560 3,614																			
Built-Ins Appliance Allow. 1 1,906 1,239																			
Local Cost Items SANITARY SEWER 1 0 0 *																			
Totals: 96,153 62,501																			
Notes: ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCv: 112,501																			

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



Sketch by Apex Sketch

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD B	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KLEINHEKSEL CRAIG 142 E 26TH ST HOLLAND MI 49423	MAP #:	2025 Est TCV 174,413 TCV/TFA: 275.10				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 12 T22N R8W UNIT B AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X		Dirt Road	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406
			Gravel Road	211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 57,406							
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
UNIT "B" - DUPLEX SOUTH 1/2	X	Land Improvement Cost Estimates				
		Wood Frame	21.65	199	93	4,006
		Residential Local Cost Land Improvements				
		LAND IMPROVE 1000	1,000.00	1	50	500
		Total Estimated Land Improvements True Cash Value =				4,506

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling			2025	28,700	58,500	87,200			27,675C
Low			2024	28,700	59,300	88,000			26,843C
High			2023	21,100	64,000	85,100			25,565C
Landscaped			2022	18,600	62,900	81,500			24,348C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

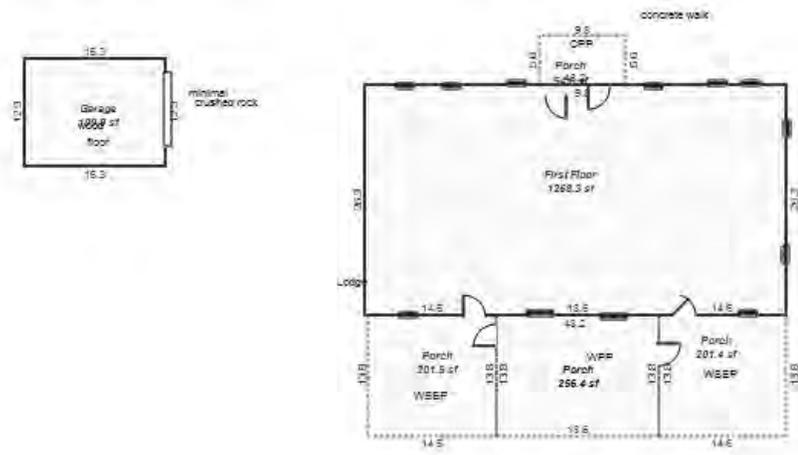


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 201 128	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Yr Built 1954		Remodeled 0		Ex	X	Ord	Min																										
Condition: Average		Size of Closets		Lg	X	Ord	Small																										
Room List		Doors	Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:																													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	X	Ord.	Min																										
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 634 S.F. Height to Joists: 0.0			(13) Plumbing																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																													
(3) Roof		(9) Basement Finish		(14) Water/Sewer																													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																													
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 634 SF Floor Area = 634 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>634</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>74,137</td> <td>48,190</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,212 788 Porches WSEP (1 Story) 201 8,983 5,839 WPP 128 3,048 1,981 Water/Sewer Public Sewer 1 1,307 850 Water Well, 100 Feet 1 5,560 3,614 Built-Ins Appliance Allow. 1 1,906 1,239 Local Cost Items SANITARY SEWER 1 0 0 *														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	634			Total:				74,137	48,190	Notes: DUPLEX -SOUTH 1/2 ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCv: 112,501	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Slab	634																														
Total:				74,137	48,190																												

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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.
KLEINHEKSEL CONRAD W	KLEINHEKSEL CONRAD TRUST	0	08/02/2024	QC	09-FAMILY	2024-01882	DEED	0.0
KLEINHEKSEL DOROTHY E TRU	KLEINHEKSEL CONRAD W	0	05/10/2024	QC	09-FAMILY	2024-01265	PROPERTY TRANSFER	0.0
KLEINHEKSEL VICTOR W & DO	KLEINHEKSEL DOROTHY E TRU	0	01/25/2007	QC	21-NOT USED/OTHER	2007/361	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1510 S MOREY RD C	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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KLEINHEKSEL CONRAD TRUST 2668 PEBBLE CT ZEELAND MI 49464	2025 Est TCV 154,965 TCV/TFA: 258.27
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X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS
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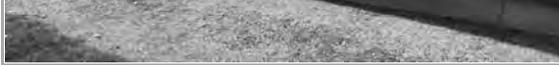
Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406
	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W UNIT C AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X		D/W/P: Crushed Rock	2.15	240	0	0
	X		D/W/P: 3.5 Concrete	6.07	80	0	0
	X		D/W/P: Patio Blocks	14.07	144	0	0

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
UNIT "C" - 1ST FROM BEACH	X		LAND IMPROVE 1000	1,000.00	1	50	500
		Total Estimated Land Improvements True Cash Value =					500

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Level	X	2025	28,700	48,800	77,500			25,923C
Rolling		2024	28,700	49,500	78,200			25,144C
Low		2023	21,100	53,600	74,700			23,947C
High		2022	18,600	52,900	71,500			22,807C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								



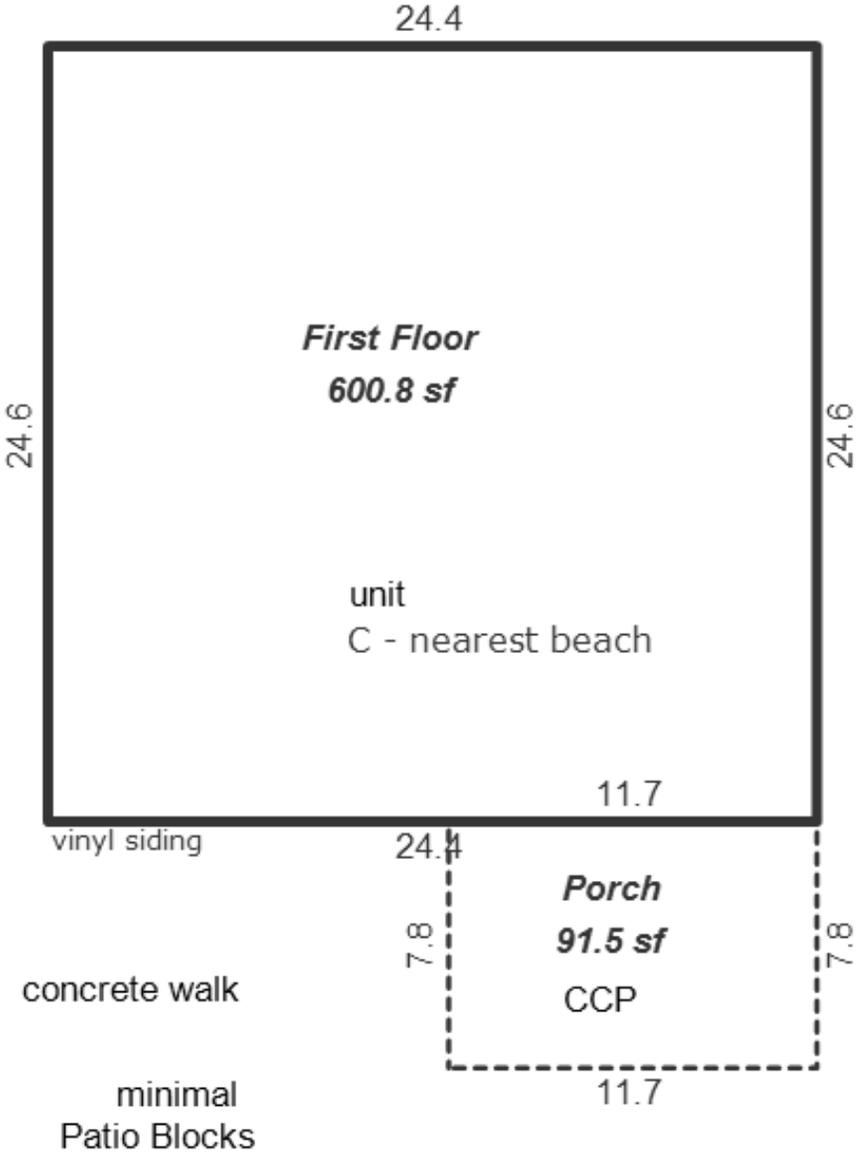
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



no

Garage



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL (SM) & MARSHALL	O'BRIEN MICHAEL P & DONNA	160,000	01/19/2007	WD	19-MULTI PARCEL ARM'S LE	2007/166	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD D	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/19/2007	20070166	Complete

Owner's Name/Address	MAP #:
O'BRIEN MICHAEL & DONNA A 12329 RODGER CT MOKENA IL 60448	2025 Est TCV 158,961 TCV/TFA: 264.94

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT D AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12TH INTEREST</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH INTEREST	57,406																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "D" - 2ND FROM BEACH	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: Crushed Rock</td> <td>2.15</td> <td>288</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.07</td> <td>80</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Patio Blocks</td> <td>14.07</td> <td>144</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>21.80</td> <td>195</td> <td>94</td> <td>3,996</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Crushed Rock	2.15	288	0	0	D/W/P: 3.5 Concrete	6.07	80	0	0	D/W/P: Patio Blocks	14.07	144	0	0	Wood Frame	21.80	195	94	3,996
Description	Rate	Size	% Good	Cash Value																								
D/W/P: Crushed Rock	2.15	288	0	0																								
D/W/P: 3.5 Concrete	6.07	80	0	0																								
D/W/P: Patio Blocks	14.07	144	0	0																								
Wood Frame	21.80	195	94	3,996																								

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Street Lights Standard Utilities Underground Utils.	X	Rolling	2025	28,700	50,800	79,500			43,126C

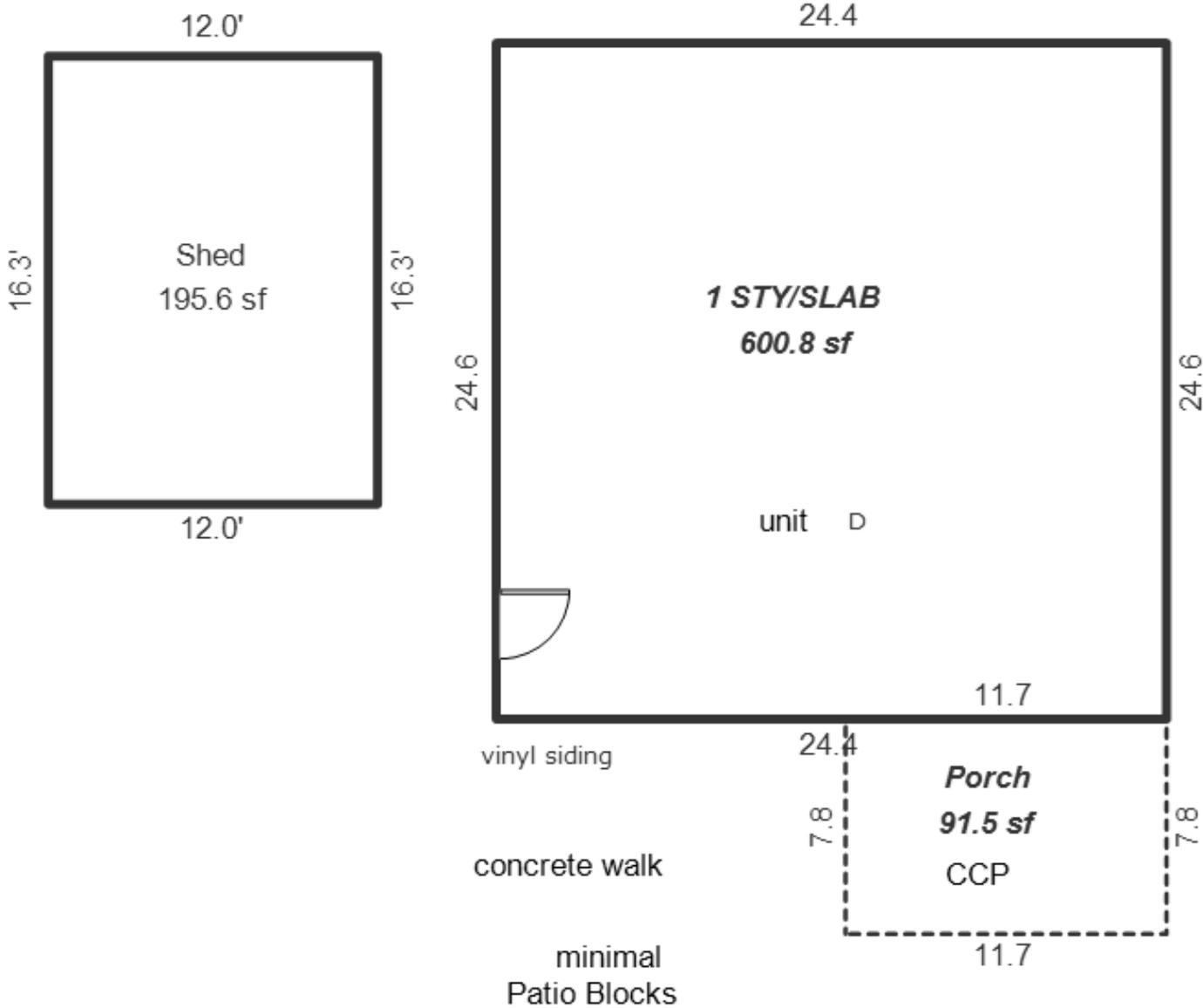


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	28,700	51,500	80,200			41,830C
TPC 10/31/2011 INSPECTED			2023	21,100	55,500	76,600			39,839C
			2022	18,600	54,600	73,200			37,942C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANLIERE ROGER & CATHERIN	VANLIERE ROGER & CATHERIN	0	11/19/2010	OTH	09-FAMILY	2010-5275QC	PROPERTY TRANSFER	0.0
OBRIEN MICHAEL P & DONNA	VALIERE ROGER & CATHERINE	70,000	11/18/2010	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD E	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/18/2017	2017-0192	100%
Owner's Name/Address	P.R.E. 0%		Reroof	04/19/2007	20070168	Complete
VALIERE ROGER & CATHERINE TRUSTEES 10436 PERRY ST ZEELAND MI 49464	MAP #:					
	2025 Est TCV 168,888 TCV/TFA: 293.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS					
		Public Improvements		Description	Frontage	Depth	* Factors * 1/12TH	Value	
SEC 12 T22N R8W UNIT E AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X	Dirt Road		UNITS A-G	211.05	638.75	1.0000 1.0000	3400 8 1/12TH INTEREST	57,406
		Gravel Road		211 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =	57,406
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.	7.24	381	0	0	
	X	Water		D/W/P: Patio Blocks	14.07	8	0	0	
	X	Sewer		Wood Frame	21.91	192	93	3,913	
	X	Electric		Residential Local Cost Land Improvements					
	X	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 =					4,413
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
UNIT "E" 1ST FROM BEACH	X	Level	2025	28,700	55,700	84,400			45,112C
	X	Rolling	2024	28,700	56,500	85,200			43,756C
		Low	2023	21,100	61,000	82,100			41,673C
		High	2022	18,600	60,000	78,600			39,689C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



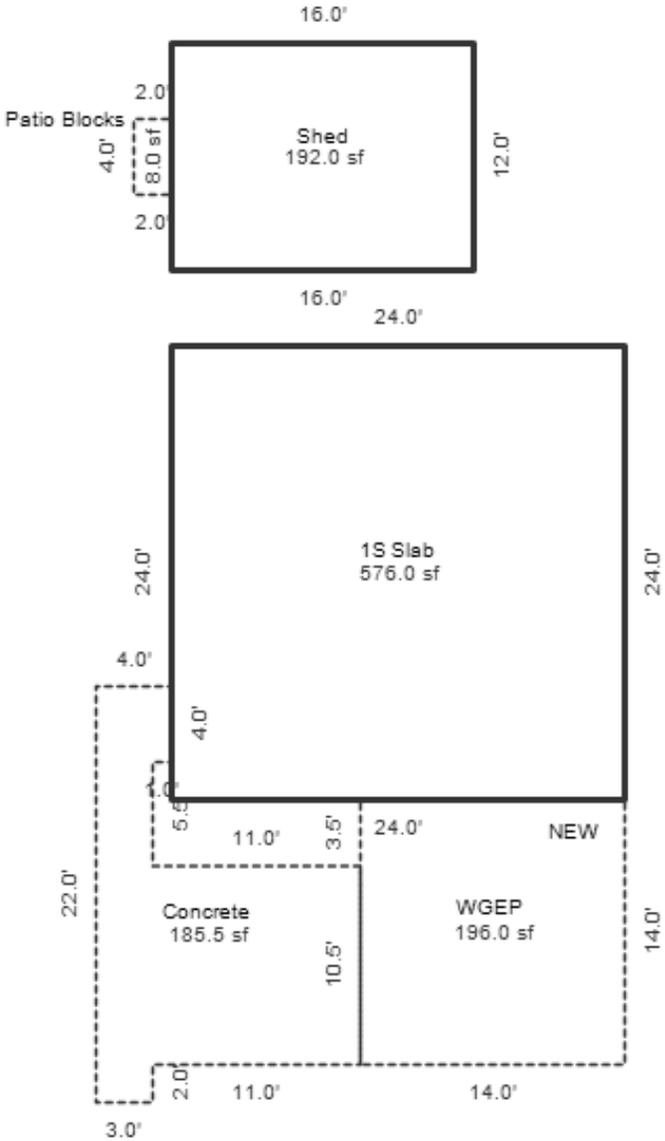
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/15/2017	INSPECTED	2024	28,700	56,500	85,200			43,756C
TPC	11/02/2015	INSPECTED	2023	21,100	61,000	82,100			41,673C
TPC	04/28/2014	INSPECTED	2022	18,600	60,000	78,600			39,689C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 196	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1954		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
	Many Avg.		Large Avg.	Many	X	Ave.	Few									
X	Few	X	Small	(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0		1	Average Fixture(s)											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Storms & Screens	(9) Basement Finish		(14) Water/Sewer												
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water											
X	Gable Hip Flat	Gambrel Mansard Shed		1	Public Sewer											
X	Asphalt Shingle	(10) Floor Support		1	Water Well											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 576 SF Floor Area = 576 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls CD		Blt 1954				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Slab	576	Total:	68,126	44,281	
Other Additions/Adjustments										Plumbing		Average Fixture(s)	1	1,212	788	
Porches										WGEP (1 Story)		196	13,402	8,711		
Water/Sewer										Public Sewer		1	1,307	850		
Built-Ins										Water Well, 100 Feet		1	5,560	3,614		
Appliance Allow.										Local Cost Items		1	1,906	1,239		
SANITARY SEWER										Totals:			91,513	59,483		
Notes:										ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCV:			107,069			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUIMSTRA RICHARD & DEBORA	DUIMSTRA RICHARD A & DEBO	0	05/17/2023	WD	15-LADY BIRD	2023-01451	DEED	0.0
MARSHALL LEONARD E & PENN	DUIMSTRA RICHARD & DEBORA	0	10/12/2005	WD	21-NOT USED/OTHER	05-0/4031	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD F	School: LAKE CITY AREA SCHOOL DIST		Addition	07/07/2015	2015-0275	100%

Owner's Name/Address	MAP #:
DUIMSTRA RICHARD A & DEBORAH L 6172 CHARLESTON LN ALLENDALE MI 49401	2025 Est TCV 171,934 TCV/TFA: 287.52

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W AN UNDIVIDED 1/12 INTEREST IN LOT 14 SOUTH SHORE PLAT INCLUDING THE EXCLUSIVE RITH OF OCCUPANCY OF UNIT ASSOCIATION UNIT F AS SHOWN IN GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 274 TO 289, MISSAUKEE COUNTY RECORDS. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####	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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12 INTEREST</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12 INTEREST	57,406																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "F" 4TH FROM BEACH	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</td> </tr> </tbody> </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	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																								
Residential Local Cost Land Improvements																												
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 1000	1,000.00	1	50	500																								
Total Estimated Land Improvements True Cash Value =				500																								



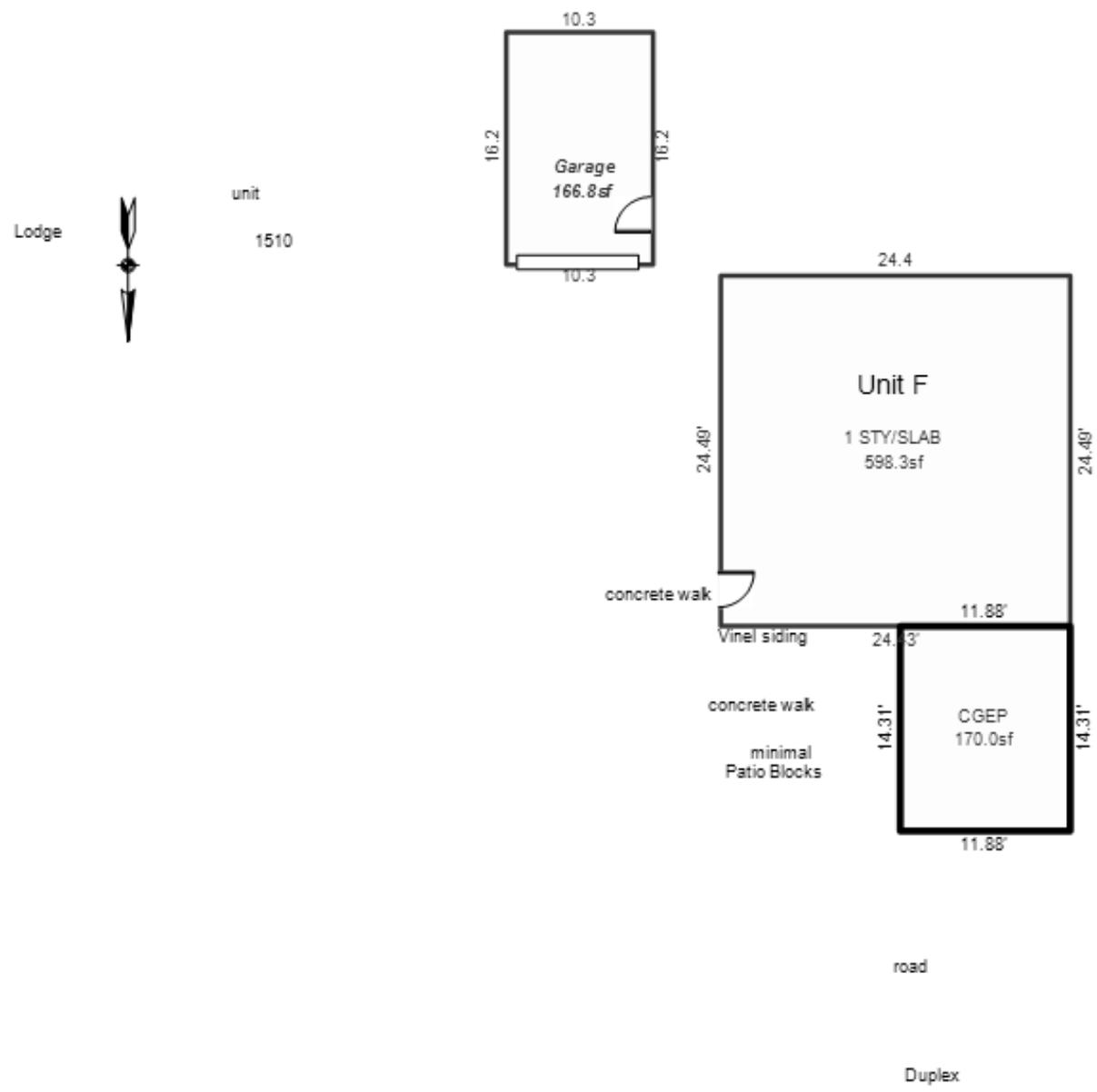
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2025	28,700	57,300	86,000	46,172C
TPC 12/27/2017	INSPECTED		2024	28,700	58,100	86,800	44,784C
TPC 11/02/2015	INSPECTED		2023	21,100	62,900	84,000	42,652C
TPC 10/31/2011	INSPECTED		2022	18,600	62,100	80,700	40,621C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 170	Type CGEP (1 Story)	Year Built: 2011 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: 166 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1954		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
		No./Qual. of Fixtures		Ex.	X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.	Few						
(2) Windows		(7) Excavation		(13) Plumbing			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. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 598 S.F. Height to Joists: 0.0	No./Qual. of Fixtures			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:												
(3) Roof		(9) Basement Finish		(14) Water/Sewer			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	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 598 SF Floor Area = 598 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1954				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 598 Total: 70,428 45,778																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,212 788				
Porches										170		9,704 6,308				
Water/Sewer										1		1,307 850				
Public Sewer										1		5,560 3,614				
Water Well, 100 Feet																
Built-Ins										1		1,906 1,239				
Appliance Allow.																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										166		7,341 4,772				
Local Cost Items										1		0 0				
SANITARY SEWER																
Totals:										97,458		63,349				
Notes: 2015 SUN ROOM																
ECF (4083A GREEN KNOLL RES GROUP A) 1.800 => TCY:												114,028				

\*\*\* 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.
MARSHALL LEONARD (S/M) &	PUGH JOHN H	70,000	09/06/2007	WD	21-NOT USED/OTHER	2007/3265	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD G	School: LAKE CITY AREA SCHOOL DIST		Garage	08/26/2010	20100484	100%

Owner's Name/Address	MAP #:
PUGH JOHN 566 SONNY LN CINCINNATI OH 45244	2025 Est TCV 168,203 TCV/TFA: 286.55

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT G AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS A-G</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>3400</td> <td>8</td> <td>1/12TH</td> <td>57,406</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 57,406</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH	57,406	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS A-G	211.05	638.75	1.0000	1.0000	3400	8	1/12TH	57,406																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 57,406																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "G" 5TH FROM BEACH	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> <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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</td> </tr> </tbody> </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	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																								
Residential Local Cost Land Improvements																												
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 1000	1,000.00	1	50	500																								
Total Estimated Land Improvements True Cash Value =				500																								

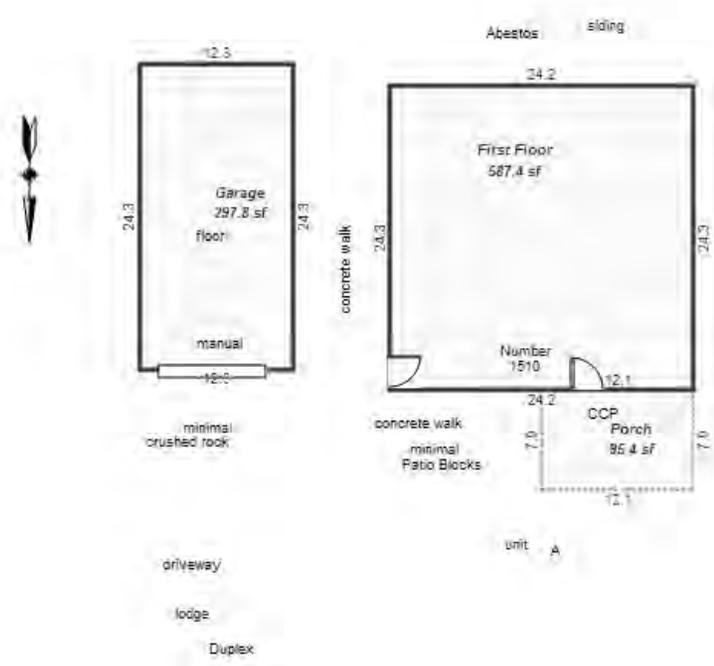


Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	X	Rolling	2025	28,700	55,400	84,100			44,507C
			2024	28,700	56,200	84,900			43,169C
			2023	21,100	60,900	82,000			41,114C
			2022	18,600	60,000	78,600			39,157C

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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL LEONARD & MARSHA	MARSHALL LEONARD E	0	11/02/2023	QC	21-NOT USED/OTHER	2023-02978	DEED	0.0
MARSHALL PENNIE K	MARSHALL LEONARD E	0	05/15/2008	OTH	06-COURT JUDGEMENT	2009-02102	DEED	0.0
ULANSKI RICHARD & LUCILLE	MARSHALL LEONARD E & MARS	109,000	11/14/1994	WD	03-ARM'S LENGTH		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD H	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/14/2020					
Owner's Name/Address	MAP #:					
MARSHALL LEONARD E 1510 S MOREY RD UNIT H LAKE CITY MI 49651	2025 Est TCV 342,835 TCV/TFA: 145.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS						
		Public Improvements		Description	Frontage	Depth	* Factors *	LOT 14	Value	
SEC 12 T22N R8W UNIT H AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	X	Dirt Road		UNITS H,I,J	211.05	638.75	1.0000 1.0000	2500 8 1/12TH INTEREST	42,210	
	X	Gravel Road		211 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	42,210
	X	Paved Road		Land Improvement Cost Estimates						
	X	Storm Sewer		Description			Rate	Size % Good	Cash Value	
	X	Sidewalk		D/W/P: 3.5 Concrete			6.07	100 0	0	
	X	Water		Residential Local Cost Land Improvements						
	X	Sewer		Description			Rate	Size % Good	Cash Value	
	X	Electric		LAND IMPROVE 1000			1,000.00	1 50	500	
	X	Gas		Total Estimated Land Improvements True Cash Value =						500

Comments/Influences  
UNIT "H"  
20X17 B'WAY IS OFFICE ASSESSED AS 1S  
14X18 ADD'N 45% FOR 02.. COMP FOR 03



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2025	21,100	150,300	171,400			60,949C
X	Rolling	2024	21,100	152,500	173,600			59,117C
X	Low	2023	15,200	144,700	159,900			56,302C
X	High	2022	13,500	142,800	156,300			53,621C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

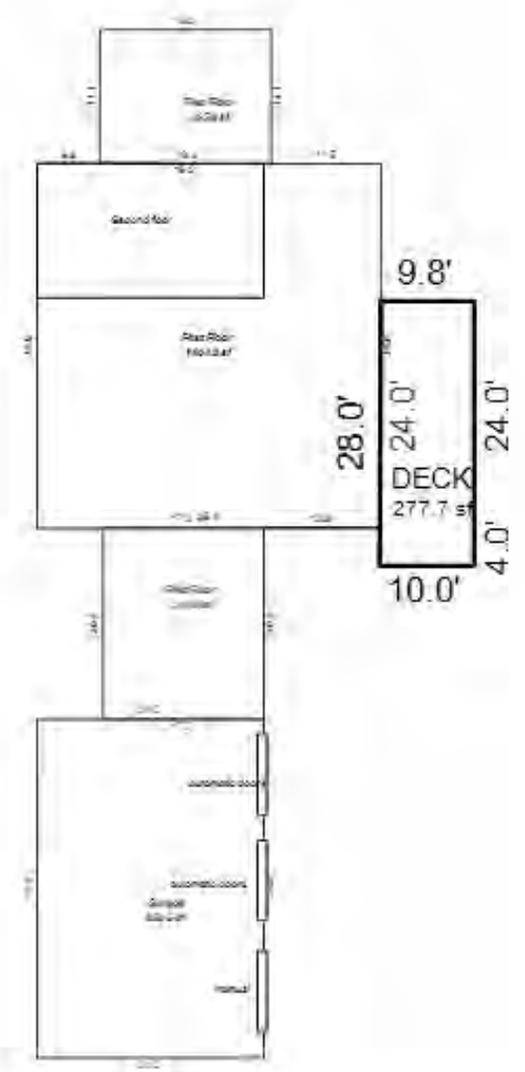
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 512 20 277	Type WPP WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 859 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 2,354 Total Base New : 277,892 Total Depr Cost: 166,736 Estimated T.C.V: 300,125			E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2003 SF Floor Area = 2354 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1959								
Yr Built 1959	Remodeled 1987	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures			Total: 229,036		137,422							
Condition: Average		Size of Closets		0 Amps Service			Ex. X Ord. Min			Building Areas			Total: 229,036		137,422					
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 229,036		137,422				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding Slab 1,404 1 Story Siding Crawl Space 344 1 Story Siding Crawl Space 255			Total: 229,036		137,422					
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)		1	1,212	727			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 599 S.F. Slab: 1404 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	727		
(2) Windows		Many Avg. X Few	Large Avg. X Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WPP WCP (1 Story)			512	7,460	4,476		
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			Deck			Treated Wood			277	4,947	2,968		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Water/Sewer			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		859	26,131	15,679
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			Water Well, 100 Feet			1	1,307	784
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			1			1,906			1,144	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER			1			0			0			*	

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL LEONARD & MARSHA	MARSHALL PENNIE K	0	11/02/2023	QC	21-NOT USED/OTHER	2023-02979	DEED	0.0
MARSHALL LEONARD E (SM)	MARSHALL PENNIE (SW)	0	05/30/2008	QC	21-NOT USED/OTHER		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD I	School: LAKE CITY AREA SCHOOL DIST		REPAIR	03/29/2023	2023-0135	100%

Owner's Name/Address	MAP #:
MARSHALL PENNIE K 1510 S MOREY RD UNIT I LAKE CITY MI 49651	2025 Est TCV 106,626 TCV/TFA: 277.67

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT I AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS H,I,J</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>2500</td> <td>8</td> <td>1/12TH INTEREST</td> <td>42,210</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 42,210</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 42,210
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210																						
211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 42,210																						

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates																									
UNIT "I"	X	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>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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</td> </tr> </tbody> </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	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																									
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Total Estimated Land Improvements True Cash Value =				500																									

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

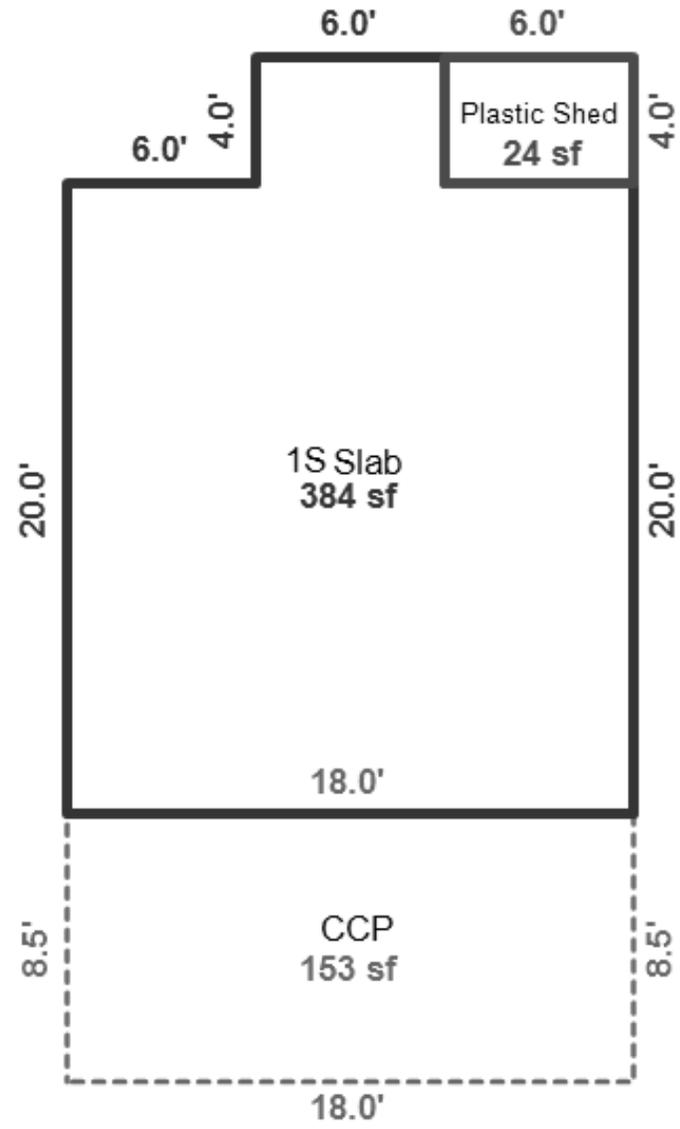


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	21,100	32,200	53,300			16,771C
2024	21,100	32,200	53,300			16,267C
2023	15,200	32,200	47,400			15,493C
2022	13,500	31,700	45,200			14,756C

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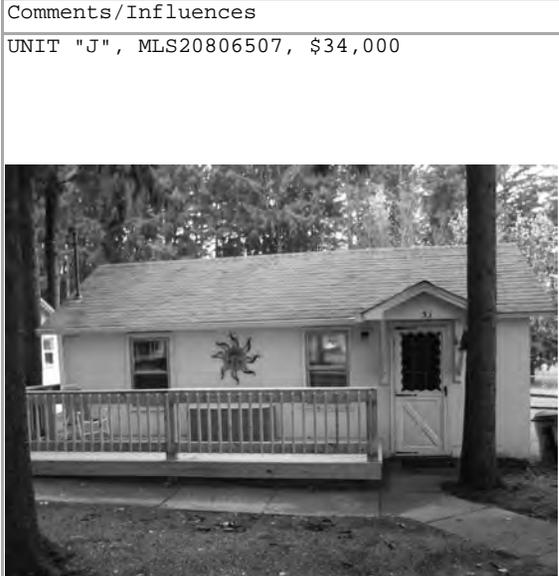
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUIMSTRA RICHARD A & DEBO	HARVEY ERIC TRUST	34,000	10/03/2007	WD	03-ARM'S LENGTH	2007/3526	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD J	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	08/06/2009	20090384	Complete

Owner's Name/Address	MAP #:
HARVEY ERIC TRUST 5970 W MAVIS RD LUDINGTON MI 49431	2025 Est TCV 104,132 TCV/TFA: 295.83

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS																											
SEC 12 T22N R8W UNIT J AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS	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>UNITS H,I,J</td> <td>211.05</td> <td>638.75</td> <td>1.0000</td> <td>1.0000</td> <td>2500</td> <td>8</td> <td>1/12TH INTEREST</td> <td>42,210</td> </tr> <tr> <td colspan="8">211 Actual Front Feet, 3.10 Total Acres</td> <td>Total Est. Land Value = 42,210</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	UNITS H,I,J	211.05	638.75	1.0000	1.0000	2500	8	1/12TH INTEREST	42,210	211 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 42,210
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Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
UNIT "J", MLS20806507, \$34,000	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>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>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</td> </tr> </tbody> </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	50	500	Total Estimated Land Improvements True Cash Value =				500
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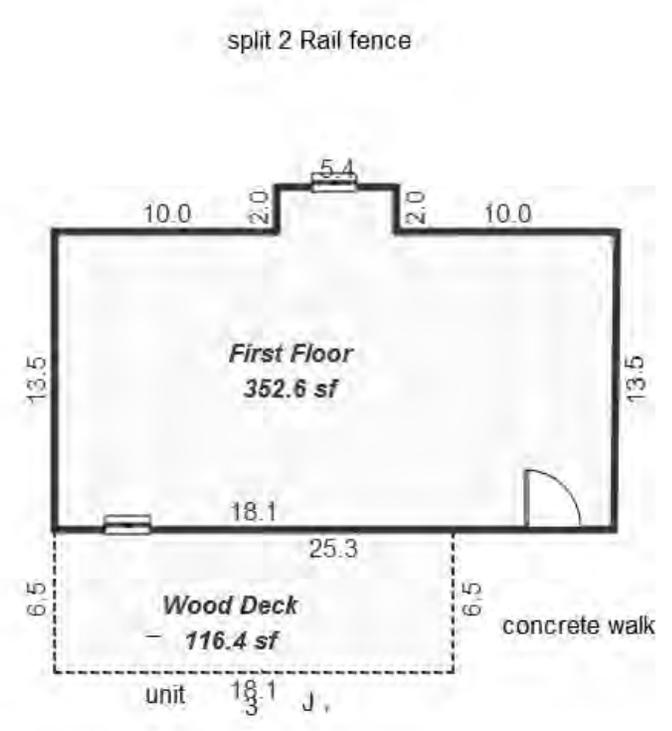


Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2025	21,100	31,000	52,100			18,907C
High		Landscaped	2024	21,100	31,400	52,500			18,339C
Swamp		Wooded	2023	15,200	30,400	45,600			17,466C
Pond		Waterfront	2022	13,500	30,000	43,500			16,635C
	X	Ravine							
		Wetland							
		Flood Plain							

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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.
ANDREWS LEO & MARIEL	MARSHALL HEATHER LYNN &	95,000	06/20/2023	WD	03-ARM'S LENGTH	2023-01815	PROPERTY TRANSFER	100.0
SMITH MATTHEW	ANDREWS LEO & MARIEL	84,000	03/06/2020	WD	03-ARM'S LENGTH	2020-00664	PROPERTY TRANSFER	100.0
COLE KEVIN & ROSALIND	SMITH MATTHEW	0	02/26/2020	WD	16-LC PAYOFF	2020-00663	PROPERTY TRANSFER	0.0
COLE KEVIN & ROSALIND	SMITH MATTHEW	79,900	04/19/2019	WD	16-LC PAYOFF	2019-01303	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1510 S MOREY RD K	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MARSHALL HEATHER LYNN & VOLLINK ZACH 1510 S MOREY RD LAKE CITY MI 49651	2025 Est TCV 94,622 TCV/TFA: 260.67					

X	Improved	Vacant	Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS			
Public Improvements			Description	Frontage	Depth	Value
			UNITS K&L	211.05	638.75	21,949
			211 Actual Front Feet, 3.10 Total Acres			21,949

Tax Description	X	Description	Rate	Size % Good	Cash Value
2014-03076 AN UNDIVIDED 1/12TH INTEREST IN LOT 14 IN THE PLAT OF SOUTH SHORE PLAT. INCLUDING THE EXCLUSIVE RIGHT TO OCUPANCY OF UNIT ASSOCIATION UNIT K, AS SHOWN IN THE GREEN KNOLL ASSOCIATES SURVEY RECORDED IN LIBER 216, PAGE 289, MISSAUKEE COUNTY RECORDS. FORMERLY ABBREVIATED AS SEC 12 T22N R8W UNIT K AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
		Electric			
		Gas			
		Curb			



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

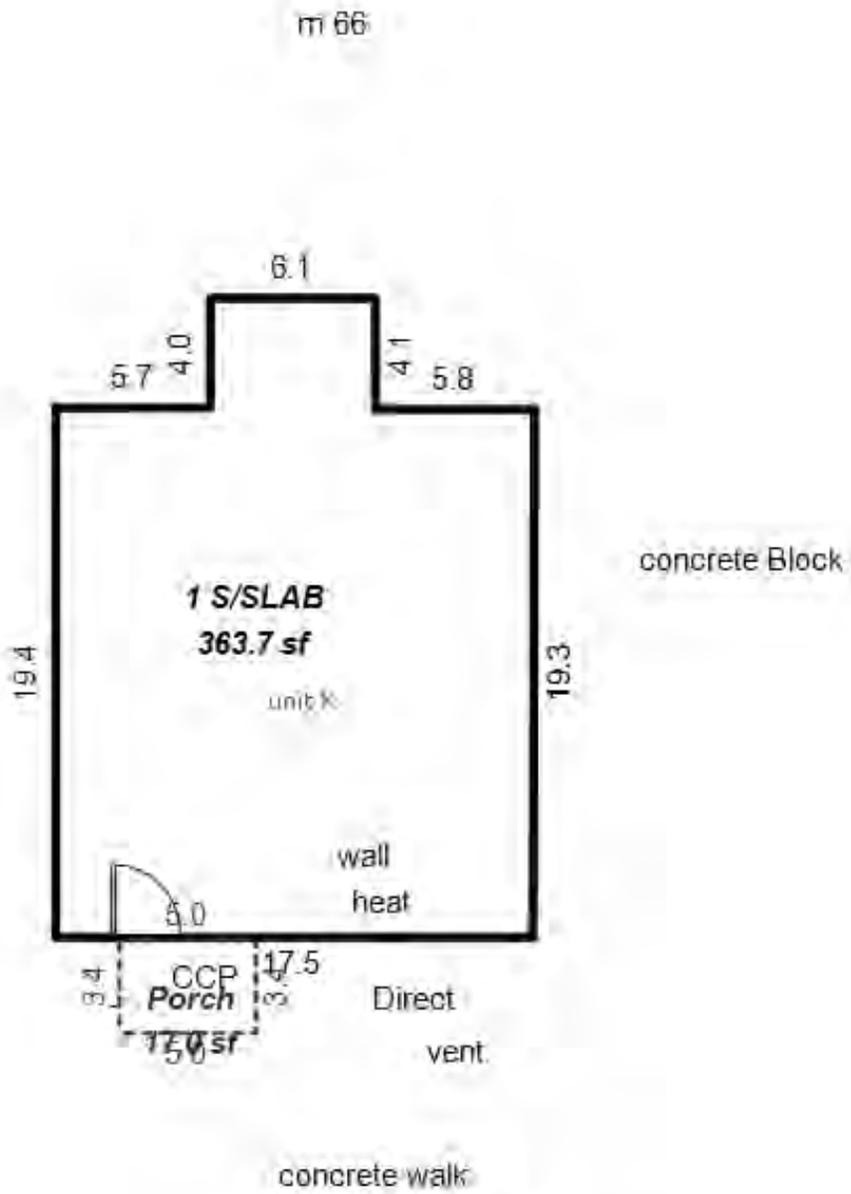
Who	When	What	2025	2024	2023	2022
			11,000	11,000	13,500	11,800
			36,300	36,800	33,300	32,800
			47,300	47,800	46,800	44,600
			47,300S	47,800S	41,758C	39,770C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																																																																														
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																														
Yr Built 1954		Remodeled 2015		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																																																																														
		Kitchen: Other: Other:			0 Amps Service																																																																														
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																																																															
	Insulation			Many	X	Ave.	Few																																																																												
(2) Windows		(7) Excavation		(13) Plumbing																																																																															
	Many Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 363 S.F. Height to Joists: 0.0	1	Average Fixture(s)																																																																														
X	Few	X	Large Avg. Small	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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		1	Water Well																																																																														
X	Asphalt Shingle	(10) Floor Support		1	1000 Gal Septic																																																																														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1	2000 Gal Septic																																																																														
				Lump Sum Items:																																																																															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 363 SF Floor Area = 363 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>363</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>49,647</td> <td>32,269</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,455</td> <td>946</td> </tr> <tr> <td>Water/Sewer</td> <td>1</td> <td>1,473</td> <td>957</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>5,725</td> <td>3,721</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td></td> <td></td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPP</td> <td>24</td> <td>661</td> <td>430</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>61,688</td> <td>40,096</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	363			Total:				49,647	32,269	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	1,455	946	Water/Sewer	1	1,473	957	Public Sewer	1	5,725	3,721	Water Well, 100 Feet	1			Built-Ins				Appliance Allow.	1	2,727	1,773	Porches				CPP	24	661	430	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				61,688	40,096	E.C.F. X 1.800		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																														
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Notes: 2015 NEW SIDING ECF (4083B GREEN KNOLL RES GROUP B) 1.800 => TCV:												72,173																																																																							

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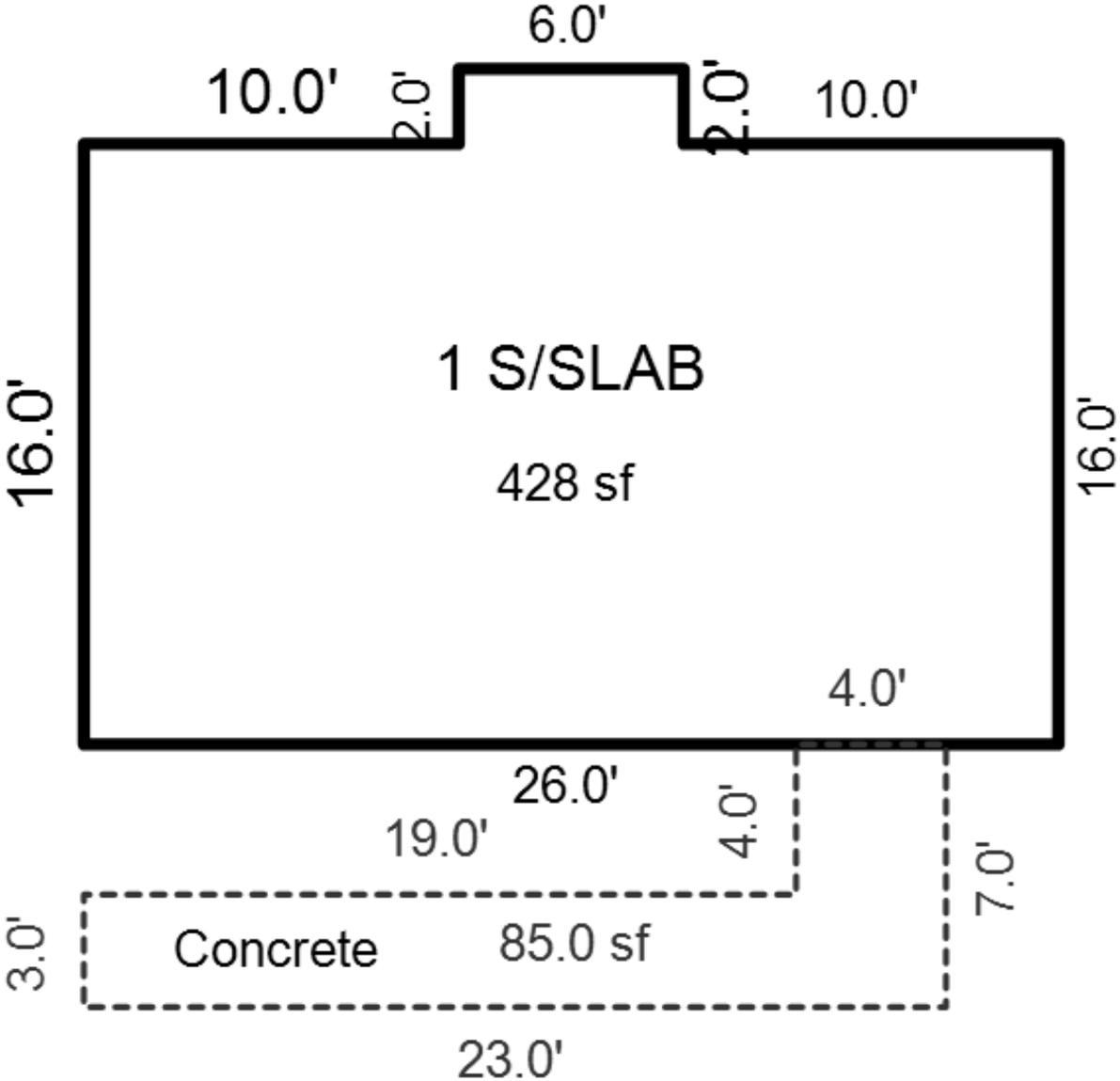
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STAHL IVAN L & RUTH L TRU	BALCOM DAVID	114,900	05/21/2021	WD	03-ARM'S LENGTH	2021-02004	PROPERTY TRANSFER	100.0		
STAHL IVAN & RUTH	STAHL IVAN L & RUTH L TRU	1	11/13/2017	QC	09-FAMILY	2017-03678	PROPERTY TRANSFER	0.0		
BYLE JEFFREY & MARY TRUST	STAHL IVAN & RUTH	56,000	03/07/2016	WD	03-ARM'S LENGTH	2016-00711	PROPERTY TRANSFER	100.0		
CRONLEY MICHAEL R & RYAN	BYLE JEFFREY & MARY TRUST	39,900	09/11/2014	WD	03-ARM'S LENGTH	2014-03108	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
1510 S MOREY RD L		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		05/12/2016		2016-0157	100%	
Owner's Name/Address		P.R.E. 0%		Reroof		04/19/2007		20070169	Complete	
BALCOM DAVID 5650 16TH AVE HUDSONVILLE MI 49426		MAP #:		2025 Est TCV 110,779 TCV/TFA: 258.83						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4083.4083 GREEN KNOLL UNITS				
SEC 12 T22N R8W UNIT L AND AN UNDIVIDED 1/12 INTEREST IN LOT 14. SOUTH SHORE PLAT. 2012 ROLL - AMENDED PARCEL NUMBERS - SEE 670-014-####, UPDATED CLASS		X		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value UNITS K&L 211.05 638.75 1.0000 1.0000 1300 8 1/12TH INTEREST 21,949 211 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 21,949				
Comments/Influences		X		Dirt Road		Land Improvement Cost Estimates				
UNIT "L"		X		Gravel Road		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 85 0 0				
		X		Paved Road		Residential Local Cost Land Improvements				
		X		Storm Sewer		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 50 500				
		X		Sidewalk		Total Estimated Land Improvements True Cash Value = 500				
		X		Water						
		X		Sewer						
		X		Electric						
		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						
		X		Topography of Site						
		X		Level						
		X		Rolling						
		X		Low						
		X		High						
		X		Landscaped						
		X		Swamp						
		X		Wooded						
		X		Pond						
		X		Waterfront						
		X		Ravine						
		X		Wetland						
		X		Flood Plain						
		X		Year						
		X		Land Value						
		X		Building Value						
		X		Assessed Value						
		X		Board of Review						
		X		Tribunal/Other						
		X		Taxable Value						
		X		Who						
		X		When						
		X		What						
		X		2025		11,000 44,400 55,400 55,400S				
		X		TPC 06/18/2020 INSPECTED		2024 11,000 44,400 55,400 55,400S				
		X		TPC 12/27/2017 INSPECTED		2023 13,500 44,300 57,800 57,800S				
		X		TPC 04/24/2017 INSPECTED		2022 11,800 44,100 55,900 55,900S				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCANLON MICHAEL D & MOLIT	MOLITOR C & SCANLON M FAM	1	12/20/2011	QC	21-NOT USED/OTHER	2011-03806	PROPERTY TRANSFER	0.0
		165,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2827	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7499 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	09/13/2024	PB24-0169	20%
	P.R.E. 0%		Demolition	08/28/2024	PB24-0151	100%
Owner's Name/Address	MAP #:					
MOLITOR C & SCANLON M FAMILY TRUST 4301 W SANBORN ROAD LAKE CITY MI 49651	2025 Est TCV 331,696 TCV/TFA: 127.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE									
			Public Improvements		* Factors *				Value			
. LOT 1 TOM'S BAY.	X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences	X		Gravel Road	A 67' @ 4000/FF	59.23	166.00	1.0045	0.9369	4000	100		222,976
	X		Paved Road	64 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 222,976								
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	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	111,500	54,300	165,800			136,662C
Rolling							
Low							
X High	2024	111,000	71,400	182,400			124,754C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	70,300	76,800	147,100			118,814C
Ravine							
Wetland							
Flood Plain	2022	59,600	69,200	128,800			113,157C

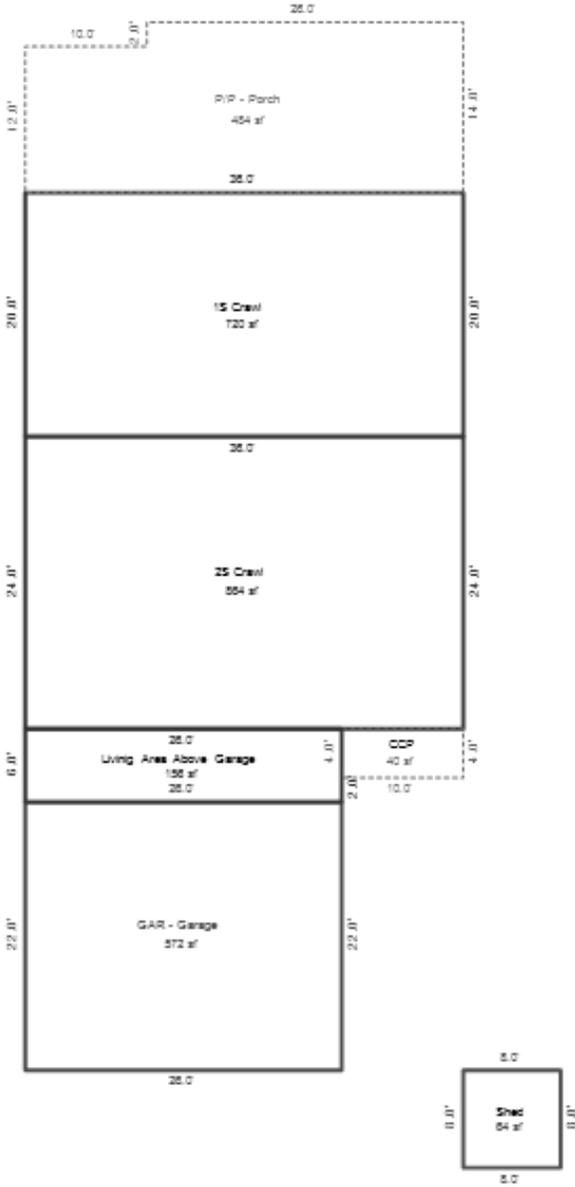
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 484	Type CCP (1 Story) WPP	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	40	CCP (1 Story)	WPP	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	Mobile Home															0 Front Overhang	0 Other Overhang	0	0	0	0	0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex. Ord. Min	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1584 SF Floor Area = 2604 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Crawl Space 864 1 Story Siding Crawl Space 720 1 Story Siding Overhang 156 Total: 293,218 290,285 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,440 3 Fixture Bath 1 4,580 4,534 2 Fixture Bath 1 3,064 3,033 Porches CCP (1 Story) 40 1,243 1,231 WPP 484 8,001 7,921 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 24,344 24,101 Common Wall: 1 Wall 1 -2,647 -2,621 Water/Sewer Public Sewer 1 1,473 1,458 Water Well, 100 Feet 1 5,725 5,668 Built-Ins Appliance Allow. 1 2,727 2,700 Totals: 343,183 339,750				
Building Style: 1.5S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																Ex Ord Min	Size of Closets	Lg Ord Small	Doors Solid H.C.
Yr Built 2024	Remodeled 0	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: 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:
Condition: Average Part. Construct.: 20%	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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle	Chimney:								

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Notes:  
ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY: 543,600  
20% Completed => Est. True Cash Value 2025 =



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HEILMAN TED A & AMY S	HEILMAN TED A & AMY S	0	03/01/2018	WD	09-FAMILY	2018-00744	PROPERTY TRANSFER	0.0									
ORR ROBERT P & KIMBERLY A	HEILMAN TED & AMY	264,000	01/26/2018	WD	03-ARM'S LENGTH	2018-00286	PROPERTY TRANSFER	100.0									
RITTENGER DOUGLAS N TRUST	ORR ROBERT P & KIMBERLY A	212,000	05/09/2014	WD	03-ARM'S LENGTH	2014-01726	PROPERTY TRANSFER	100.0									
RITTENGER DOUGLAS N	RITTENGER DOUGLAS N SB TR	1	01/29/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
7489 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		09/06/2013		2013-0427	100%								
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 458,401 TCV/TFA: 341.84											
HEILMAN TED A & AMY S 7567 LEONARD ST NE ADA MI 49301		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
Tax Description		Public Improvements		* Factors *													
. LOT 2 TOM'S BAY.		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
Comments/Influences		Gravel Road		A 67' @ 4000/FF		59.70		166.35		1.0018		0.9376		4000 100		224,282	
		Paved Road		65 Actual Front Feet, 0.22 Total Acres		Total Est. Land Value =								224,282			
		Storm Sewer		Land Improvement Cost Estimates													
		Sidewalk		Description		Rate		Size % Good		Cash Value							
		Water		D/W/P: 4in Ren. Conc.		8.06		520 0		0							
		X Sewer		Wood Frame		31.33		83 94		2,444							
		X Electric		Residential Local Cost Land Improvements													
		X Gas		Description		Rate		Size % Good		Cash Value							
		Curb		LAND IMPROVE 1000		1,000.00		1 95		950							
		Street Lights		Total Estimated Land Improvements True Cash Value =							3,394						
		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		112,100		117,100		229,200		158,325C	
		TPC 12/27/2017		INSPECTED		2024		111,800		108,500		220,300		153,565C			
		TPC 12/02/2013		INSPECTED		2023		71,100		101,300		172,400		146,253C			
		TPC 03/03/2012		INSPECTED		2022		60,300		91,300		151,600		139,289C			

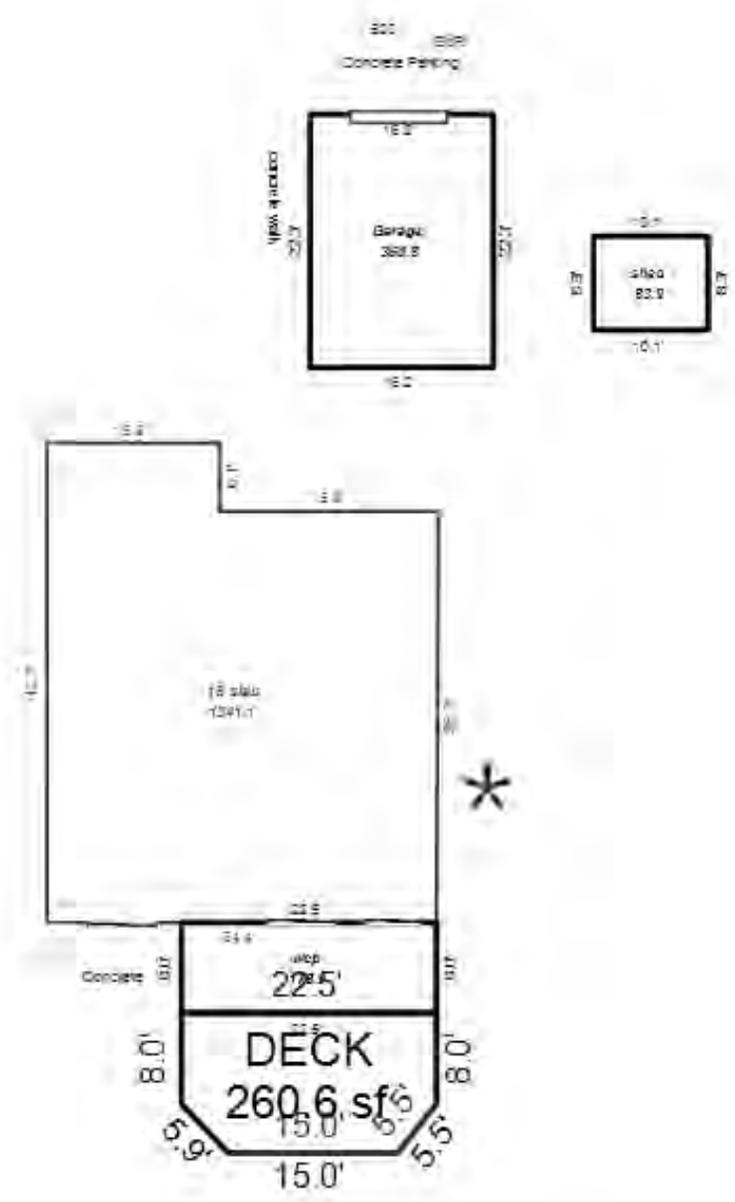


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 184 260	Type WCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																																																																																																												
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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																																																																																																													
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Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		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																																																																																																													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLARIK ELLEN B TRUST		1	09/02/2011	OTH	33-TO BE DETERMINED	2011-02763	PROPERTY TRANSFER	0.0
KOLARIK CHRIS L & ELLEN B	KOLARIK ELLEN B TRUST	0	07/15/2005	WD	21-NOT USED/OTHER	05-0/2844	DEED	0.0
		250,000	12/01/2001	WD	33-TO BE DETERMINED	01-0:4822	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7479 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	10/23/2018	2018-0584	100%
	P.R.E. 100% 07/22/2019					

Owner's Name/Address	MAP #:
KOLARIK ELLEN B TRUST 7479 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 902,297 TCV/TFA: 275.17

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
			A 67' @ 4000/FF	59.55	169.03	1.0027	0.9428	4000	100		225,161
			64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	225,161

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
. LOT 3 TOM'S BAY.			Description	Rate	Size	% Good	Cash Value		
		Dirt Road	D/W/P: 4in Concrete	6.87	1285	50	4,414		
		Gravel Road	Total Estimated Land Improvements True Cash Value = 4,414						
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2025	112,600	338,500	451,100			336,790C
		Rolling							
		Low							
	X	High	2024	112,000	313,600	425,600			326,664C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront	2023	71,500	305,500	377,000			311,109C
		Ravine							
		Wetland							
		Flood Plain	2022	60,300	275,200	335,500			296,295C

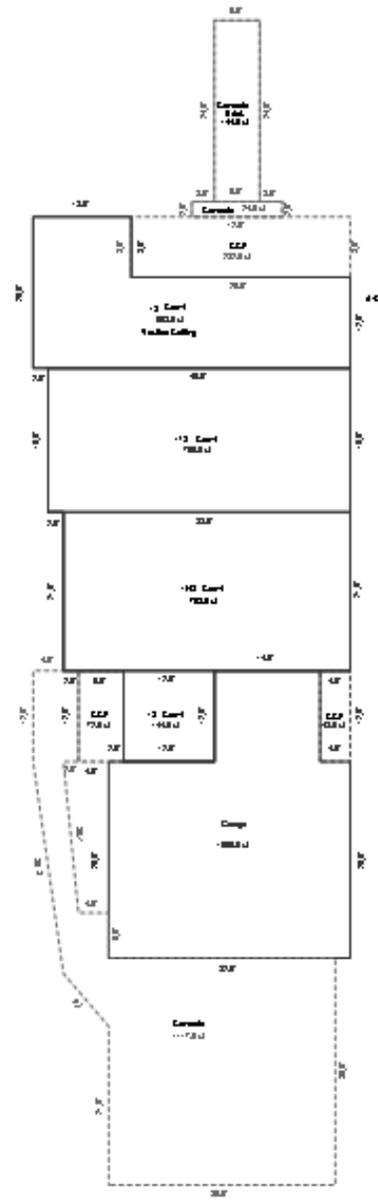


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 72 48 232	Type CCP (1 Story) CCP (1 Story) CCP (1 Story)	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1000 % 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: 5 Floor Area: 3,279 Total Base New : 442,611 Total Depr Cost: 420,451 Estimated T.C.V: 672,722			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 2019	Remodeled 0	Ex	Ord	Min	Size of Closets												
Condition: Average		Lg	Ord	Small													
Room List		Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2310 SF Floor Area = 3279 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 5 Blt 2019							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			1.75 Story Siding Crawl Space 760 1.5 Story Siding Crawl Space 798 1 Story Siding Crawl Space 144			Total: 378,424 359,473							
Insulation				Ex. Ord. Min			Other Additions/Adjustments			Total: 378,424 359,473							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Exterior Foundation Size Cost New Depr. Cost										
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2310 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Plumbing			Total: 378,424 359,473							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total: 378,424 359,473							
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(13) Plumbing			Exterior Foundation Size Cost New Depr. Cost			Total: 378,424 359,473							
(3) Roof				1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total: 378,424 359,473							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Plumbing			Total: 378,424 359,473							
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Total: 378,424 359,473							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Total: 378,424 359,473							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STONEMAN JACALYN K TRUST	MAXWELL KEVIN P	529,000	06/29/2023	WD	03-ARM'S LENGTH	2023-01761	PROPERTY TRANSFER	100.0
STONEMAN JACALYN K	STONEMAN JACALYN K TRUST	1	09/23/2019	QC	09-FAMILY	2019-03007	PROPERTY TRANSFER	0.0
FEIGHNER RUSSELL TRUST	STONEMAN JACALYN K	1	08/06/2019	QC	09-FAMILY	2019-02519	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7469 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	12/06/2024	PB24-0241	0%
Owner's Name/Address	P.R.E. 0%		SIDING	03/30/2021	2021-0149	100%
MAXWELL KEVIN P 10725 NADINE AVE HUNTINGTON WOODS MI 48070	MAP #:					
	2025 Est TCV 487,770 TCV/TFA: 331.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
. LOT 4 TOM'S BAY.	X		A 67' @ 4000/FF	57.50	179.00	224,561
Comments/Influences			61 Actual Front Feet, 0.23 Total Acres			224,561

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 4in Concrete	6.87	794 0	0
	X		Residential Local Cost Land Improvements			
	X		Gas	2,500.00	1 100	2,500
	X		LAND IMPROVE 2500			2,500
			Total Estimated Land Improvements True Cash Value = 2,500			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	112,300	131,600	243,900			239,810C
Rolling	2024	110,700	121,900	232,600			232,600S
Low	2023	69,500	109,700	179,200			109,046C
High	2022	57,700	98,800	156,500			103,854C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



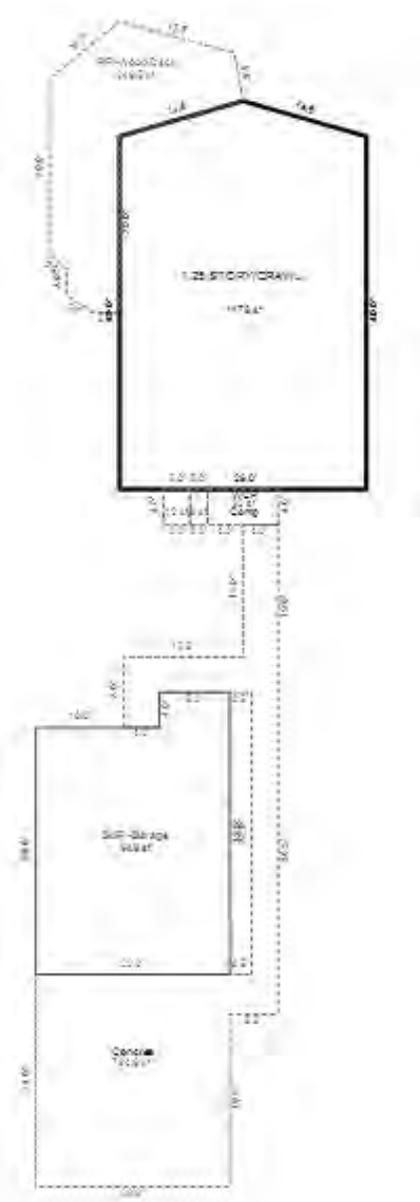
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/16/2023	INSPECTED	2024	110,700	121,900	232,600			232,600S
JWV	09/07/2021	INSPECTED	2023	69,500	109,700	179,200			109,046C
TPC	05/06/2018	INSPECTED	2022	57,700	98,800	156,500			103,854C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 32 348	Type WCP (1 Story) 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: 2 Mech. Doors: 0 Area: 648 % 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: 1,470 Total Base New : 232,769 Total Depr Cost: 162,943 Estimated T.C.V: 260,709		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1976			
Yr Built 1976	Remodeled 2022	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1176 SF Floor Area = 1470 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
Condition: Average		Size of Closets		Lg			Ord	X	Small	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:			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			1.25 Story Siding Crawl Space 1,176 Total: 184,886 129,425					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			(14) Water/Sewer			Plumbing					
(2) Windows		(8) Basement		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,455 1,018					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Porches					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well, 50 Feet			WCP (1 Story)		32 2,310 1,617			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Built-Ins			Deck		348 5,867 4,107			
(3) Roof		(11) Heating/Cooling		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		648 23,905 16,733			
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Electric			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		2 1,078 755				
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Door Opener		2 1,078 755			
Chimney: Block		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		1 1,473 1,031			
		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer		1 1,473 1,031			
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet		1 2,648 1,854			
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins		1 2,727 1,909			
		Year Built: 1984		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.		1 2,727 1,909			
		Car Capacity:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		1 6,420 4,494			
		Class: C		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			Exterior 1 Story		1 6,420 4,494			
		Exterior: Siding		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			Local Cost Items		1 0 0			
		Brick Ven.: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			SANITARY SEWER		1 0 0			
		Stone Ven.: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		Totals: 232,769 162,943			
		Common Wall: Detache		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 (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:		260,709			
		Foundation: 18 Inch		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								
		Finished?:		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								
		Auto. Doors: 2		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								
		Mech. Doors: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		Area: 648		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								
		% Good: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		Storage Area: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		No Conc. Floor: 0		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		Bsmnt Garage:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		Carport Area:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
		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								

\*\*\* 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.
MOSSNER ROY W & BARBARA	LITTLETON ULAY W & KELLY	325,000	09/21/2020	WD	03-ARM'S LENGTH	2020-02901	PROPERTY TRANSFER	100.0
MOSSNER ROY W & BARBARA	MOSSNER ROY W & BARBARA	0	11/08/2016	QC	09-FAMILY	2016-03736	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7459 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	11/16/2022	2022-0834	100%
	P.R.E. 0%		Addition	08/18/2006	20060269	100%

Owner's Name/Address	MAP #:	2025 Est TCV	511,261 TCV/TFA:	317.95
LITTLETON ULAY W & KELLY L 1 EAST DESERT SKY UNIT 6 ORO VALLEY AZ 85737				

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 5 TOM'S BAY.	X Improved	
Comments/Influences	Vacant	
BUILT SEAWALL..EXTENDED FF		



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* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A	67'	@	4000/FF	62.60	174.00	0.9853	0.9524	4000	100	234,973
69 Actual Front Feet, 0.24 Total Acres										Total Est. Land Value = 234,973
Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value				
X	Sewer	D/W/P: 3.5 Concrete	6.49	15	50	48				
X	Electric	D/W/P: 4in Ren. Conc.	8.06	993	50	4,002				
X	Gas					4,050				
Total Estimated Land Improvements True Cash Value =							4,050			
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
2025	117,500	138,100	255,600			188,046C				
2024	117,100	128,000	245,100			182,392C				
2023	75,200	110,100	185,300			161,612C				
2022	62,900	99,200	162,100			153,917C				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type WCP (1 Story) 90 Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 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																																																																																														
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Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																										
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(2) Windows		(7) Excavation			No. of Elec. Outlets																																																																																														
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																																																																																										
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Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1320 SF Floor Area = 1608 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>1,152</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>168</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>206,753</td> <td>134,398</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1,455</td> <td>946</td> </tr> <tr> <td>Porches</td> <td>4,580</td> <td>2,977</td> </tr> <tr> <td>WCP (1 Story)</td> <td>7,709</td> <td>5,011</td> </tr> <tr> <td>Deck</td> <td>2,389</td> <td>1,553</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> </tr> <tr> <td>Garages</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>624</td> <td>25,846</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,324</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,078</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> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,727</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,420</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	1,152			1 Story	Siding	Slab	168			Total:				206,753	134,398	Average Fixture(s)	Cost	Depr. Cost	3 Fixture Bath	1,455	946	Porches	4,580	2,977	WCP (1 Story)	7,709	5,011	Deck	2,389	1,553	Treated Wood			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	624	25,846	Common Wall: 1/2 Wall	1	-1,324	Door Opener	2	1,078	Water/Sewer			Public Sewer	1	1,473	Water Well, 50 Feet	1	2,648	Built-Ins			Appliance Allow.	1	2,727	Fireplaces			Exterior 1 Story	1	6,420	Local Cost Items			E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
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<<<<< 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.
TIEMAN JAMES & LYNN	TIEMAN JAMES R & LYNN L T	0	07/07/2022	QC	09-FAMILY	2022-02270	PROPERTY TRANSFER	0.0
		117,000	09/01/1996	WD	03-ARM'S LENGTH	307:67	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7449 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		New House	09/09/2004	20040349	Complete

Owner's Name/Address	MAP #:
TIEMAN JAMES R & LYNN L TRUST 292 STON GLEN COURT SALINE MI 48176	2025 Est TCV 682,662 TCV/TFA: 292.86

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 6 TOM'S BAY.	Dirt Road	A 67' @ 4000/FF	60.10	143.00	0.9994	0.8892	4000	100		213,643

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

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	7.48	300	50	1,122

Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 2500	2,500.00	1	100	2,500

Topography of Site		Total Estimated Land Improvements True Cash Value =	
		3,622	

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	106,800	234,500	341,300			222,758C
2024	108,100	217,200	325,300			216,061C
2023	68,000	220,200	288,200			205,773C
2022	60,300	206,200	266,500			195,975C

Who When What

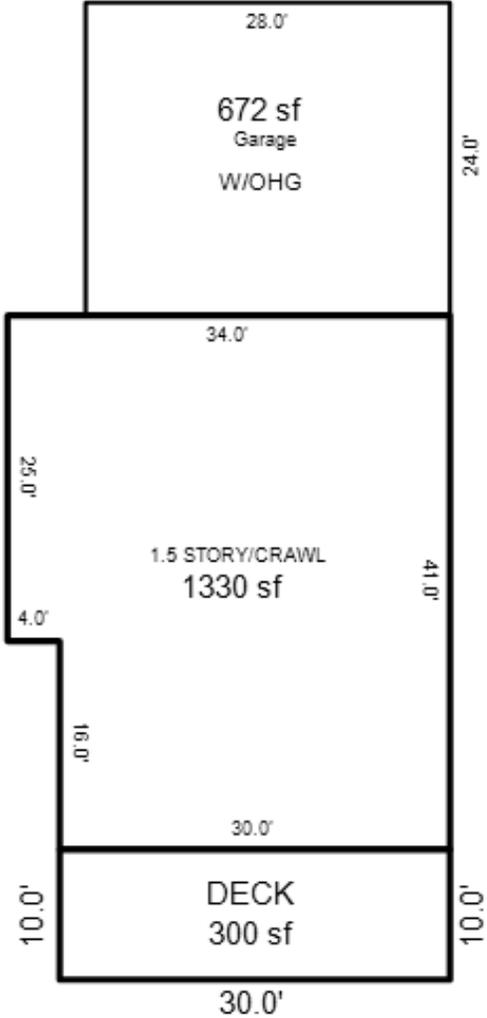
TPC 04/30/2022	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 03/03/2012	INSPECTED	

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: BC Effec. Age: 20 Floor Area: 2,331 Total Base New : 363,592 Total Depr Cost: 290,873 Estimated T.C.V: 465,397		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1330 SF Floor Area = 2331 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls BC		Blt 2004				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets		1.5 Story		Siding	Crawl Space	1,330				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story	Siding	Overhang	336					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Other Additions/Adjustments		Total:		304,472	243,577			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing		Plumbing		Average Fixture(s)		1	2,142	1,714		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many			X	Ave.	Few	Deck		Treated Wood	300	5,640	4,512		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1330 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Finished)				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		Public Water		Base Cost		672	41,778	33,422		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Public Sewer		Common Wall: 1 Wall		1	-3,073	-2,458		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Water Well		Door Opener		1	673	538		
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1		1000 Gal Septic		Water/Sewer		Public Sewer		1	1,886	1,509	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1		2000 Gal Septic		Water Well, 100 Feet		1	6,156	4,925		
Chimney:											Built-Ins		Appliance Allow.		1	3,918	3,134
											Local Cost Items		SANITARY SEWER		1	0	0
											Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:		465,397		*
											Totals:		363,592	290,873			

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



28.0'

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		125,000	03/01/1998	WD	33-TO BE DETERMINED	317:799	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7439 W WHITE BIRCH CT		School: LAKE CITY AREA SCHOOL DIST		Replacement		06/17/2024		PM24-0080	100%		
Owner's Name/Address		P.R.E. 0%		Addition		08/22/2003		20030311	Complete		
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642		MAP #:		2025 Est TCV 700,010 TCV/TFA: 229.06							
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
. LOT 7 & W 15 FT OF LOT 8 TOM'S BAY.		X		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 67' @ 4000/FF 72.19 104.14 0.8774 0.7958 4000 100 LOT 7 201,626 C 67' @ 4000/FF 15.00 45.32 0.8774 0.5948 4000 25 W 15 F OF LOT8 7,827 93 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 209,453					
Comments/Influences		X		Dirt Road		Land Improvement Cost Estimates					
		X		Gravel Road		Description Rate Size % Good Cash Value					
		X		Paved Road		D/W/P: 3.5 Concrete 6.49 640 71 2,949					
		X		Storm Sewer		Total Estimated Land Improvements True Cash Value = 2,949					
		X		Sidewalk							
		X		Water							
		X		Sewer							
		X		Electric							
		X		Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
				Level							
				Rolling							
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
				Pond							
				Waterfront							
				Ravine							
				Wetland							
				Flood Plain							
				Year							
				Land Value							
				Building Value							
				Assessed Value							
				Board of Review							
				Tribunal/Other							
				Taxable Value							
		Who		When		What					
				2025		104,700		245,300		350,000	
				2024		113,100		227,200		340,300	
				2023		68,500		243,200		311,700	
				2022		66,700		219,100		285,800	
				2025		104,700		245,300		350,000	
				2024		113,100		227,200		340,300	
				2023		68,500		243,200		311,700	
				2022		66,700		219,100		285,800	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 448 16	Type CCP (1 Story) CPP			Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 71 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 2S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 3,056 Total Base New : 408,197 Total Depr Cost: 304,755 Estimated T.C.V: 487,608			E.C.F. X 1.600			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 2003	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1600 SF Floor Area = 3056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1973		
Condition: Average		Size of Closets		X			(12) Electric 0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few			Plumbing			2 Story Siding Crawl Space 1,456			1 Story Siding Crawl Space 144		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Average Fixture(s) 1 1,455 1,091			2 Fixture Bath 1 3,064 2,298		
(1) Exterior		(6) Ceilings		X			Drywall			Plumbing			Porches			CCP (1 Story) 448 10,806 8,104		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Garages			CPP 16 441 331			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 336 17,163 12,186 *		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Public Sewer 1 1,473 1,105			Water Well, 50 Feet 1 2,648 1,986		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,727 2,045			Fireplaces		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Interior 1 Story 1 5,262 3,946			Local Cost Items			SANITARY SEWER 1 0 0 *		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Asphalt Shingle			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 487,608			Totals:			408,197 304,755					
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick															

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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVID DANIEL D & DIANE H	DAVID FAMILY TRUST	1	11/29/2018	WD	09-FAMILY	2018-04071	PROPERTY TRANSFER	0.0
		87,000	08/01/1996	WD	33-TO BE DETERMINED	307:541	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7409 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/25/2022	2022-0309	100%

Owner's Name/Address	MAP #:
DAVID FAMILY TRUST 2529 VARSITY LANE HOLT MI 48842	2025 Est TCV 265,631 TCV/TFA: 217.02

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 9 TOM'S BAY.	X Improved	* Factors * 60X124
Comments/Influences	X Vacant	Description Frontage Depth Front Depth Rate %Adj. Reason Value
BK LOT ECF	X	G 67' @ 1500/ 60.67 124.00 1.0251 0.9940 1500 100 92,731
		60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 92,731

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	6.49	329	50	1,067
X Electric	D/W/P: 4in Ren. Conc.	8.06	942	50	3,796
X Gas	Wood Frame	23.90	240	50	2,868
	Total Estimated Land Improvements True Cash Value =				7,731

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



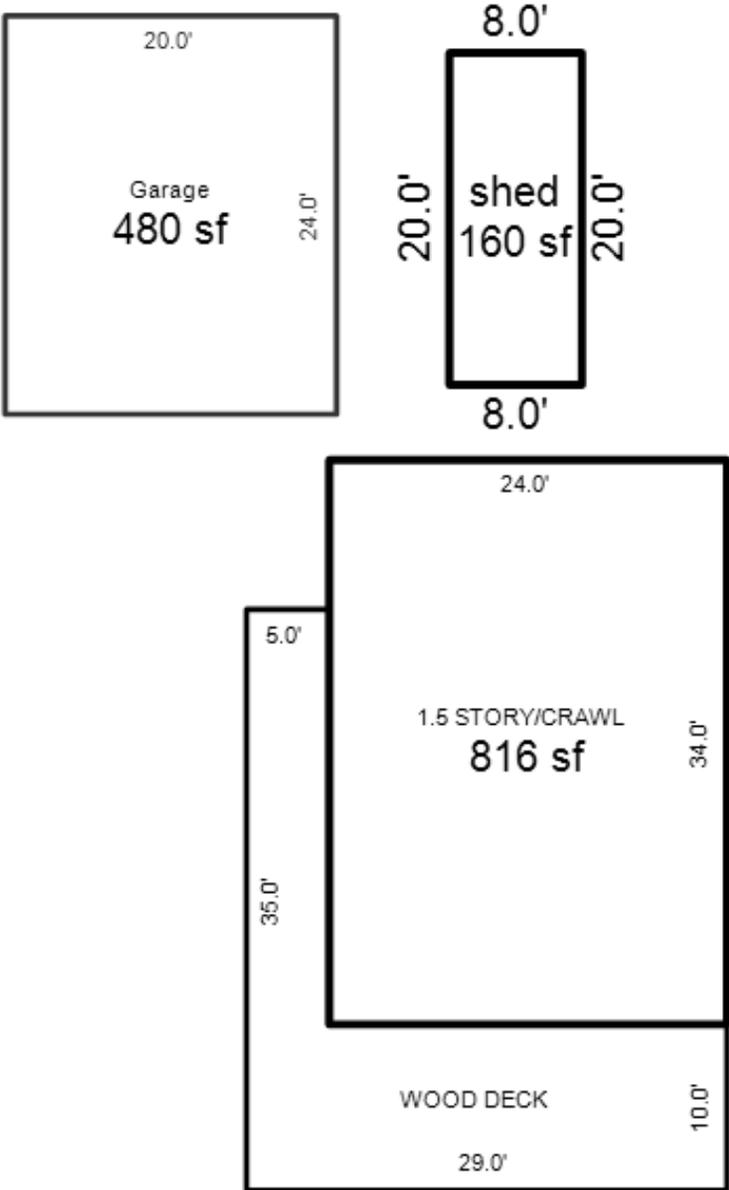
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	46,400	86,400	132,800			57,901C
2024	24,700	74,800	99,500			56,161C
2023	24,700	65,300	90,000			53,487C
2022	5,000	59,800	64,800			50,940C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 415	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 35 Floor Area: 1,224 Total Base New : 195,477 Total Depr Cost: 127,053 Estimated T.C.V: 165,169				Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1975				
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Base New : 195,477 Total Depr Cost: 127,053 Estimated T.C.V: 165,169			E.C.F. X 1.300				
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 816 SF Floor Area = 1224 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
	Basement 1st Floor 2 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1.5 Story Siding Crawl Space		816 Total: 150,252 97,657				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing				
(2) Windows		Many Avg.	X	Large Avg.		Small	(14) Water/Sewer			Deck		Treated Wood		415 6,590 4,283		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 480 19,358 12,583		
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Water/Sewer		Public Sewer		1 1,473 957		
X	Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Built-Ins		Appliance Allow.		1 2,727 1,773		
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			Fireplaces		Exterior 2 Story		1 7,910 5,141	
X	Asphalt Shingle	(10) Floor Support		Chimney: Brick			Lump Sum Items:			Local Cost Items		SANITARY SEWER		1 0 0		
Notes:		Chimney: Brick		Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		165,169		
Totals:												195,477	127,053			

\*\*\* 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.
LEMON SUSAN	SIMMONDS JULIE	110,000	08/29/2014	WD	03-ARM'S LENGTH	2014-03026	PROPERTY TRANSFER	100.0
HANKINS & BEASON & STANG	LEMON SUSAN	1	07/17/2014	QC	21-NOT USED/OTHER	2014-03025	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7419 W WHITE BIRCH CT	School: LAKE CITY AREA SCHOOL DIST		New House	11/06/2014	2014-0512	100%

Owner's Name/Address	MAP #:
SIMMONDS JULIE PO BOX 335 LAKE CITY MI 49651	2025 Est TCV 708,787 TCV/TFA: 351.93

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 10 TOM'S BAY.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	60.00	194.57	1.0000	0.9904	4000	100		237,698	
X	Gravel Road	60 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	237,698

Comments/Influences	Land Improvement Cost Estimates
X	Description

	Description	Rate	Size	% Good	Cash Value
X	Water	8.06	1092	0	0
X	Sewer	6.49	229	0	0
X	Electric	Residential Local Cost Land Improvements			
X	Gas	Description			
	Curb	2,500.00	1	95	2,375
	Street Lights	Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site
X

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

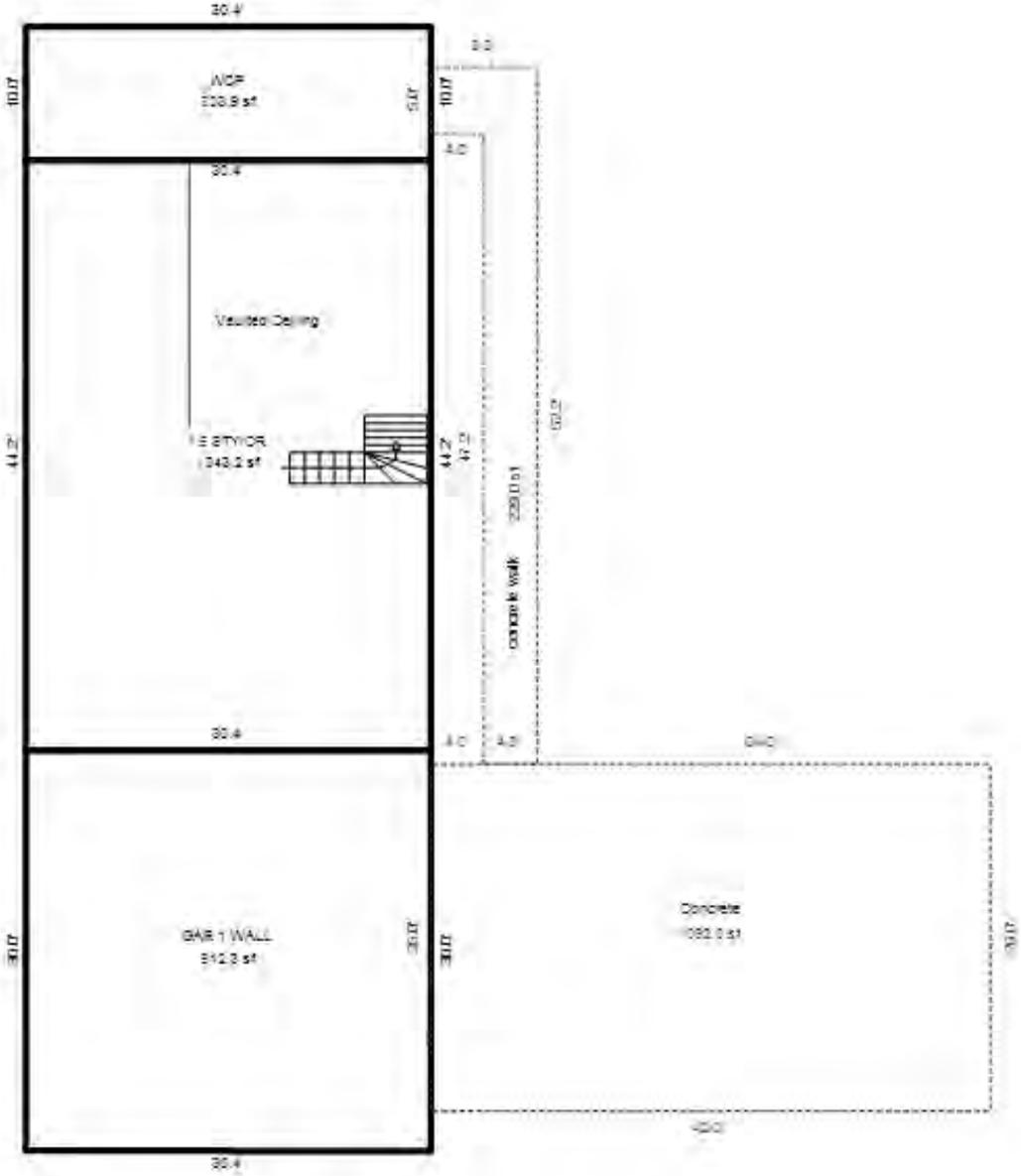
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	118,800	235,600	354,400			224,440C
2024	116,700	218,100	334,800			217,692C
2023	70,500	214,900	285,400			207,326C
2022	57,000	193,700	250,700			197,454C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 303	Type WCP (1 Story)	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: 1 Mech. Doors: 0 Area: 912 % Good: 0 Storage Area: 456 No Conc. Floor: 0	303	WCP (1 Story)	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	X	
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1343 SF Floor Area = 2014 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Cls C 5 Blt 2017								
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
A-Frame		Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			1.5 Story Siding Crawl Space 1,343			Total: 240,887 224,014					
Wood Frame		Ex Ord Min		Central Air Wood Furnace			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,455 1,353 3 Fixture Bath 1 4,580 4,259 2 Fixture Bath 1 3,064 2,850			Porches WCP (1 Story) 303 9,790 9,105					
Building Style: 1.5S		Size of Closets Lg Ord Small		(12) Electric 0 Amps Service			(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 912 41,241 38,354 Storage Over Garage 456 6,174 5,742 Common Wall: 1 Wall 1 -2,647 -2,462 Door Opener 1 539 501			Water/Sewer Public Sewer 1 1,473 1,370 Water Well, 100 Feet 1 5,725 5,324					
Yr Built 2017		Remodeled 0		No. of Elec. Outlets Many Ave. Few			Built-Ins Appliance Allow. 1 2,727 2,536			Totals: 315,008 292,946			Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 468,714					
Condition: Average		Lump Sum Items:		(10) Floor Support														
Room List		Doors Solid H.C.		(5) Floors														
Basement 1st Floor 2nd Floor 4 Bedrooms		(6) Ceilings		Kitchen: Other: Other:														
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1343 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
Insulation		(9) Basement Finish																
(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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
Gable Hip Flat		Gambrel Mansard Shed																
Asphalt Shingle		(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAZIER STACY T & TRACI D	SCHAFFER RICHARD & SHAWN	600,000	03/31/2023	WD	03-ARM'S LENGTH	2023-00789	PROPERTY TRANSFER	100.0
HALL GREGORY L & JOY L	BRAZIER STACY T & TRACI D	280,000	08/06/2013	WD	03-ARM'S LENGTH	2013-02666 WD	DEED	100.0
ALBERTS RONALD & CINDY TR	HALL GREGORY L & JOY L	210,000	11/24/2004	WD	03-ARM'S LENGTH	04-0/4806	DEED	100.0
		165,000	07/01/2000	WD	33-TO BE DETERMINED	338:508	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7399 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Construction (new)	06/24/2024	PE24-0100	100%
	P.R.E. 0%		Construction (new)	06/24/2024	PM24-0086	100%
Owner's Name/Address	MAP #:		Garage	12/18/2023	2023-0273	100%
SCHAFFER RICHARD & SHAWN 5720 MCCUE RD HOLT MI 48842	2025 Est TCV 686,010 TCV/TFA: 349.29		Deck/Porch	04/14/2009	20090106	Complete

X Improved		Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
Dirt Road	58.67	231.00	1.0079	1.0517	4000 100	248,755	
Gravel Road	58 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	248,755

X Sewer		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	30.45	100	50	1,522	
D/W/P: 4in Ren. Conc.	8.06	2474	50	9,970	
Total Estimated Land Improvements True Cash Value =					11,492

X Gas		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	30.45	100	50	1,522	
D/W/P: 4in Ren. Conc.	8.06	2474	50	9,970	
Total Estimated Land Improvements True Cash Value =					11,492

X Electric		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	30.45	100	50	1,522	
D/W/P: 4in Ren. Conc.	8.06	2474	50	9,970	
Total Estimated Land Improvements True Cash Value =					11,492

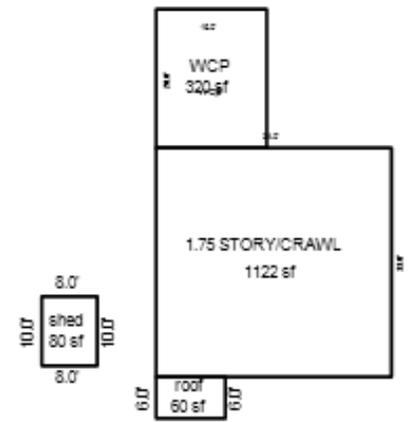
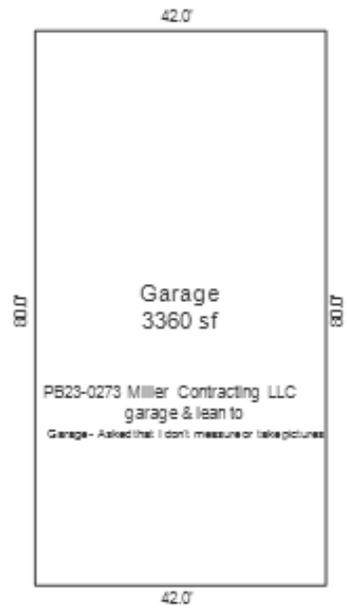
X Curb		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
Fencing: Wd, Solid, 6 ft.	30.45	100	50	1,522	
D/W/P: 4in Ren. Conc.	8.06	2474	50	9,970	
Total Estimated Land Improvements True Cash Value =					11,492

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	124,400	218,600	343,000			321,281C
2024	105,600	129,300	234,900			234,900S
2023	54,800	136,800	191,600			135,839C
2022	44,300	125,900	170,200			129,371C

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





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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough 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 1284	Type Roof Cover Onl	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: 3360 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior
Wood Frame		Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts 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 : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:		
Building Style: GRG		Trim & Decoration			X No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets			No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	H.C.	Central Air Wood Furnace			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Insulation		No. of Elec. Outlets			Ex. Ord. Min			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		Many Ave. Few			Many Ave. Few			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Many Avg. Few		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			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		(8) Basement			(14) Water/Sewer			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Asphalt Shingle		(9) Basement Finish			Lump Sum Items:			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Chimney:		(10) Floor Support			Lump Sum Items:			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:			
Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 95,069 Total Depr Cost: 94,119 Estimated T.C.V: 150,590		E.C.F. X 1.600		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.
CRAWFORD DANIEL A & PATRI	CHERNIK LARRY	225,000	06/08/2004	WD	20-MULTI PARCEL SALE REF	04-0/2792	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CHERNIK LARRY 5671 S 13 MILE RD FALMOUTH MI 49632	MAP #:					
		2025 Est TCV 188,415				

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			B 67' @ 4000/FF	53.47	124.09	1.0412	0.8462	4000 100	188,415
			50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	188,415

Tax Description  
N'LY 40 FT OF LOT 13. TOM'S BAY.  
Comments/Influences  
2008 REMOVE SIZE ADJ FOR 05..CALC IS BY FF

- 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
- X Waterfront
- Ravine
- Wetland
- Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	94,200	0	94,200			31,094C
2024	84,400	0	84,400			30,160C
2023	34,200	0	34,200			28,724C
2022	33,900	0	33,900			27,357C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 471	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 1,513 Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1975	Remodeled 2011	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		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 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1319 SF Floor Area = 1513 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas			Cls C 5 Blt 1975			
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.		Min	No. of Elec. Outlets			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600	
	Insulation	X	Drywall	(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1319 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
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			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
X	Storms & Screens	(10) Floor Support		Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Total Base New : 218,207 Total Depr Cost: 163,642 Estimated T.C.V: 261,827		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	

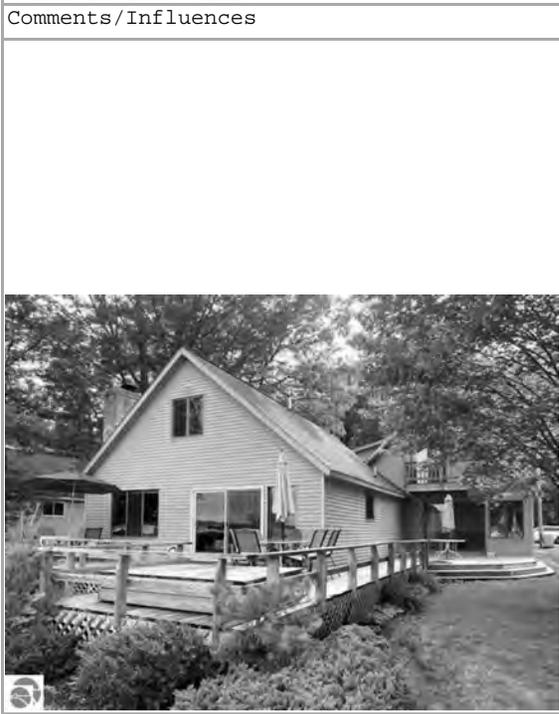
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAMAN FREDERICK III ETAL	COLLETT ROBERT & CYNTHIA	510,000	08/20/2021	WD	03-ARM'S LENGTH	2021-02938	PROPERTY TRANSFER	100.0
BRAMAN PAUL THOMAS ESTATE	BRAMAN LA LITA (SPOUSE OF	0	08/07/2006	QC	21-NOT USED/OTHER	2007/369	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7359 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COLLETT ROBERT & CYNTHIA 6969 TORREY ST ARVADA CO 80007	MAP #:					
	2025 Est TCV 506,622 TCV/TFA: 208.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
			* Factors *								
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. LOT 15 TOM'S BAY.	X		Dirt Road	67'	4000/FF	60.00	117.00	1.0000	0.8289	4000 100	198,937
	X		Gravel Road	60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 198,937							
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



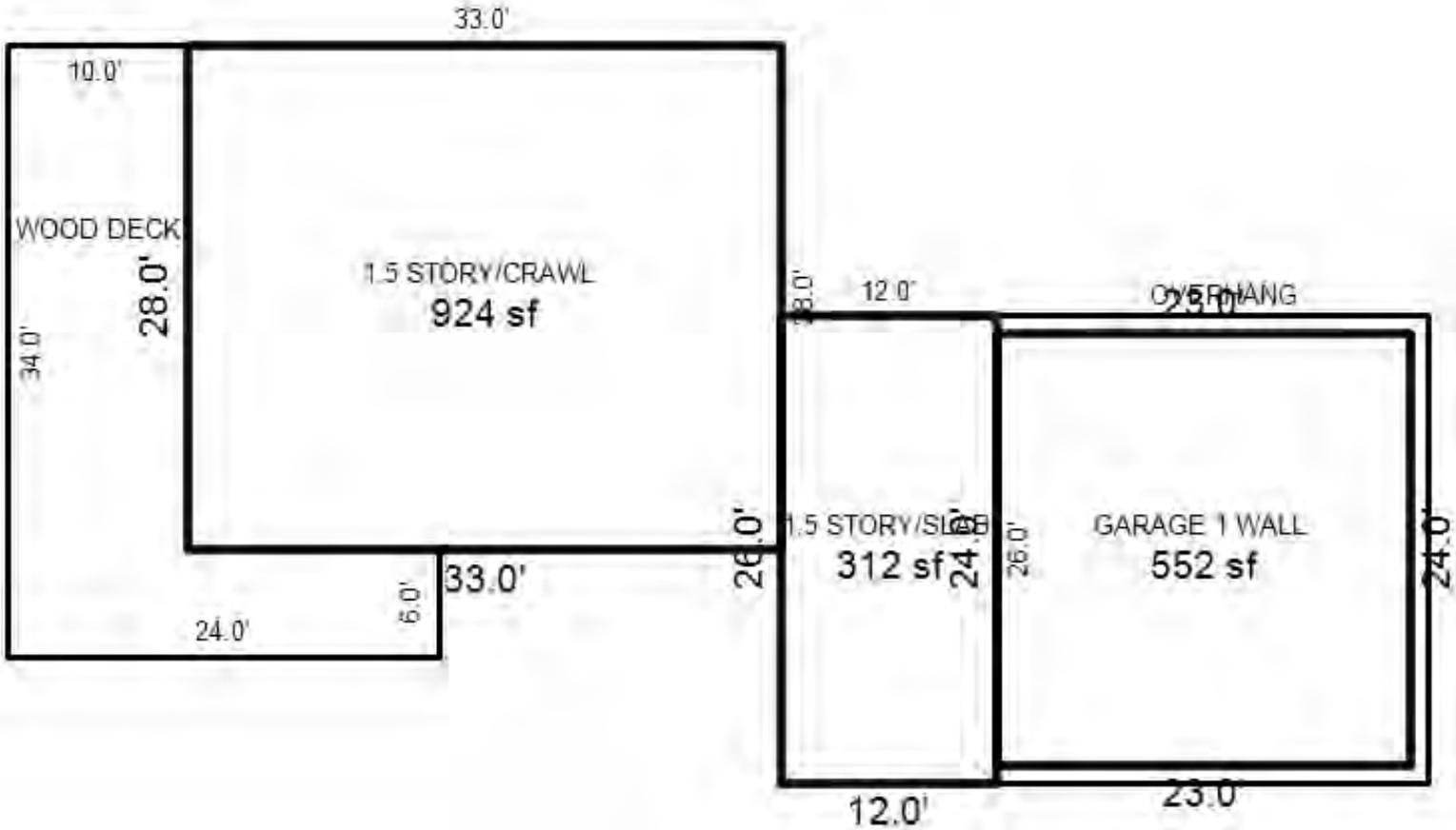
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	99,500	153,800	253,300			190,279C
Rolling							
Low							
X High	2024	90,600	142,500	233,100			184,558C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	45,400	135,900	181,300			175,770C
Ravine							
Wetland							
Flood Plain	2022	45,000	122,400	167,400			167,400S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 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: 0 Area: 572 % Good: 56 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			1						
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 2,426 Total Base New : 308,936 Total Depr Cost: 192,303 Estimated T.C.V: 307,685		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1976	Remodeled 1992	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1976		
Condition: Average		Lg	Ord	Small	0 Amps Service			(11) Heating System: Forced Air w/ Ducts							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Ground Area = 1236 SF Floor Area = 2426 SF.							
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(8) Basement		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			1.5 Story Siding Crawl Space 924 1.5 Story Siding Slab 312 1 Story Siding Overhang 572			Total: 255,185 158,917					
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 924 S.F. Slab: 312 S.F. Height to Joists: 0.0		(9) Basement Finish			Other Additions/Adjustments								
X	Wood Sash Metal Sash Vinyl Sash 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			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Deck								
Chimney: Brick							Treated Wood								
							Garages								
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost								
							Common Wall: 1 Wall								
							Water/Sewer								
							Public Sewer								
							Water Well, 50 Feet								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Exterior 2 Story								
							Local Cost Items								
							SANITARY SEWER								
							Totals:			308,936		192,303			
<<<<< 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.
FU HAI PI & JEONG WHA	BONDY WILLIAM B & DENISE	450,000	08/16/2024	WD	03-ARM'S LENGTH	2024-02034	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7349 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BONDY WILLIAM B & DENISE E 9905 LONESOME OAK DR CARLETON MI 48117	2025 Est TCV 405,560 TCV/TFA: 375.52					

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			
. LOT 16 TOM'S BAY.	X		Dirt Road	67'	4000/FF	60.00	116.58	1.0000	0.8279	4000	100	198,687
Comments/Influences			Gravel Road	60 Actual Front Feet,	0.16 Total Acres							198,687

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.49	160	71	737
			Total Estimated Land Improvements True Cash Value =				737

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 3.5 Concrete	6.49	160	71	737
			Total Estimated Land Improvements True Cash Value =				737



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

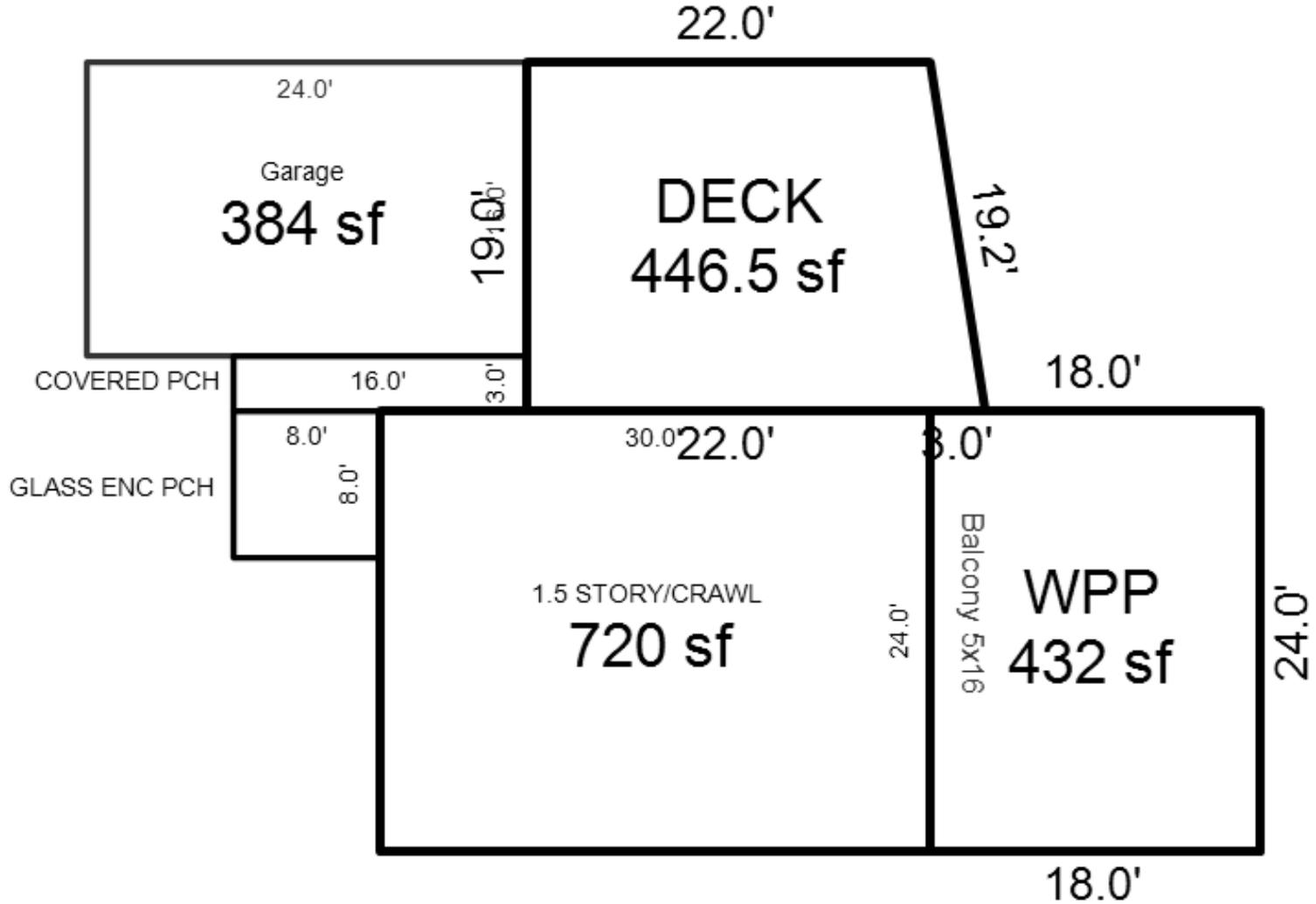
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	99,300	103,500	202,800			202,800S
2024	90,600	87,400	178,000			80,757C
2023	45,400	83,400	128,800			76,912C
2022	45,000	75,100	120,100			73,250C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						64 CGEP (1 Story) 48 CCP (1 Story) 432 WPP 446 Treated Wood 80 Wood Balcony						
Building Style: 1.5S		Drywall Paneled	X	Plaster Wood T&G	Central Air Wood Furnace												
Yr Built 1970		Remodeled 2005	Ex	X	Ord	Min	(12) Electric										
Condition: Average		Size of Closets			Lg	X	Ord	Small	0 Amps Service								
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 184,050 Total Depr Cost: 128,835 Estimated T.C.V: 206,136							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			E.C.F. X 1.600							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C Blt 1970							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.	Few	Building Areas							
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space Total: 131,833 92,282							
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Plumbing							
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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							
(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			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 16,616 11,631							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Sewer 1 1,473 1,031 Water Well, 50 Feet 1 2,648 1,854							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. 1 2,727 1,909							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			SANITARY SEWER 1 0 0							
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum 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.
DANN PETER M & DEBBIE L	DANN PETER M & DEBBIE L	0	03/02/2021	WD	15-LADY BIRD	2021-00791	PROPERTY TRANSFER	0.0
LARSON KERRY	DANN PETER M & DEBBIE L	490,000	10/01/2020	WD	03-ARM'S LENGTH	2020-02919	PROPERTY TRANSFER	100.0
LARSON HEATHER	LARSON KERRY	1	05/30/2014	QC	06-COURT JUDGEMENT	2014-02005 QD	DEED	0.0
		135,000	06/01/1999	WD	33-TO BE DETERMINED	03-0:6186	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7339 W WHITE BIRCH AVE			Addition	04/20/2010	20100144	100%
	P.R.E. 0%		Deck/Porch	09/12/2006	20060297	Complete

Owner's Name/Address	MAP #:	2025 Est TCV 558,858 TCV/TFA: 232.86
DANN PETER M & DEBBIE L 2540 ATWATER HILLS DR NE GRAND RAPIDS MI 49525		

Tax Description	Public Improvements	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 17 TOM'S BAY.	X Improved	
Comments/Influences	Vacant	
ADD AC FOR 07 AS 1400 ADJ.		
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		B 67' @ 4000/FF 60.00 116.24 1.0000 0.8270 4000 100 198,481
		60 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 198,481
		Land Improvement Cost Estimates
		Description Rate Size % Good Cash Value
		Dock: Light posts 42.32 192 0 0
		D/W/P: 4in Concrete 6.87 160 0 0
		Residential Local Cost Land Improvements
		Description Rate Size % Good Cash Value
		LAND IMPROVE 1000 1,000.00 1 95 950
		BOAT LIFT 500.00 1 0 0
		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	99,200	180,200	279,400			201,254C
X Rolling	2024	90,500	166,800	257,300			195,203C
X Low	2023	45,300	159,200	204,500			185,908C
X High	2022	45,000	143,500	188,500			177,056C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



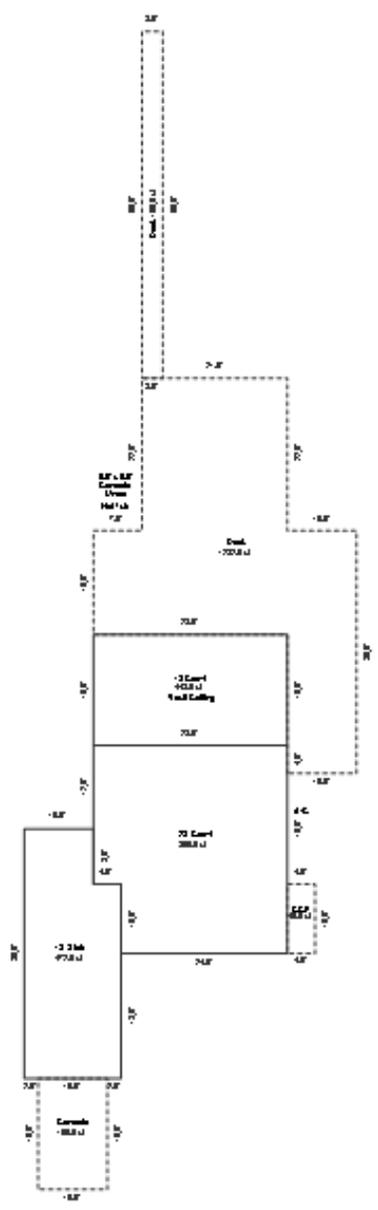
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Who	When	What	2025	2024	2023	2022
JWV	05/05/2018	INSPECTED	99,200	90,500	45,300	45,000
TPC	12/27/2017	INSPECTED	99,200	90,500	45,300	45,000
TPC	10/26/2012	INSPECTED	99,200	90,500	45,300	45,000

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 40 150 1232	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1965		Remodeled 2010	Ex	X	Ord		Min									
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors	Lg	X	Ord		Small									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall		No. of Elec. Outlets											
(2) Windows			(7) Excavation			Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 472 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
X	Storms & Screens	(9) Basement Finish			(14) Water/Sewer											
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Brick																
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls C 10		Blt 1965				
(11) Heating System: Forced Heat & Cool										Ground Area = 1720 SF		Floor Area = 2400 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas						
Stories										Exterior		Foundation		Size		
1 Story										Siding		Crawl Space		448		
1.75 Story										Siding		Crawl Space		800		
1 Story										Siding		Slab		472		
1 Story										Siding		Overhang		80		
Total:										301,333		195,866				
Other Additions/Adjustments																
Plumbing										Average Fixture(s)		1		1,455 946		
3 Fixture Bath										2		9,159		5,953		
Porches										CCP (1 Story)		40		1,243 808		
Deck										Treated Wood		150		3,377 2,195		
Treated Wood										1232		15,770		10,250		
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		
Totals:										345,605		224,642				
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
7329 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/10/2007								
Owner's Name/Address		MAP #:		2025 Est TCV 414,368 TCV/TFA: 319.73								
SCOTT DOUGLAS J P O BOX 716 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements		* Factors *								
. LOT 18 TOM'S BAY.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		B 67' @ 4000/FF	60.00	116.00	1.0000	0.8264	4000	100		198,340
		Paved Road		60 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		198,340		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 4in Ren. Conc.	8.06	700	50	2,821				
		X	Sewer	Total Estimated Land Improvements True Cash Value =				2,821				
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	99,200	108,000	207,200		85,367C		
		TPC 04/30/2021 INSPECTED			2024	90,400	100,200	190,600		82,801C		
		TPC 12/27/2017 INSPECTED			2023	45,300	94,600	139,900		78,859C		
		TPC 10/26/2012 INSPECTED			2022	45,000	85,300	130,300		75,104C		

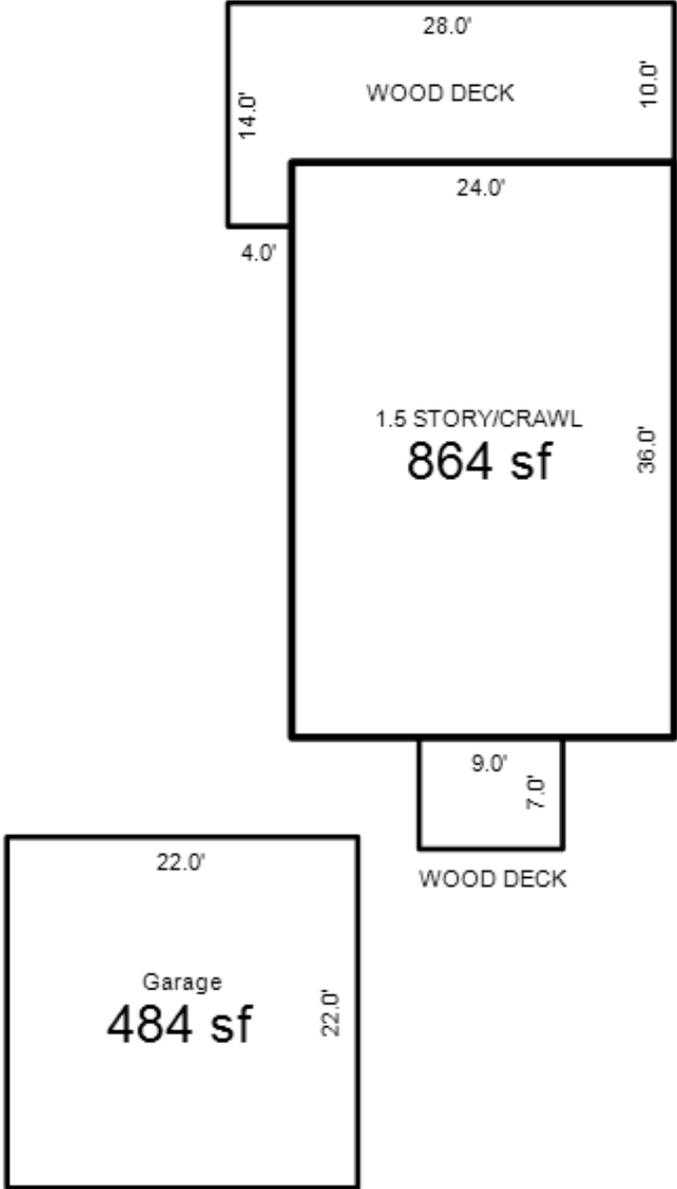


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 296 63	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: 1.5S	Drywall Paneled	Plaster Wood T&G											Trim & Decoration	
	Yr Built 1986	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		No./Qual. of Fixtures							
	(1) Exterior		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		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		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 864 Total: 149,830 106,379						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1 1,455 1,033 296 5,278 3,747 63 1,981 1,407 484 21,751 15,443 1 539 383 1 1,473 1,046 1 2,648 1,880 1 2,727 1,936 1 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		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv:		213,207			
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support		1		Lump Sum Items:							
	Chimney: Metal	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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.									
IMBESI DENNIS & HOEKWATER	TOTH ERIK & LINDSEY	510,000	08/03/2023	WD	03-ARM'S LENGTH	2023-02130	PROPERTY TRANSFER	100.0									
IMBESI DENNIS & HOEKWATER	IMBESI DENNIS & HOEKWATER	0	08/03/2023	QC	09-FAMILY	2023-02128	DEED	0.0									
HOEKWATER ELAINE & IMBESI	IMBESI DENNIS & HOEKWATER	0	09/29/2021	QC	09-FAMILY	2021-03249	PROPERTY TRANSFER	0.0									
ST ONGE WILLIAM E & KRIST	HOEKWATER ELAINE & IMBESI	365,000	09/01/2021	WD	03-ARM'S LENGTH	2021-02964	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
7319 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST															
Owner's Name/Address		P.R.E. 0%		MAP #:													
TOTH ERIK & LINDSEY 3540 12 MILE RD NE ROCKFORD MI 49341		2025 Est TCV 385,646 TCV/TFA: 408.09															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
. LOT 19 TOM'S BAY.		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 55.04 123.00 1.0306 0.8435 4000 100 191,416											
		X Sidewalk		Water		52 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 191,416											
		X Sewer		D/W/P: 3.5 Concrete		Land Improvement Cost Estimates											
		X Electric		Wood Frame		Description Rate Size % Good Cash Value											
		X Gas		Total Estimated Land Improvements True Cash Value = 5,224													
		Curb		Street Lights													
		Standard Utilities		Underground Utils.													
		Topography of Site															
		X Level		Rolling													
		X Low		High													
		X Landscaped		Swamp													
		X Wooded		Pond													
		X Waterfront		Ravine													
		X Wetland		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value					
Who		When		What		2025		95,700		97,100		192,800				181,559C	
TPC 12/27/2017 INSPECTED		2024		86,000		90,100		176,100						176,100S			
		2023		41,700		82,800		124,500						121,065C			
		2022		40,700		74,600		115,300						115,300S			

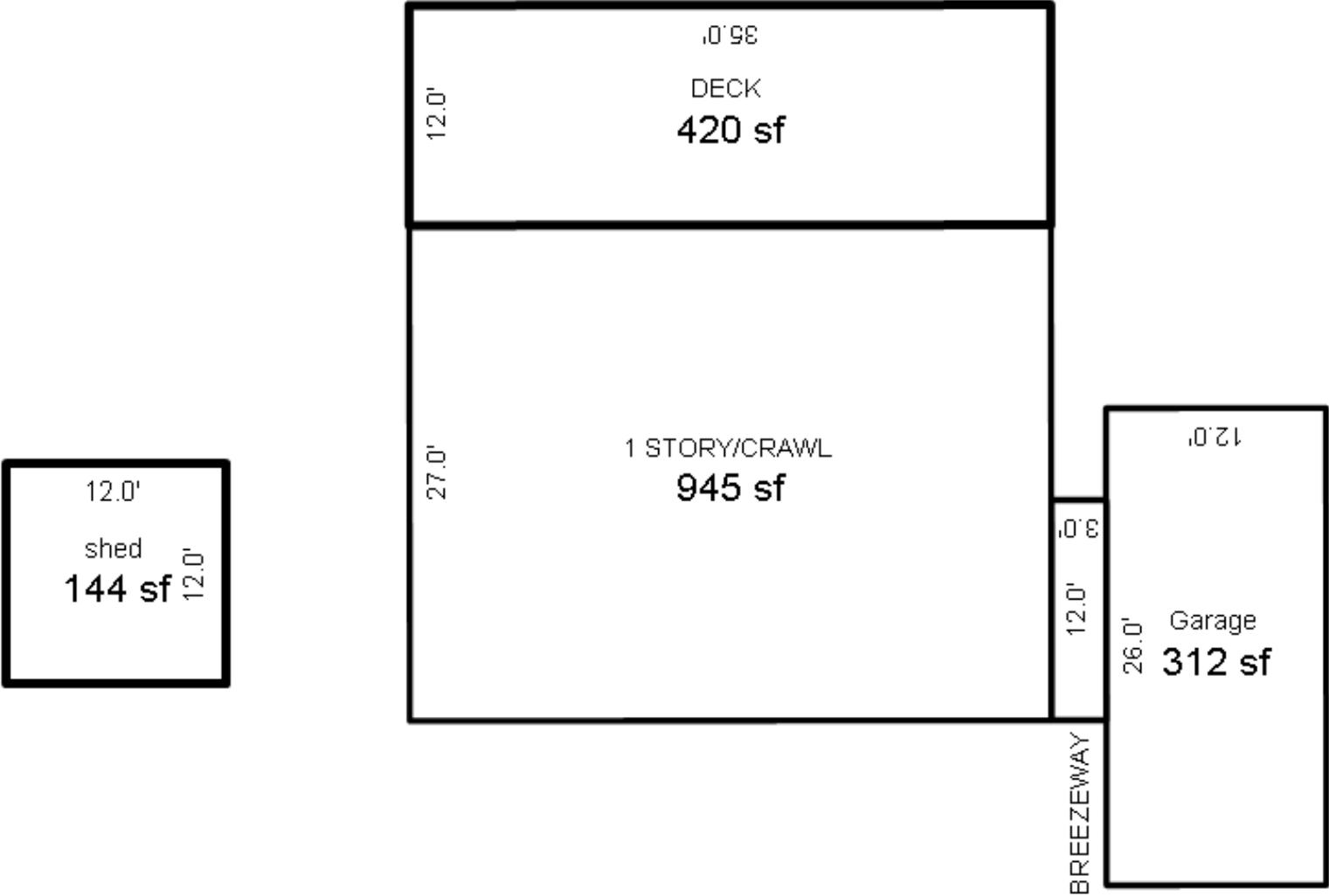


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 420	Type Treated Wood 36 Brzwy, FW	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: 0 Mech. Doors: 0 Area: 312 % 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: 29 Floor Area: 945 Total Base New : 166,380 Total Depr Cost: 118,129 Estimated T.C.V: 189,006		E.C.F. X 1.600		Bsmnt Garage:																			
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets																						
Yr Built 1972	Remodeled 2022		Ex	X	Ord		Min				Lg		X	Ord	Small																		
Condition: Average		Doors			Solid		H.C.																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing																		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 945 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
X	Many Avg. Few	X	Large Avg. Small	(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			(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		X	Gable Hip Flat	Gambrel Mansard Shed																													
X	Asphalt Shingle																																
Chimney: Brick																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 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>945</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>131,388</td> <td>93,285</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,033 Deck Treated Wood 420 6,640 4,714 Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 312 17,606 12,500 Water/Sewer Public Sewer 1 1,473 1,046 Water Well, 50 Feet 1 2,648 1,880 Built-Ins Appliance Allow. 1 2,727 1,936 Breezeways Frame Wall 36 2,443 1,735 Local Cost Items SANITARY SEWER 1 0 0 Totals: 166,380 118,129														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	945			Total:				131,388	93,285	Notes: ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 189,006	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Crawl Space	945																														
Total:				131,388	93,285																												

\*\*\* 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.
HURRELL DUANE E & SHIRLEY	SCHRAM CHARLES P & LINDA	240,000	09/18/2009	WD	03-ARM'S LENGTH	2009/3301	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7309 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
SCHRAM CHARLES P & LINDA C TRUST	P.R.E. 0%					
7309 W WHITE BIRCH AVE	MAP #:					
LAKE CITY MI 49651	2025 Est TCV 502,717 TCV/TFA: 387.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
				* Factors *								
. LOT 20 TOM'S BAY.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences	X			B 67' @ 4000/FF	61.67	139.16	0.9905	0.8808	4000	100	215,189	
MLS 20901558, 2009 DOM 127				60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			215,189

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	6.49	630 75	3,067	
	X	Sewer	Wood Frame	25.30	176 71	3,162	
	X	Electric	Total Estimated Land Improvements True Cash Value =				6,229
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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



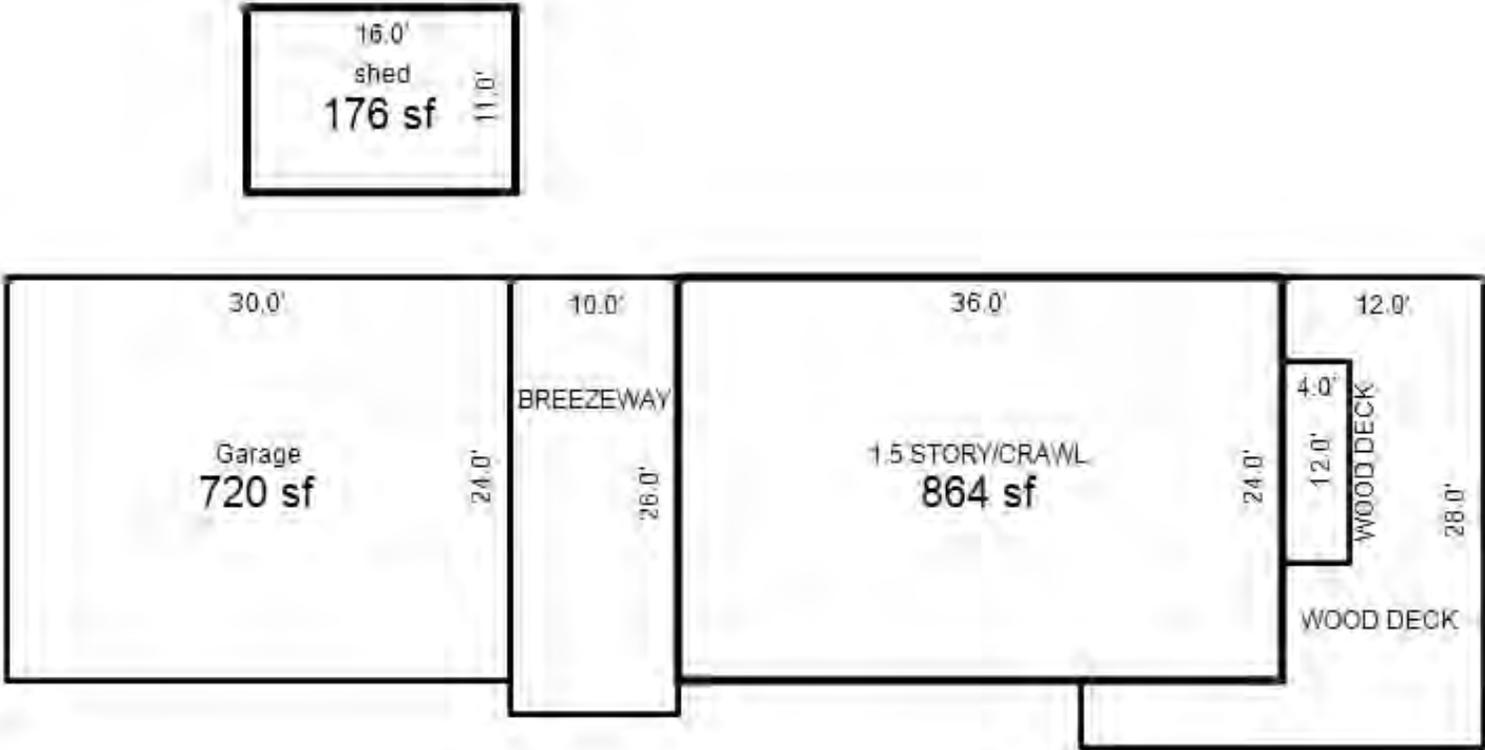
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Who	When	What	2025	107,600	143,800	251,400			135,150C
TPC 12/27/2017	INSPECTED		2024	96,600	133,400	230,000			131,087C
TPC 10/26/2012	INSPECTED		2023	47,800	127,200	175,000			124,845C
			2022	45,000	114,600	159,600			118,900C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 48 Treated Wood 384 Treated Wood 260 Brzwy, FW		Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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	Class: C +5 Effec. Age: 25 Floor Area: 1,296 Total Base New : 234,431 Total Depr Cost: 175,812 Estimated T.C.V: 281,299	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration		Bsmt Garage:		
Building Style: 1.5S		X Drywall	Plaster		Central Air Wood Furnace						(12) Electric			X 1.600	Cls C 5 Blt 1978
Yr Built Remodeled 1978 1986		X Paneled	Wood T&G		(12) Electric						0 Amps Service		X 1.600		
Condition: Average		Ex	X Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1978		No Conc. Floor: 0				
Room List		Lg	X Ord	Small	Ex. X Ord. Min		Ground Area = 864 SF Floor Area = 1296 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		1.5 Story Siding Crawl Space		864		Total: 157,328 117,985		Other Additions/Adjustments	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s)		1 1,455 1,091		2 6,129 4,597	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood 48 1,705 1,279 Treated Wood 384 6,263 4,697		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
X	Many Avg. Large Few X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost 720 28,613 21,460 Door Opener 1 539 404		Water/Sewer		Public Sewer 1 1,473 1,105 Water Well, 50 Feet 1 2,648 1,986	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Built-Ins		Appliance Allow. 1 2,727 2,045		Fireplaces		Exterior 2 Story 1 7,910 5,932	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Breezeways		Frame Wall 260 17,641 13,231		Local Cost Items		SANITARY SEWER 1 0 0	
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Water Well		260 17,641 13,231				<<<<< 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.
DZIK DAVID & LINDA	DZIK DAVID & LINDA TRUST	0	02/08/2022	QC	09-FAMILY	2024-01680	DEED	0.0
DULLOCK ROBERT J & CONSTA	DZIK DAVID C & LINDA	210,000	07/25/2019	WD	03-ARM'S LENGTH	2019-02307	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7299 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
DZIK DAVID & LINDA TRUST 6123 LEDWIN DR TROY MI 48098	2025 Est TCV 402,097 TCV/TFA: 300.97

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		B 67' @ 4000/FF	60.07	150.00	0.9996	0.9042	4000	100		217,184	
Gravel Road		60 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value =	217,184

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
Wood Frame	30.14	90	50	1,356
Total Estimated Land Improvements True Cash Value =				1,356

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



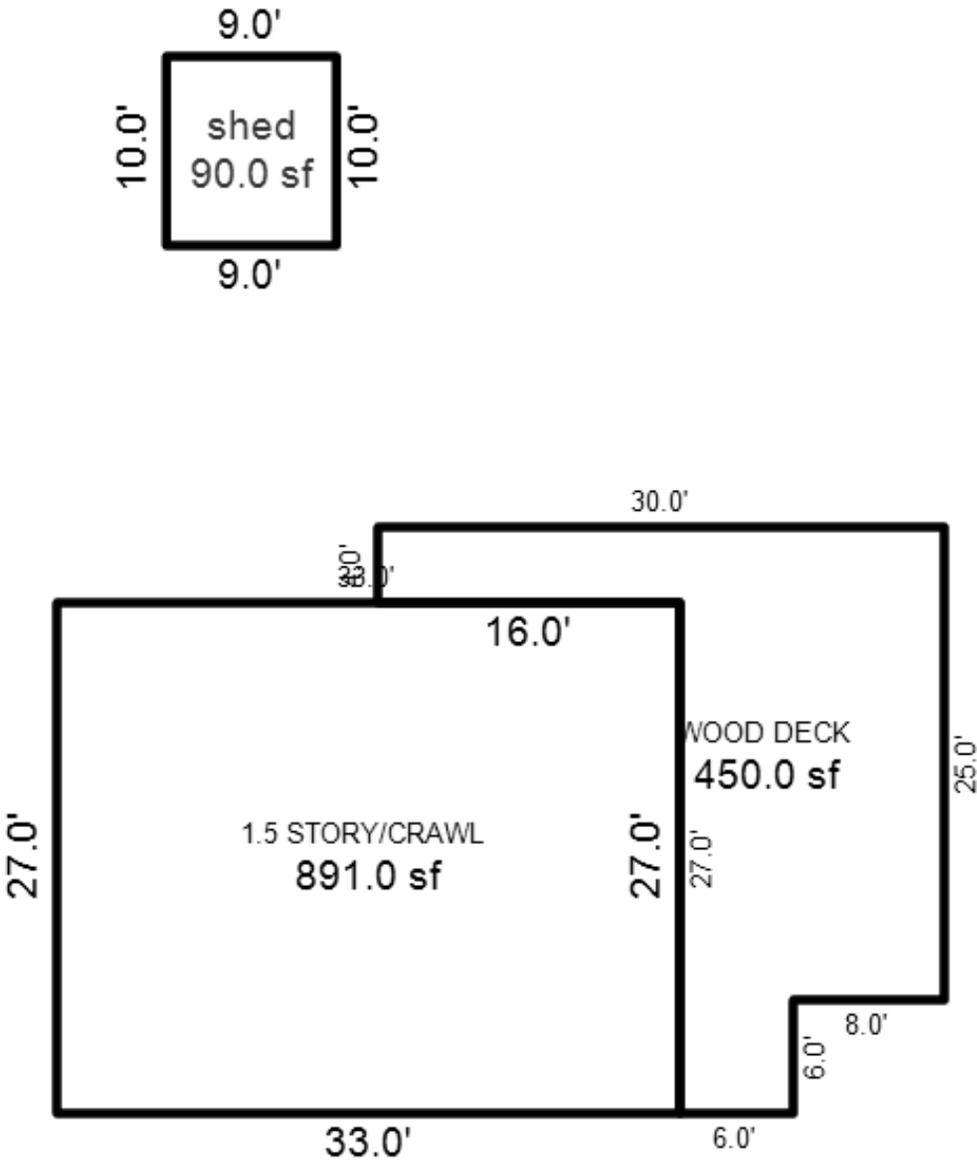
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/30/2022	INSPECTED	2025	108,600	92,400	201,000			123,585C
TPC	04/30/2021	INSPECTED	2024	96,500	85,700	182,200			119,870C
TPC	05/06/2019	INSPECTED	2023	48,900	81,700	130,600			114,162C
			2022	45,000	73,600	118,600			108,726C

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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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 450	Type Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1972		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors			Lg	X	Ord	Small								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 891 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls	C	Blt	1972			
(11) Heating System: Forced Heat & Cool																
Ground Area = 891 SF Floor Area = 1336 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story Siding Crawl Space										891						
Other Additions/Adjustments										Total:			159,966	103,977		
Plumbing										Average Fixture(s)	1		1,455	946		
Deck										Treated Wood	450		6,944	4,514		
Balcony										Wood Balcony	32		1,285	835		
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		
Notes:										Totals:			176,498	114,723		
										ECF (4082 LAKE MISSAUKEE NORTH SHORE )		1.600 =>	TCV:	183,557		

\*\*\* 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.
HOOGLAND FRANK & DEBRA TR	CAHILL CHARLES E & DUZEY	375,000	04/02/2018	WD	03-ARM'S LENGTH	2018-01003	PROPERTY TRANSFER	100.0
		187,500	07/01/1998	WD	33-TO BE DETERMINED	03-0:3367	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7289 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/05/2018					
	MAP #:					
	2025 Est TCV 663,185 TCV/TFA: 229.63					

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	
. LOT 22 TOM'S BAY.			B 67' @ 4000/FF	60.07	157.00	0.9996	0.9188	4000	100	220,679
			60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value =						220,679	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	Dock: Light posts	42.32	216 0	0	
	X	Sewer	D/W/P: 3.5 Concrete	6.49	138 0	0	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas	Description	Rate	Size % Good	Cash Value	
		Curb	LAND IMPROVE 2500	2,500.00	1 95	2,375	
		Street Lights	Total Estimated Land Improvements True Cash Value =				2,375
		Standard Utilities					
		Underground Utils.					

Topography of Site	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	110,300	221,300	331,600			223,476C
TPC 12/27/2017	INSPECTED		2024	97,600	204,900	302,500			216,757C
TPC 05/01/2017	INSPECTED		2023	49,600	195,600	245,200			206,436C
TPC 06/20/2016	INSPECTED		2022	45,000	176,300	221,300			196,606C

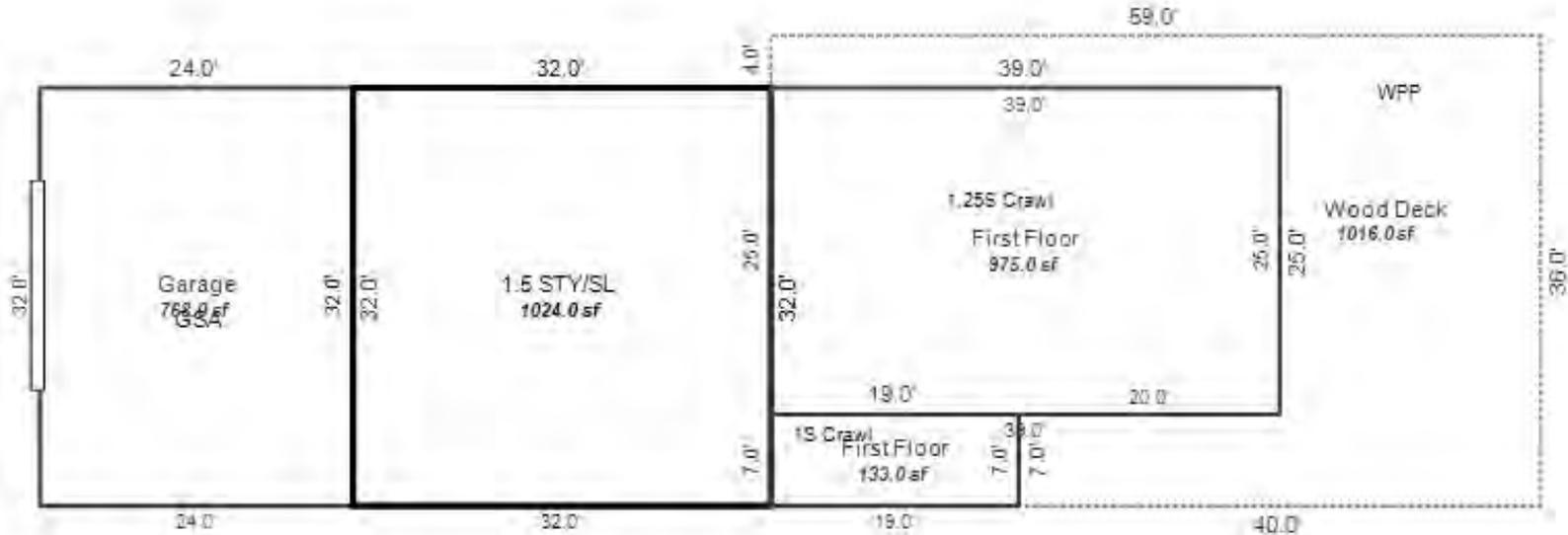
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 1016	Type 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 384 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 +10 Effec. Age: 35 Floor Area: 2,888 Total Base New : 423,206 Total Depr Cost: 275,082 Estimated T.C.V: 440,131		E.C.F. X 1.600		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 10 Blt 1971			
Yr Built 1971 199	Remodeled 2001	X	Ex	Ord	Min	Size of Closets		Ex. X Ord. Min		Ground Area = 2132 SF Floor Area = 2888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Condition: Average		X	Lg	Ord	Small	Central Air Wood Furnace		No. of Elec. Outlets		Building Areas					
Room List		Doors		Solid	X	H.C.	(12) Electric		Many X Ave. Few		Stories Exterior Foundation Size Cost New Depr. Cost				
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		0 Amps Service		(13) Plumbing		1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.25 Story Siding Crawl Space 975 1 Story Siding Crawl Space 133 1.5 Story Siding Slab 1,024 Total: 350,481 227,813			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1108 S.F. Slab: 1024 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,455 946 3 Fixture Bath 2 9,159 5,953			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 768 36,188 23,522 Storage Over Garage 384 5,199 3,379 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350			
(2) Windows		Many Avg. X Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		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	
X	Wood Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		Fireplaces		Direct-Vented Gas 1 2,979 1,936		Deck		Treated Wood 1016 13,005 8,453	
X	Metal Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Deck		Treated Wood 1016 13,005 8,453		Local Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Vinyl Sash	Chimney: Metal													
X	Double Hung														
X	Horiz. Slide														
X	Casement														
X	Double Glass														
X	Patio Doors														
X	Storms & Screens														
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANN ROBERT K & KATHARINE	GANN ROBERT K TRUST & GAN	0	07/27/2015	QC	09-FAMILY	2015-02699	DEED	0.0
		95,000	08/01/1995	WD	33-TO BE DETERMINED	320:1179	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7279 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/24/2002					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GANN ROBERT K TRUST & GANN KATHARINE L TRUST PO BOX 526 LAKE CITY MI 49651	2025 Est TCV 407,502 TCV/TFA: 326.52
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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B 67' @ 4000/FF	60.07	161.00	0.9996	0.9269	4000	100		222,630
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60 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	222,630
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Tax Description		Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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. LOT 23 TOM'S BAY.	X	Dirt Road	Description	6.49	120	50	389
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Comments/Influences	X	Gravel Road	D/W/P: 3.5 Concrete	8.06	825	50	3,325
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	X	Paved Road	D/W/P: 4in Ren. Conc.	23.41	288	50	3,371
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	X	Storm Sewer	Wood Frame	Total Estimated Land Improvements True Cash Value =			7,085
--	---	-------------	------------	---	--	--	-------

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

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

	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
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X	Level	2025	111,300	92,500	203,800			87,735C
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X	Rolling	2024	98,300	85,800	184,100			85,097C
---	---------	------	--------	--------	---------	--	--	---------

X	Low	2023	49,900	81,900	131,800			81,045C
---	-----	------	--------	--------	---------	--	--	---------

X	High	2022	45,000	71,400	116,400			77,186C
---	------	------	--------	--------	---------	--	--	---------

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

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

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

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

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

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

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

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

Who		When	What	2025	111,300	92,500	203,800			87,735C
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TPC 04/30/2021		INSPECTED	2024	98,300	85,800	184,100				85,097C
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TPC 12/27/2017		INSPECTED	2023	49,900	81,900	131,800				81,045C
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TPC 10/26/2012		INSPECTED	2022	45,000	71,400	116,400				77,186C
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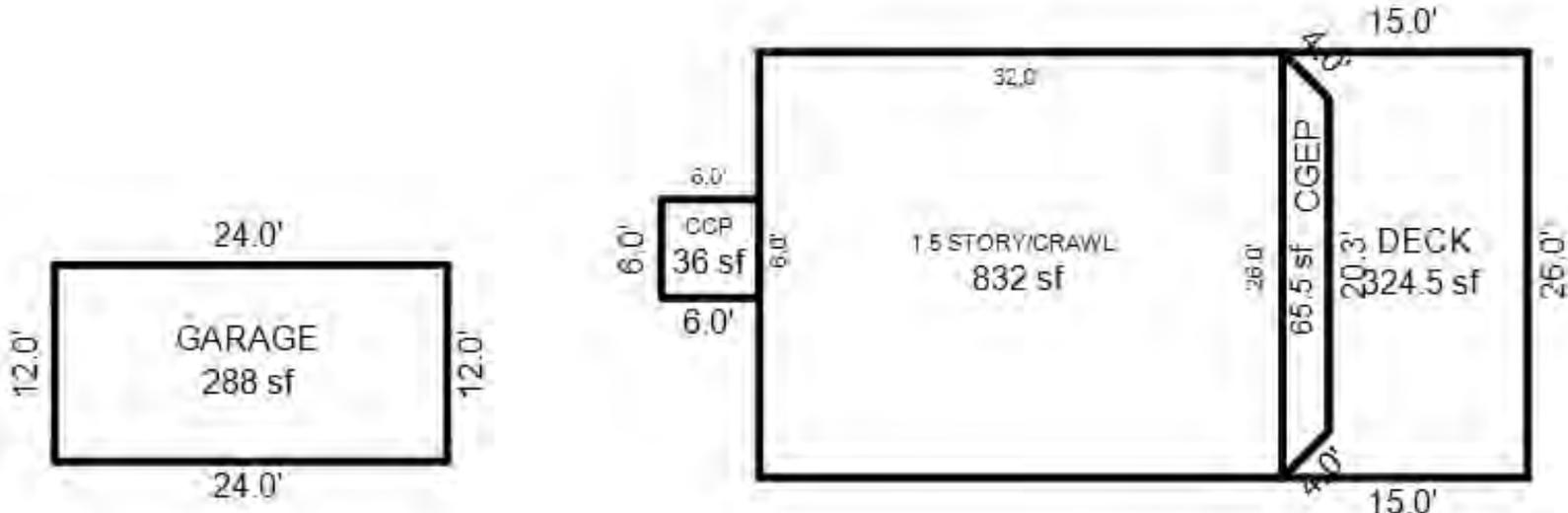


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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 36 65 324	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X										
Building Style: 1.5S		X	Drywall	Plaster		Wood T&G								
Yr Built 1972		Remodeled 0		Ex	Ord	X	Min							
Condition: Average		Trim & Decoration		Size of Closets										
Room List		Doors		Solid	X	H.C.								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1972		
Insulation		X		Drywall		Ex. Ord. X Min		(11) Heating System: Forced Heat & Cool						
(2) Windows		(7) Excavation		No. of Elec. Outlets		Many Ave. X Few		Ground Area = 832 SF Floor Area = 1248 SF.						
X	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		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
X	Wood Sash Metal Sash Vinyl Sash	(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		(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone		1		Public Water		1.5 Story Siding Crawl Space		832 Total: 150,314 97,704				
X	Casement Double Glass Patio Doors	Treated Wood Concrete Floor		1		Public Sewer		Other Additions/Adjustments		Average Fixture(s) 1 1,455 946				
X	Storms & Screens	(9) Basement Finish		1		Water Well		Porches		CCP (1 Story) 36 1,140 741 CGEP (1 Story) 65 5,587 3,632				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		Deck		Treated Wood 324 5,605 3,643				
X	Gable Hip Flat	Gambrel Mansard Shed		1		2000 Gal Septic		Water/Sewer		Public Sewer 1 1,473 957 Water Well, 50 Feet 1 2,648 1,721				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:				Built-Ins		Appliance Allow. 1 2,727 1,773				
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Local Cost Items		SANITARY SEWER 1 0 0				
								Notes:		Totals: 170,949 111,117				
								ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV:				177,787		

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



\*\*\* 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 STEFAN & MARIA ET	ANDRASH STEPHAN & PATRICI	0	11/26/2007	QC	21-NOT USED/OTHER	2007/4052	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7269 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		New House	05/10/2018	2018-0155	100%
	P.R.E. 100% 04/03/2018					

Owner's Name/Address	MAP #:
ANDRASH STEPHAN & PATRICIA 7269 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 579,101 TCV/TFA: 329.03

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
. LOT 24 TOM'S BAY.	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>60.07</td> <td>166.00</td> <td>0.9996</td> <td>0.9369</td> <td>4000</td> <td>100</td> <td></td> <td>225,026</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 225,026</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 67' @ 4000/FF	60.07	166.00	0.9996	0.9369	4000	100		225,026	60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 225,026
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
B 67' @ 4000/FF	60.07	166.00	0.9996	0.9369	4000	100		225,026																						
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 225,026																						

Comments/Influences	Public Improvements	Land Improvement Cost Estimates																				
	Dirt Road	<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>828</td> <td>50</td> <td>2,513</td> </tr> <tr> <td>D/W/P: Patio Blocks</td> <td>14.07</td> <td>100</td> <td>50</td> <td>703</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,216</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.07	828	50	2,513	D/W/P: Patio Blocks	14.07	100	50	703	Total Estimated Land Improvements True Cash Value =				3,216
Description	Rate		Size	% Good	Cash Value																	
D/W/P: 3.5 Concrete	6.07		828	50	2,513																	
D/W/P: Patio Blocks	14.07		100	50	703																	
Total Estimated Land Improvements True Cash Value =				3,216																		
	Gravel Road																					
	Paved Road																					
	Storm Sewer																					
	Sidewalk																					
	Water																					
X	Sewer																					
X	Electric																					
X	Gas																					

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	112,500	177,100	289,600			178,175C
2024	99,000	164,000	263,000			172,818C
2023	50,400	157,600	208,000			164,589C
2022	45,000	142,100	187,100			156,752C



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Who	When	What	2025	2024	2023	2022
TPC	09/12/2019	INSPECTED	112,500	99,000	50,400	45,000
JWV	10/01/2018	INSPECTED	177,100	164,000	157,600	142,100
TPC	12/27/2017	INSPECTED	289,600	263,000	208,000	187,100

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: 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: 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			1			Class: CD Effec. Age: 45 Floor Area: 0 Total Base New : 29,017 Total Depr Cost: 15,960 Estimated T.C.V: 25,536		E.C.F. X 1.600		Bsmnt Garage:	
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace							Carport Area: Roof:	
Yr Built 1972		Remodeled 0		Size of Closets			(12) Electric								
Condition: Average		Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD	Blt 1972	
Room List		Doors	Solid	X H.C.	Ex. Ord. X Min			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior		Kitchen:	Other:	Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			Building Areas								
	Insulation	X Drywall		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		1			Other Additions/Adjustments								
	Many Avg. X Large Avg. X Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages								
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			Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 572 26,421 14,532 Door Opener 1 478 263 Fireplaces Wood Stove 1 2,118 1,165 Totals: 29,017 15,960								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: FORMER GARAGE CONVERTED TO HOUSE ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCv: 25,536								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	96	CCP (1 Story)	E.C.F. X 1.600	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 1 Floor Area: 1,760 Total Base New : 205,380 Total Depr Cost: 203,327 Estimated T.C.V: 325,323
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1760 SF Floor Area = 1760 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls CD Blt 2019								
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
A-Frame		Plaster Wood T&G		Ex. Ord. Min			1 Story Siding Crawl Space 1,760			Total: 189,144 187,253								
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
Building Style: 1S		Ex Ord Min		Many Ave. Few			Average Fixture(s)			1 1,212 1,200								
Yr Built 2019		Size of Closets		(13) Plumbing			3 Fixture Bath			2 3,805 3,767								
Remodeled 0		Lg Ord Small		(14) Water/Sewer			2 Fixture Bath			1 2,445 2,421								
Condition: Average		Doors Solid H.C.		Public Water			Softener, Auto			1 1,307 1,294								
Room List		(5) Floors		Public Sewer			Softener, Manual			1 5,560 5,504								
Basement		Kitchen:		Water Well			Solar Water Heat			1 1,906 1,887								
1st Floor		Other:		1000 Gal Septic			No Plumbing			1 1 1			*					
2nd Floor		Other:		2000 Gal Septic			Extra Toilet			Totals: 205,380 203,327								
3 Bedrooms		(6) Ceilings		Lump Sum Items:			Extra Sink											
(1) Exterior		No. of Elec. Outlets		Notes:			Separate Shower											
Wood/Shingle		Ex. Ord. Min		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCV: 325,323			Ceramic Tile Floor											
Aluminum/Vinyl		Many Ave. Few					Ceramic Tile Wains											
Brick		(7) Excavation					Ceramic Tub Alcove											
Insulation		Basement: 0 S.F. Crawl: 1760 S.F. Slab: 0 S.F. Height to Joists: 0.0					Vent Fan											
(2) Windows		(8) Basement																
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Large Avg. Small		(9) Basement Finish																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
(3) Roof		(10) Floor Support																
Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:																
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.
METZGER ANA & BYRSKI KATH	METZGER JAMES & ANNA	0	08/27/2020	QC	09-FAMILY	2020-02696	PROPERTY TRANSFER	25.0
MANDRUCH RAISA	METZGER ANNA & BYRSKI KAT	0	07/30/2019	AFF	07-DEATH CERTIFICATE	OBITURAY	PROPERTY TRANSFER	0.0
MANDRUCH MIKE	MANDRUCH RAISA	0	06/02/2016	QC	09-FAMILY	2020-02486	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7259 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/24/2018	2018-0437	100%

Owner's Name/Address	MAP #:
METZGER JAMES & ANNA 19537 FAULMAN RD CLINTON TOWNSHIP MI 48035	2025 Est TCV 439,952 TCV/TFA: 349.17

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 25 TOM'S BAY.	B 67' @ 4000/FF	60.07	171.00	0.9996	0.9466	4000	100		227,376

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	60 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value = 227,376

X Sewer	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
X Electric	D/W/P: 3.5 Concrete	6.49	288	0	0

X Gas	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 1000	1,000.00	1	100	1,000

X Street Lights	Total Estimated Land Improvements True Cash Value =
	1,000

X Standard Utilities	Topography of Site

X Undergrnd Utils.	Level
	Rolling

X Pond	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2025	113,700	106,300	220,000			108,150C

	2024	99,800	98,400	198,200			104,899C
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	2023	50,900	93,900	144,800			99,904C
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	2022	45,000	84,700	129,700			95,147C
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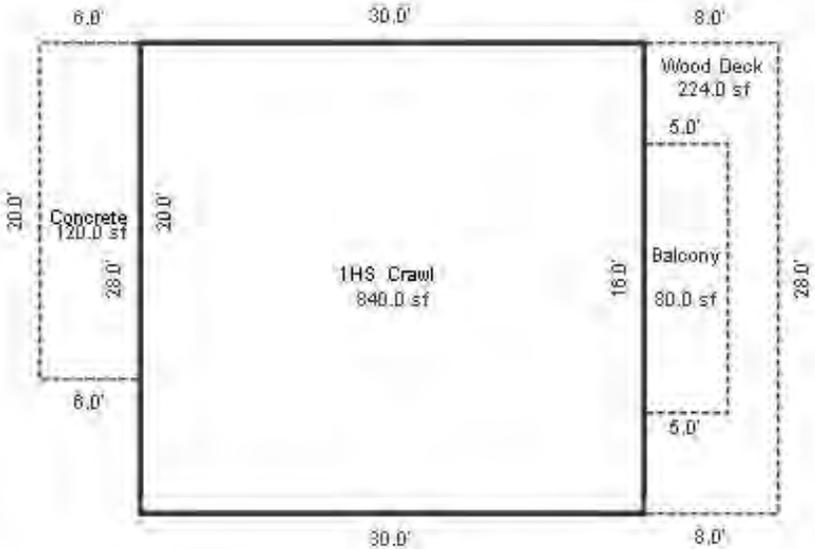
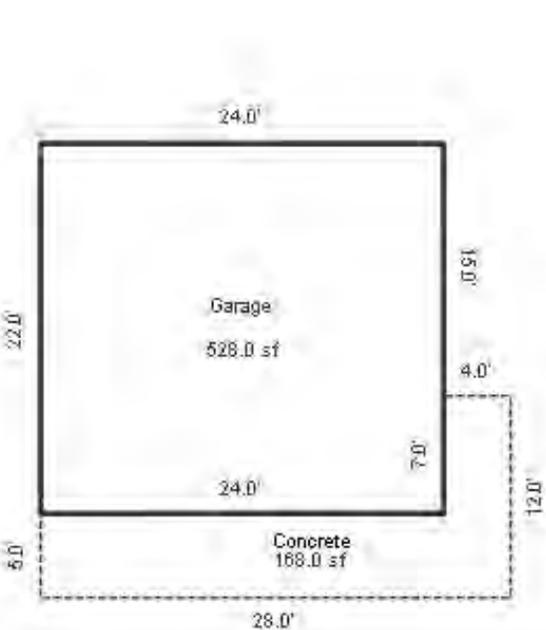


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 224	Type Treated Wood Wood Balcony 80	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Size of Closets													
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min											
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		Kitchen: Other: Other:			(12) Electric										
(1) Exterior							0 Amps Service										
				No./Qual. of Fixtures													
				Ex.			X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets													
		X	Drywall				Many			X	Ave.	Few					
(2) Windows		(7) Excavation					(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 840 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement															
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish					(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle Metal	(10) Floor Support					Lump Sum Items:										
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C		Blt 1978					
Stories Exterior Foundation Size Cost New Depr. Cost										840		146,876		102,812			
1.5 Story Siding Crawl Space										Total:							
Other Additions/Adjustments																	
Plumbing										Average Fixture(s)		1		1,455		1,018	
										2 Fixture Bath		1		3,064		2,145	
Deck										Treated Wood		224		4,404		3,083	
Balcony										Wood Balcony		80		3,214		2,250	
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		576		21,969		15,378	
										Door Opener		2		1,078		755	
Water/Sewer										Public Sewer		1		1,473		1,031	
										Water Well, 50 Feet		1		2,648		1,854	
Built-Ins										Appliance Allow.		1		2,727		1,909	
Local Cost Items										SANITARY SEWER		1		0		0	
										Totals:		188,908		132,235			
Notes:										ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:				211,576			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYKES JOSEPH A & BARBARA	WYKES FAMILY TRUST	0	01/27/2021	QC	09-FAMILY	2021-00371	PROPERTY TRANSFER	0.0
WOOD TRUST	WYKES JOSEPH A & BARBARA	260,000	08/04/2006	WD	03-ARM'S LENGTH	06-0/2862	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7249 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/07/2018	2018-0465	100%

Owner's Name/Address	MAP #:
WYKES FAMILY TRUST 5494 HIGHLAWN WAY BRIGHTON MI 48174	2025 Est TCV 465,003 TCV/TFA: 316.33

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. LOT 26 TOM'S BAY.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	B 67' @ 4000/FF	60.06	171.00	0.9997	0.9466	4000	100		227,335	
Gravel Road	60 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =	227,335

Comments/Influences	Topography of Site
20805749 \$270,000	X Level

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 4in Concrete	6.87	550	0	0
X Electric	D/W/P: Brick on Sand	17.76	331	0	0
X Gas	Residential Local Cost Land Improvements				
X Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
Street Lights	LAND IMPROVE 2500	2,500.00	1	100	2,500
Standard Utilities	Total Estimated Land Improvements True Cash Value =				2,500
Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	113,700	118,800	232,500			114,668C
X High	2024	99,700	110,100	209,800			111,221C
X Waterfront	2023	50,900	105,100	156,000			105,925C
Ravine	2022	45,000	94,800	139,800			100,881C
Wetland							
Flood Plain							

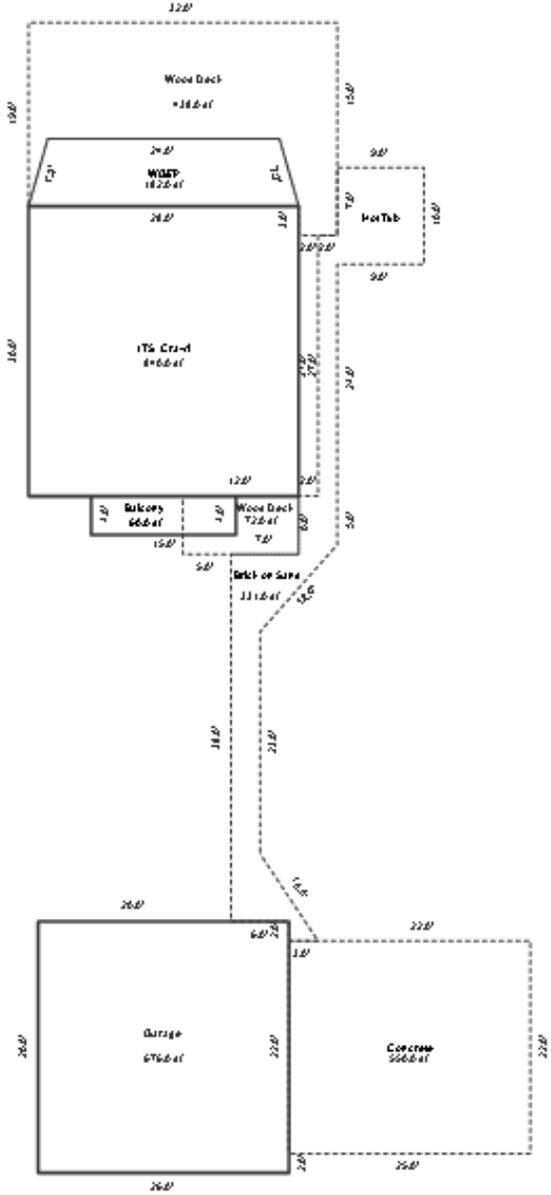


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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	1	Hot Tub 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	Wood Stove Direct-Vented Ga	182 438 72 60	WGEP (1 Story) Treated Wood Treated Wood Wood Balcony	E.C.F. X 1.600	
Building Style: 1.75S		X Drywall X Paneled	Plaster Wood T&G									Trim & Decoration	Class: C Effec. Age: 40 Floor Area: 1,470 Total Base New : 244,966 Total Depr Cost: 146,980 Estimated T.C.V: 235,168
Yr Built 1973		Remodeled 0	Ex X Ord Min	Size of Closets		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C		Blt 1973	
Condition: Average		Lg X Ord Small		(5) Floors		(12) Electric		Total Area = 840 SF Floor Area = 1470 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas	
Room List		Doors	Solid X H.C.	Kitchen: Other: Other:		0 Amps Service		No./Qual. of Fixtures		Stories Exterior Foundation Size Cost New Depr. Cost		Total: 166,997 100,199	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1.75 Story Siding Crawl Space		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 840 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		Plumbing		Average Fixture(s) 1 1,455 873 2 3,064 1,838	
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		Porches		WGEP (1 Story)		Deck	
Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Treated Wood Treated Wood Balcony Wood Balcony		Garages	
(2) Windows		Many Avg. X Avg. Few Small	Large Avg. X Avg. Small	(10) Floor Support		Lump Sum Items:		Class: C Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost Door Opener		Water/Sewer	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Treated Wood Treated Wood Balcony Wood Balcony		Garages	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Treated Wood Treated Wood Balcony Wood Balcony		Garages	
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Treated Wood Treated Wood Balcony Wood Balcony		Garages	
<<<<< 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.
HUGHES GARY R ESTATE	ZAK FELECIA TRUST	400,000	10/24/2023	WD	03-ARM'S LENGTH	2023-02957	PROPERTY TRANSFER	100.0
HUGHES GARY R	HUGHES GARY R ESTATE	0	09/13/2022	OTH	07-DEATH CERTIFICATE	2023-00475	DEED	100.0
HUGHES THOMAS E JR & GARY	HUGHES GARY R	0	11/28/2004	OTH	21-NOT USED/OTHER	04-0/5055	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7239 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Addition	07/19/2004	20040259	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ZAK FELECIA TRUST 1017 CHRISTIAN HILLS ROCHESTER HILLS MI 48309	2025 Est TCV 434,302 TCV/TFA: 310.22

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	Dirt Road	B 67' @ 4000/FF 60.06 165.00 0.9997 0.9349	4000 100	224,510
. LOT 27 TOM'S BAY.	Gravel Road	60 Actual Front Feet, 0.23 Total Acres	Total Est. Land Value =	224,510

X	Comments/Influences	Land Improvement Cost Estimates
	Paved Road	Description Rate Size % Good Cash Value

	Storm Sewer	D/W/P: 3.5 Concrete	6.07	572 50	1,736
	Sidewalk	Metal Prefab	18.65	64 45	537
	Water	Ad-Hoc Unit-In-Place Items			
X	Sewer	Description Rate Size % Good Cash Value			
X	Electric	/CI16/YARI/CHALF/04' /211	9.70	190 50	921
X	Gas	Total Estimated Land Improvements True Cash Value = 3,194			
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				

X	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
2025	112,300	104,900	217,200			202,179C
2024	98,800	97,300	196,100			196,100S
2023	50,300	95,300	145,600			145,600S
2022	45,000	91,000	136,000			94,109C

Who When What

TPC 06/09/2023 INSPECTED  
 TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED

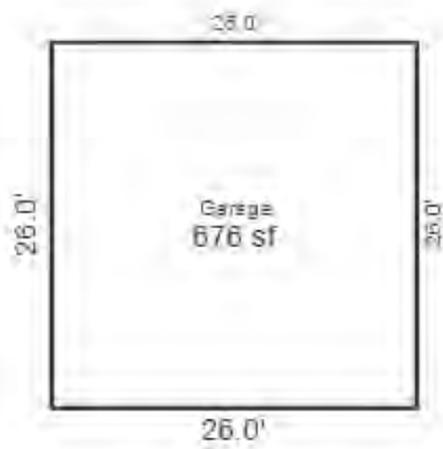


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 128 72	Type WCP (1 Story) WPP		Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 79 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets			Condition: Average						
Building Style: 1S		Ex	X	Ord	Min	Lg			X	Ord	Small	Doors			Solid	H.C.	Room List				
Yr Built	Remodeled	Ex			X	Ord	Min	Lg			X	Ord	Small	Doors			Solid	H.C.	Room List		
1974	2004	Ex			X	Ord	Min	Lg			X	Ord	Small	Doors			Solid	H.C.	Room List		
Condition: Average		Lg			X	Ord	Small	Doors			Solid	H.C.	Room List								
Room List		Basement			(5) Floors			(12) Electric			E.C.F.			Bsmnt Garage:							
Basement		1st Floor			Kitchen:			0 Amps Service			X 1.600			Carport Area:							
1st Floor		2nd Floor			Other:			No./Qual. of Fixtures			Total Base New : 193,931			Roof:							
4 Bedrooms		Other:			Ex.			X	Ord.	Min	Total Depr Cost: 129,124										
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1974							
Wood/Shingle		X Drywall			Many			X	Ave.	Few	Total T.C.V: 206,598										
Aluminum/Vinyl		X			(13) Plumbing			1 Average Fixture(s)			Total: 155,460			101,049							
Brick		Basement: 0 S.F.			1 3 Fixture Bath			1 3 Fixture Bath			Total: 155,460			101,049							
Insulation		Crawl: 1400 S.F.			2 Fixture Bath			Softener, Auto			Total: 155,460			101,049							
(2) Windows		Slab: 0 S.F.			Softener, Manual			Solar Water Heat			Total: 155,460			101,049							
Many		Height to Joists: 0.0			No Plumbing			Extra Toilet			Total: 155,460			101,049							
Avg.		(8) Basement			Extra Sink			Separate Shower			Total: 155,460			101,049							
X Avg.		Conc. Block			Ceramic Tile Floor			Ceramic Tile Wains			Total: 155,460			101,049							
X Large		Poured Conc.			Ceramic Tub Alcove			Vent Fan			Total: 155,460			101,049							
X Few		Stone			(14) Water/Sewer			Public Water			Total: 155,460			101,049							
X Wood Sash		Treated Wood			1 Public Sewer			Water Well			Total: 155,460			101,049							
Metal Sash		Concrete Floor			1 1000 Gal Septic			2000 Gal Septic			Total: 155,460			101,049							
Vinyl Sash		(9) Basement Finish			Lump Sum Items:			Notes: 2004 ADDITION			Total: 155,460			101,049							
X Double Hung		Recreation SF			Public Water			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.600 => TCY:			Total: 155,460			101,049							
X Horiz. Slide		Living SF			1 Public Sewer						Total: 155,460			101,049							
X Casement		Walkout Doors (B)			1 Water Well						Total: 155,460			101,049							
X Double Glass		No Floor SF			1 1000 Gal Septic						Total: 155,460			101,049							
X Patio Doors		Walkout Doors (A)			2000 Gal Septic						Total: 155,460			101,049							
X Storms & Screens		(10) Floor Support			Lump Sum Items:						Total: 155,460			101,049							
(3) Roof		Joists:			Public Water						Total: 155,460			101,049							
X Gable		Unsupported Len:			1 Public Sewer						Total: 155,460			101,049							
X Hip		Cntr.Sup:			1 Water Well						Total: 155,460			101,049							
X Flat					1 1000 Gal Septic						Total: 155,460			101,049							
X Asphalt Shingle					2000 Gal Septic						Total: 155,460			101,049							
Chimney:					Lump Sum Items:						Total: 155,460			101,049							

\*\*\* 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 BRUCE L & CATHARINE	HORN BRUCE L & CATHARINE	0	03/31/2008	QC	21-NOT USED/OTHER	2008/1058	DEED	0.0
		8,000	06/01/1995	WD	33-TO BE DETERMINED	294:315	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/15/2012	2012-0174	100%

Owner's Name/Address	MAP #:	2025 Est TCV	TCV/TFA:
HORN BRUCE L & CATHARINE G (TTEE) HORN BRUCE L & CATARINE G TRUST PO BOX 394 LAKE CITY MI 49651		90,863	0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
	Public Improvements		* Factors * 101X134 IRR			
			Description	Frontage	Depth	Value
			F 67' @ 500/	101.00	134.00	44,209
			101 Actual Front Feet, 0.31 Total Acres			Total Est. Land Value = 44,209

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. SEC 2 T22N R8W LOT 28 TOM'S BAY NO 2.		Dirt Road		Description	Rate	Size % Good	Cash Value
Comments/Influences		Gravel Road		D/W/P: 4in Ren. Conc.	8.06	623 0	0
		Paved Road		Wood Frame	27.60	120 50	1,656
		Storm Sewer		Residential Local Cost Land Improvements			
		Sidewalk		Description	Rate	Size % Good	Cash Value
		Water		LAND IMPROVE 2500	2,500.00	1 95	2,375
		X Sewer		Total Estimated Land Improvements True Cash Value = 4,031			
		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
2025	22,100	23,300	45,400			18,715C
2024	13,900	21,400	35,300			18,153C
2023	13,900	18,800	32,700			17,289C
2022	15,000	17,100	32,100			16,466C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 38,573 Total Depr Cost: 32,787 Estimated T.C.V: 42,623
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 2012		
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		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2012		Remodeled 0		Doors Solid H.C.			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			3 Fixture Bath		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			Garages		Class: C Exterior: Pole (Unfinished)		Door Opener		458	
(1) Exterior		(6) Ceilings			(8) Basement			Garages		Base Cost		1792		36,222	
Wood/Shingle		Kitchen: Other: Other:			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages		Base Cost		Totals:		32,787	
Aluminum/Vinyl		(7) Excavation			(9) Basement Finish			Garages		Base Cost					
Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(10) Floor Support			Garages		Base Cost					
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joists: Unsupported Len: Cntr.Sup:			Garages		Base Cost					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Wood Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Metal Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Vinyl Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Double Hung		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Horiz. Slide		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Casement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Double Glass		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Patio Doors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Gable		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Hip		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Asphalt Shingle		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					
Chimney:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Garages		Base Cost					

\*\*\* 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							
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2025 Est TCV 77,159 TCV/TFA: 0.00									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
SHURTER JEFFREY ETAL 2203 BELLE MEADE DRIVE DAVISON MI 48423		Public Improvements		* Factors *		100X166 M/L											
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
. SEC 2 T22N R8W LOT 29 TOM'S BAY NO 2.		X Gravel Road		F 67' @ 500/		100.00		166.00		0.8692 1.0893		500 100		47,343			
Comments/Influences		X Paved Road		100 Actual Front Feet, 0.38 Total Acres		Total Est. Land Value =						47,343					
		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		X Sidewalk		Metal Prefab		16.81		84		45		635					
		X Water		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
		X Sewer		LAND IMPROVE 1000		1,000.00		1		95		950					
		X Electric		Total Estimated Land Improvements True Cash Value =								1,585					
		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		23,700		14,900		38,600		14,346C	
		TPC 04/30/2021		INSPECTED				2024		14,500		13,800		28,300		13,915C	
		TPC 12/27/2017		INSPECTED				2023		14,500		12,100		26,600		13,253C	
								2022		15,000		10,900		25,900		12,622C	

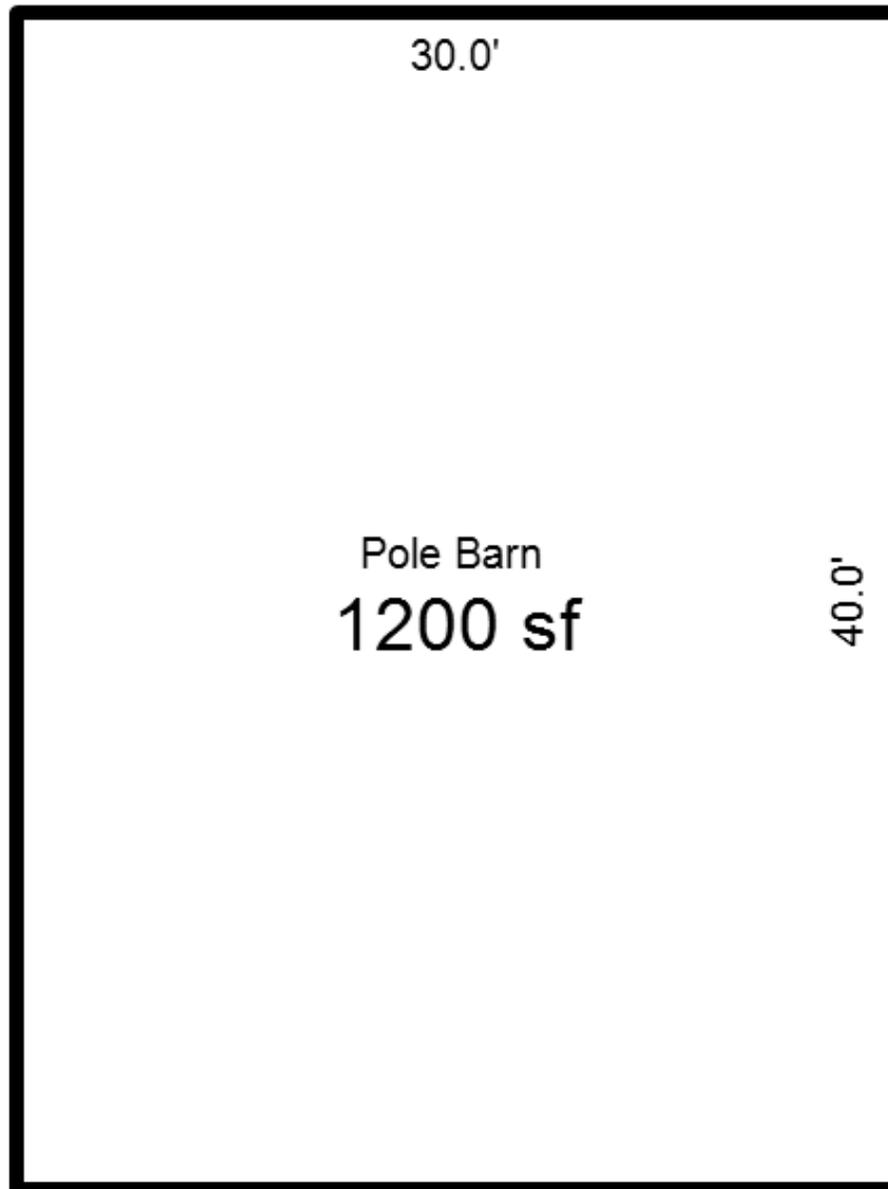


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2002 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 25,548 Total Depr Cost: 21,716 Estimated T.C.V: 28,231		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 0		
	Yr Built 0	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures		Total Base New : 25,548		Total Depr Cost: 21,716			
	Condition: Average	Size of Closets		Lg	Ord	Small	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		
	Room List	Doors	Solid	H.C.	(13) Plumbing			Other Additions/Adjustments			Garages		Class: CD Exterior: Pole (Unfinished)			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Base Cost		1200 25,548 21,716	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Notes:			Totals:		25,548 21,716				
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many Ave. Few			ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:			28,231						
	Insulation	(8) Basement		1												
	(2) Windows	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer									
	Many Avg. Few	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:									
	(3) Roof	Joists: Unsupported Len: Cntr.Sup:														
	Gable Hip Flat	Gambrel Mansard Shed														
	Asphalt Shingle															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAM LINDA C & CHARLES	SCHRAM LINDA C & CHARLES	0	08/15/2024	WD	15-LADY BIRD	2024-02141	DEED	0.0
ST ONGE WILLAIM E & KRIST	SCHRAM LINDA C & CHARLES	60,000	09/23/2020	QC	21-NOT USED/OTHER	2020-02765	DEED	100.0
PI'S PROPERTY MANAGEMENT	ST ONGE WILLAIM & KRISTIN	50,000	09/11/2012	QC	21-NOT USED/OTHER	2012-03000	PROPERTY TRANSFER	100.0
ST ONGE WILLIAM E & KRIST	PI'S PROPERTY MANAGEMENT	50,000	05/19/2009	WD	03-ARM'S LENGTH	2009/2383	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7370 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/13/2005	20050220	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SCHRAM LINDA C & CHARLES P 7309 W WHITE BIRCH AVE LAKE CITY MI 49651	2025 Est TCV 76,223 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE																											
		<p style="text-align: center;">* Factors * 100X163 IRR</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>F 67' @ 500/</td> <td>100.00</td> <td>163.00</td> <td>0.8692</td> <td>1.0824</td> <td>500</td> <td>100</td> <td></td> <td>47,042</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.37 Total Acres</td> <td>Total Est. Land Value = 47,042</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	F 67' @ 500/	100.00	163.00	0.8692	1.0824	500	100		47,042	100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 47,042
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
F 67' @ 500/	100.00	163.00	0.8692	1.0824	500	100		47,042																					
100 Actual Front Feet, 0.37 Total Acres								Total Est. Land Value = 47,042																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates												
. SEC 2 T22N R8W LOT 30 TOM'S BAY NO 2.		Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</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															
Comments/Influences	X	Gravel Road													
	X	Paved Road													
	X	Storm Sewer													
	X	Sidewalk													
	X	Water													
	X	Sewer													
	X	Electric	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1 95</td> <td>950</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	LAND IMPROVE 1000	1,000.00	1 95	950	Total Estimated Land Improvements True Cash Value =			950
Description	Rate	Size % Good	Cash Value												
LAND IMPROVE 1000	1,000.00	1 95	950												
Total Estimated Land Improvements True Cash Value =			950												
	X	Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													



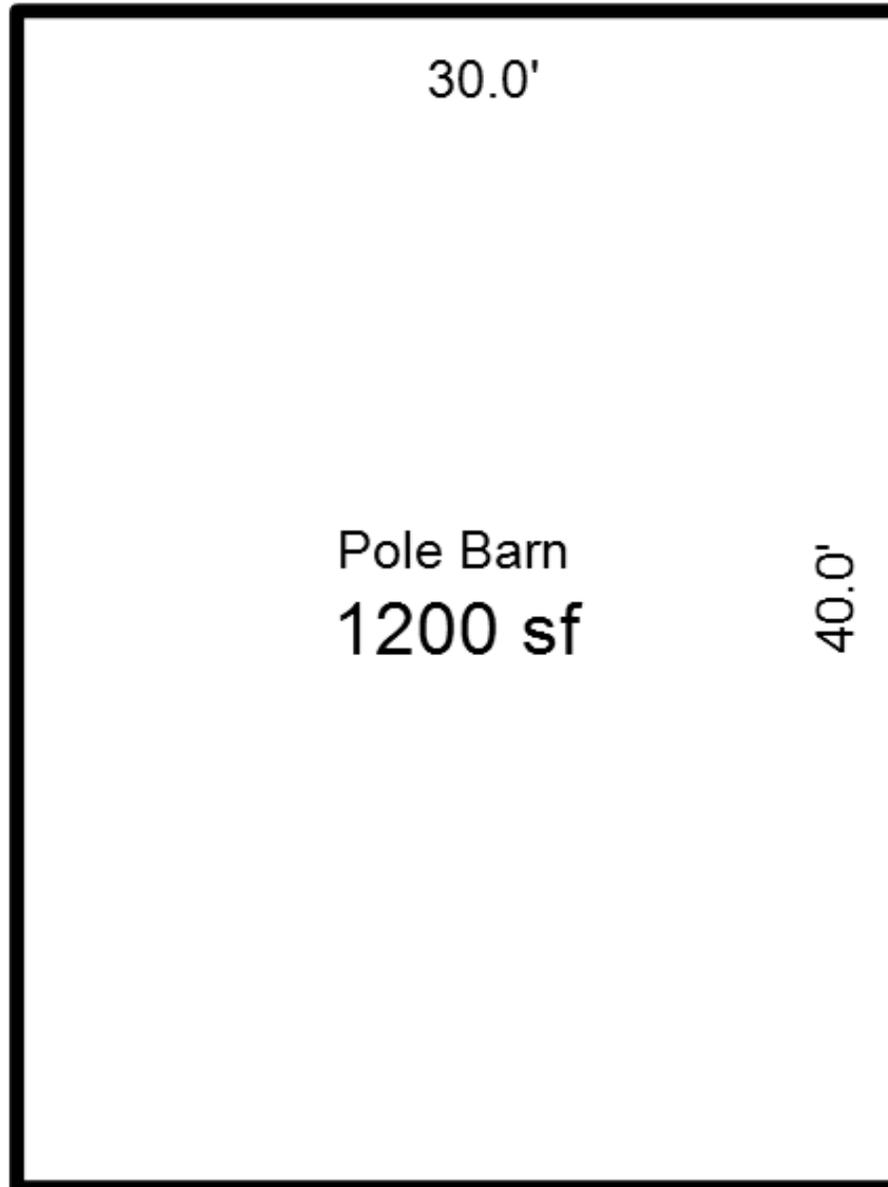
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2025	23,500	14,600	38,100			28,254C
Rolling	2024	14,400	13,900	28,300			27,405C
Low	2023	14,400	11,700	26,100			26,100S
High	2022	15,000	11,100	26,100			26,031C
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: 2005 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	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: 15 Floor Area: 0 Total Base New : 25,548 Total Depr Cost: 21,716 Estimated T.C.V: 28,231		
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 2005		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Size of Closets		Lg Ord Small			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		
Building Style: GRG		Doors Solid H.C.		(5) Floors			1		Notes:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		
Yr Built Remodeled 2005 0		Kitchen: Other: Other:		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		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		
Condition: Average		Lg Ord Small		(6) Ceilings			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		
Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	
Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Average Fixture(s)		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCVC:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAMAN FREDERICK III ETAL	COLLETT ROBERT & CYNTHIA	510,000	08/20/2021	WD	19-MULTI PARCEL ARM'S LE	2021-02938	PROPERTY TRANSFER	100.0
BRAMAN PAUL THOMAS ESTATE	BRAMAN LA LITA (SPOUSE OF	0	08/07/2006	QC	21-NOT USED/OTHER	2007/369	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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COLLETT ROBERT & CYNTHIA 6969 TORREY ST ARVADA CO 80007	2025 Est TCV 46,757					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements			* Factors * 100*160.2 IRR		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				F 67' @ 500/	100.00	160.20	0.8692	1.0758	500	100		46,757
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				100 Actual Front Feet, 0.37 Total Acres			Total Est. Land Value =	46,757
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.
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. SEC 2 T22N R8W LOT 31 TOM'S BAY NO 2.
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Comments/Influences
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	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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	Topography of Site
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	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
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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	23,400	0	23,400			14,846C
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				2024	14,400	0	14,400			14,400S
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				2023	14,400	0	14,400			14,400S
--	--	--	--	------	--------	---	--------	--	--	---------

				2022	15,000	0	15,000			15,000S
--	--	--	--	------	--------	---	--------	--	--	---------

	TPC 04/30/2021 INSPECTED
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	TPC 12/27/2017 INSPECTED
--	--------------------------

	TPC 10/10/2011 INSPECTED
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANN PETER M & DEBBIE L	DANN PETER M & DEBBIE L	0	03/02/2021	WD	15-LADY BIRD	2021-00791	PROPERTY TRANSFER	0.0
LARSON KERRY	DANN PETER M & DEBBIE L	490,000	10/01/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02919	PROPERTY TRANSFER	100.0
LARSON HEATHER	LARSON KERRY	0	09/08/2015	QC	06-COURT JUDGEMENT	2015-03098	DEED	0.0
BRAMAN DAVID M & COLLEEN	LARSON KERRY & HEATHER	35,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02920	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/17/2013	2013-0526	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
DANN PETER M & DEBBIE L 2540 ATWATER HILLS DR NE GRAND RAPIDS MI 49525	2025 Est TCV 100,399 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
		* Factors * 100X157.28 IRR
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		F 67' @ 500/ 100.00 157.28 0.8692 1.0689 500 100 46,457
		100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 46,457

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 2 T22N R8W LOT 32 TOM'S BAY NO 2.		Dirt Road	
Comments/Influences		Gravel Road	
	X	Paved Road	
		Storm Sewer	
		Sidewalk	
		Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	
		Topography of Site	
		Level	
		Rolling	
		Low	
	X	High	
		Landscaped	
		Swamp	
		Wooded	
		Pond	
		Waterfront	
		Ravine	
		Wetland	
		Flood Plain	



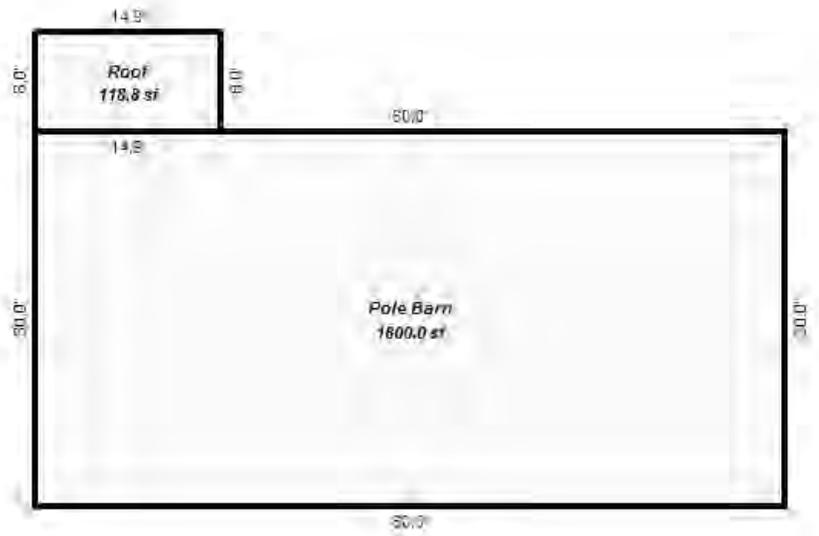
Description	Rate	Size % Good	Cash Value			
D/W/P: 4in Ren. Conc.	8.06	351 50	1,414			
Total Estimated Land Improvements True Cash Value =			1,414			
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	23,200	27,000	50,200			37,337C
2024	14,300	24,500	38,800			36,215C
2023	14,300	20,700	35,000			34,491C
2022	15,000	18,800	33,800			32,849C

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\*\*\* Information herein deemed reliable 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 118	Type Roof Cover Onl	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior
Wood Frame		Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: GRG		Trim & Decoration			X No Heating/Cooling			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2013	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets			Central Air Wood Furnace			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	H.C.	Central Air Wood Furnace			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Insulation		No. of Elec. Outlets			Ex. Ord. Min			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		Many Ave. Few			Many Ave. Few			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Many Avg. Few		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			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		(8) Basement			(14) Water/Sewer			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Asphalt Shingle		(9) Basement Finish			Lump Sum Items:			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Chimney:		(10) Floor Support			Lump Sum Items:			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total Base New : 44,895 Total Depr Cost: 40,406 Estimated T.C.V: 52,528		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			

\*\*\* 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				
7328 W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		03/21/2007	20070110	Complete				
Owner's Name/Address		P.R.E. 100% 07/10/2007										
SCOTT DOUGLAS P O BOX 716 Lake City MI 49651		MAP #:		2025 Est TCV 126,161 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W LOT 33 TOM'S BAY NO 2.		Public Improvements		* Factors * 100X154.37								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RESCINDED PRE 07-REAPPLIED 08. WATCH		Gravel Road		F 67' @ 500/	100.00	154.37	0.8692	1.0620	500	100		46,154
		Paved Road		100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 46,154								
		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										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	23,100	40,000	63,100			26,920C	
		TPC 04/30/2021 INSPECTED			2024	14,200	36,500	50,700			26,111C	
		TPC 12/27/2017 INSPECTED			2023	14,200	31,800	46,000			24,868C	
		TPC 10/26/2012 INSPECTED			2022	15,000	28,600	43,600			23,684C	

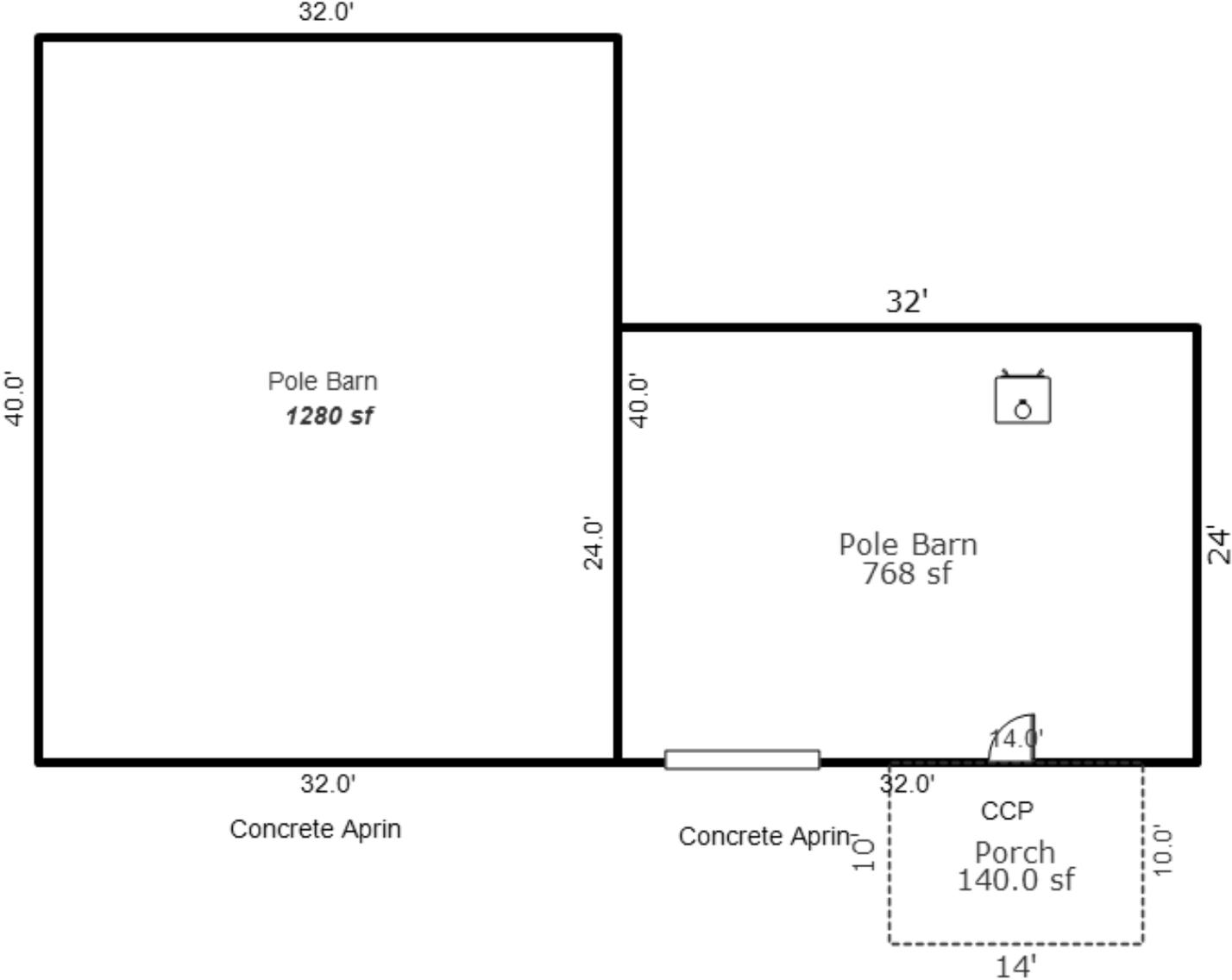


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 140	Type CCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	1	Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 71,545 Total Depr Cost: 60,813 Estimated T.C.V: 79,057	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home														0 Front Overhang 0 Other Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 2003					
Duplex		Drywall Paneled		(12) Electric			(11) Heating System: Forced Air w/o Ducts			Ground Area = 0 SF			Floor Area = 0 SF.					
A-Frame		Plaster Wood T&G		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					
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments			Porches			Garages					
Building Style: GRG		Ex Ord Min		Ex. Ord. Min			Average Fixture(s)			CCP (1 Story)			Class: C Exterior: Pole (Unfinished)					
Yr Built 2003		Remodeled 2007		No. of Elec. Outlets			3 Fixture Bath			Door Opener			Base Cost					
Condition: Average		Lg Ord Small		Many Ave. Few			2 Fixture Bath			Base Cost			Class: C Exterior: Pole (Finished)					
Room List		Doors Solid H.C.		(13) Plumbing			Softener, Auto			Water/Sewer			Public Sewer					
Basement		(5) Floors		1 Average Fixture(s)			Softener, Manual			Public Sewer			Water Well, 100 Feet					
1st Floor		Kitchen:		1 3 Fixture Bath			Solar Water Heat			Fireplaces			Wood Stove					
2nd Floor		Other:		1 2 Fixture Bath			No Plumbing			Wood Stove			Totals:					
Bedrooms		Other:		1 Softener, Auto			Extra Toilet			Fireplaces			71,545					
(1) Exterior		(6) Ceilings		1 Softener, Manual			Extra Sink			Fireplaces			60,813					
Wood/Shingle		No. of Elec. Outlets		1 No Plumbing			Separate Shower			Fireplaces			79,057					
Aluminum/Vinyl		Many Ave. Few		1 Extra Toilet			Ceramic Tile Floor			Fireplaces			79,057					
Brick		Conc. Block		1 Extra Sink			Ceramic Tile Floor			Fireplaces			79,057					
Insulation		Poured Conc.		1 Separate Shower			Ceramic Tile Wains			Fireplaces			79,057					
(2) Windows		Stone		1 Ceramic Tile Floor			Ceramic Tub Alcove			Fireplaces			79,057					
Many Avg. Few		Treated Wood		1 Ceramic Tub Alcove			Vent Fan			Fireplaces			79,057					
Large Avg. Small		Concrete Floor		1 Vent Fan						Fireplaces			79,057					
Wood Sash		(9) Basement Finish		1 Lump Sum Items:						Fireplaces			79,057					
Metal Sash		Recreation SF								Fireplaces			79,057					
Vinyl Sash		Living SF								Fireplaces			79,057					
Double Hung		Walkout Doors (B)								Fireplaces			79,057					
Horiz. Slide		No Floor SF								Fireplaces			79,057					
Casement		Walkout Doors (A)								Fireplaces			79,057					
Double Glass		(10) Floor Support								Fireplaces			79,057					
Patio Doors		Joists:								Fireplaces			79,057					
Storms & Screens		Unsupported Len:								Fireplaces			79,057					
(3) Roof		Cntr.Sup:								Fireplaces			79,057					
Gable										Fireplaces			79,057					
Hip										Fireplaces			79,057					
Flat										Fireplaces			79,057					
Asphalt Shingle										Fireplaces			79,057					
Chimney:										Fireplaces			79,057					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DZIK DAVID & LINDA	DZIK DAVID & LINDA TRUST	0	02/08/2022	QC	09-FAMILY	2024-01680	DEED	0.0
DULLOCK ROBERT J & CONSTA	DZIK DAVID & LINDA	90,000	07/27/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02020	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2025 Est TCV 86,369 TCV/TFA: 0.00
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Owner's Name/Address	DZIK DAVID & LINDA TRUST 6123 LEDWIN DR TROY MI 48098
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Tax Description	. SEC 2 T22N R8W LOT 34 TOM'S BAY NO 2.	Comments/Influences	CORRECTED SQ FT OF GRG FOR 07.
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements		* Factors * 100X151.45 IRR					
		Description	Frontage	Depth	Rate %Adj. Reason	Value	
		F 67' @ 500/	100.00	151.45	0.8692 1.0549	500 100	45,847
		100 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value =	45,847

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Concrete	6.87	256	0	0	
Wood Frame	26.62	144	50	1,916	
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 =				3,972	

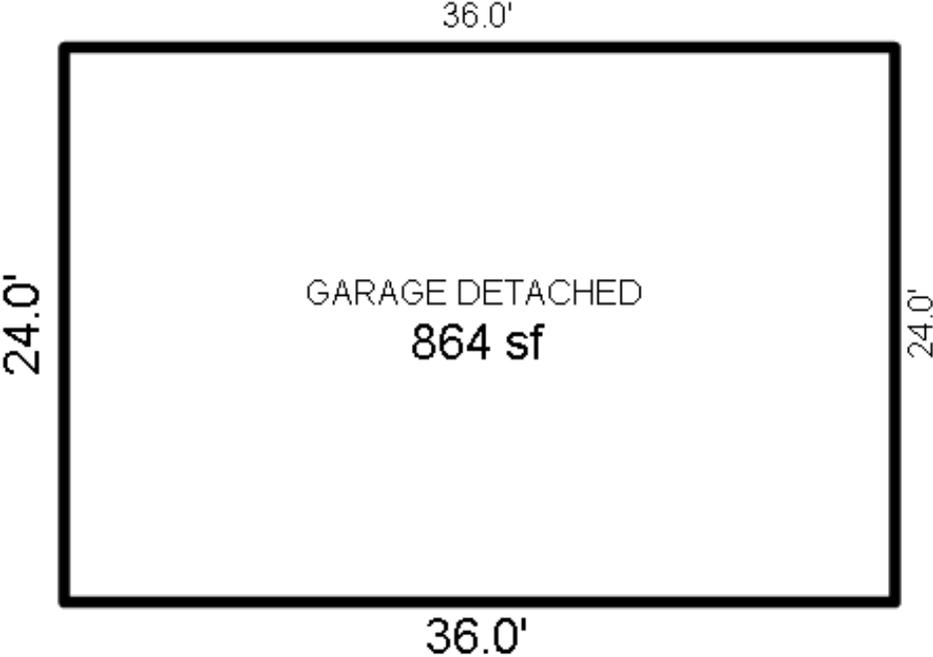
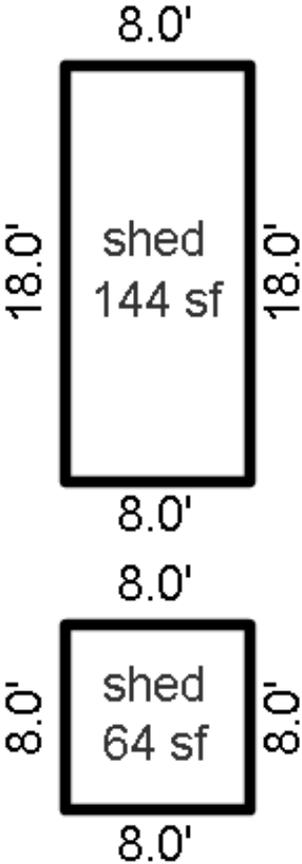
Topography of Site	X Level	X Rolling	X Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	22,900	20,300	43,200			32,405C
2024	14,200	18,600	32,800			31,431C
2023	14,200	16,300	30,500			29,935C
2022	15,000	14,800	29,800			28,510C

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DZIK DAVID & LINDA	DZIK DAVID & LINDA TRUST	0	02/08/2022	QC	09-FAMILY	2024-01680	DEED	0.0
DULLOCK ROBERT J & CONSTA	DZIK DAVID & LINDA	90,000	07/27/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02020	DEED	100.0
DULLOCK ROBERT J	DULLOCK ROBERT J & CONSTA	0	03/04/2013	WD	03-ARM'S LENGTH	2013-00776 WD	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #:					
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DZIK DAVID & LINDA 6123 LEDWIN DR TROY MI 48098	2025 Est TCV 49,994					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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	Public Improvements			* Factors *		100X149.05 IRR
--	---------------------	--	--	-------------	--	----------------

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

				F 67' @ 500/	115.23	149.07	0.8271	1.0491	500	100	49,994
--	--	--	--	--------------	--------	--------	--------	--------	-----	-----	--------

				115 Actual Front Feet, 0.39 Total Acres		Total Est. Land Value =				49,994
--	--	--	--	---	--	-------------------------	--	--	--	--------

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.
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. SEC 2 T22N R8W LOT 35 TOM'S BAY NO 2.
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Comments/Influences
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	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	25,000	0	25,000			16,084C
--	------	--------	---	--------	--	--	---------

	2024	15,700	0	15,700			15,601C
--	------	--------	---	--------	--	--	---------

	2023	15,700	0	15,700			14,859C
--	------	--------	---	--------	--	--	---------

	2022	15,000	0	15,000			14,152C
--	------	--------	---	--------	--	--	---------

	Who	When	What
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	TPC 04/30/2021	INSPECTED
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	TPC 05/06/2018	INSPECTED
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	TPC 12/27/2017	INSPECTED
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDRASH STEPHEN	ANDRASH STEPHEN &	0	02/03/2023	QC	09-FAMILY	2023-00288	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
871 N AL MOSES RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/03/2018					
ANDRASH STEPHEN & KRUEGER LYNAMM M & BRIAN M 7269 W WHITE BIRCH AVE LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 35,029					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
Public Improvements			* Factors * 66.68 X 149 IRR				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			F 67' @ 500/	66.68	149.00	1.0017 1.0489 500 100	35,029
			67 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =				35,029

Tax Description  
 LOT 36 EXC S 66.66 FT THOF & LOT 37 EXC N 66.66 FT THOF. TOM'S BAY NO 2.

Comments/Influences  
 00 SPLIT 66.66' TO 036-50 FOR 01  
 00 COMBO 33.35' FROM 037 FOR 01

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	17,500	0	17,500			2,641C
2024	10,400	0	10,400			2,562C
2023	10,400	0	10,400			2,440C
2022	10,000	0	10,000			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.
GANN ROBERT K & KATHARINE	GANN ROBERT K TRUST & GAN	0	07/27/2015	QC	09-FAMILY	2015-02699	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7279 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GANN ROBERT K TRUST & GANN KATHARINE L TRUST PO BOX 526 LAKE CITY MI 49651	2025 Est TCV 150,693 TCV/TFA: 199.33					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
			Description	Frontage	Depth	Value
S 66.66 FT OF LOT 36. TOM'S BAY NO 2.	X		F 67' @ 500/	66.70	149.00	35,035
Comments/Influences			67 Actual Front Feet, 0.23 Total Acres			

DD GRG FOR 02 GRG HAS LIVING ABOVE..ADD FOR 03 00 SPLIT FROM 036-00 FOR 01	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	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	17,500	57,800	75,300			50,161C
			2024	10,400	52,800	63,200			48,653C
			2023	10,400	46,000	56,400			46,337C
			2022	10,000	41,500	51,500			44,131C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 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	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 20 Floor Area: 756 Total Base New : 110,297 Total Depr Cost: 88,237 Estimated T.C.V: 114,708		E.C.F. X 1.300		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 2001												
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 0 SF		Floor Area = 756 SF.												
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story		Siding		Overhang		756		Total:		64,774		51,819				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		1,164						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 0 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		Garages		Class: C Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		1008		36,681		29,345				
(2) Windows		(7) Excavation		(8) Basement		(14) Water/Sewer		Water/Sewer		Public Sewer		Water Well		1		1,473		1,178						
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Built-Ins		Appliance Allow.		1		2,727		2,182								
(3) Roof		(9) Basement Finish		(10) Floor Support		Lump Sum Items:		Local Cost Items		SANITARY SEWER		1		0		0								
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		114,708												
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:				Totals:		110,297		88,237												

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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 WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
MANDRUCH WOLDYMR J 19537 FAULMAN RD CLINTON TOWNSHIP MI 48035		MAP #:		2025 Est TCV 35,104					
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
N 66.66 FT OF LOT 37. TOM'S BAY NO 2.		Public Improvements		* Factors *		66.66 X 150 IRR			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	
SPLIT 33/35 FT TO 036-50 FOR 01		Gravel Road		F 67' @ 500/	66.66	150.00	1.0018	1.0514	
		Paved Road		67 Actual Front Feet, 0.23 Total Acres	Total Est. Land Value =		500	100	
		Storm Sewer						35,104	
		Sidewalk						35,104	
		Water							
		X Sewer							
		X Electric							
		X Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2025	17,600	0	17,600	2,641C
		TPC 04/30/2021	INSPECTED		2024	10,400	0	10,400	2,562C
		TPC 12/27/2017	INSPECTED		2023	10,400	0	10,400	2,440C
					2022	10,000	0	10,000	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.
BORTON CRAIG S & DEANNA G	TOBT THOMAS & JANET	55,000	12/28/2011	WD	03-ARM'S LENGTH	2011-03868	PROPERTY TRANSFER	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	19-MULTI PARCEL ARM'S LE	06-0/1842	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	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					
Owner's Name/Address	P.R.E. 0%					
TOBE THOMAS & JANET 28851 GLENCASTLE DRIVE FARMINGTON MI 48336	MAP #:					
	2025 Est TCV 65,649 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
. SEC 2 T22N R8W LOT 38 TOM'S BAY NO 2.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	F 67' @ 500/	87.00	150.00	0.9126	1.0514	500	100		41,738
X Gravel Road	87 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	41,738
X Paved Road	Land Improvement Cost Estimates								
X Storm Sewer	Description	Rate	Size	% Good	Cash Value				
X Sidewalk	Fencing: Wd, Split, 2 Rail	16.25	70	95	1,081				
X Water	Wood Frame	29.11	96	94	2,627				
X Sewer	Total Estimated Land Improvements True Cash Value =								3,708
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									



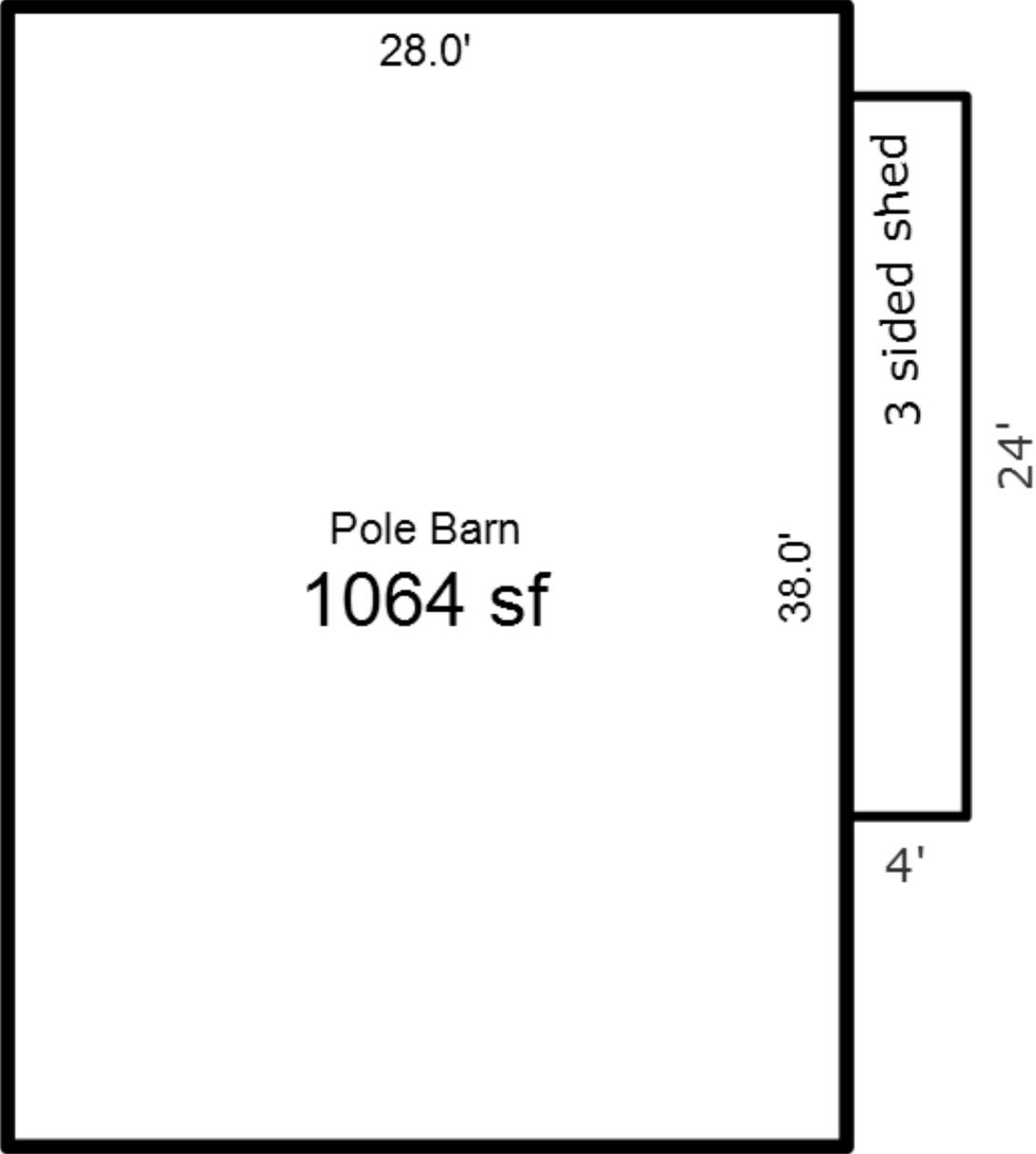
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	20,900	11,900	32,800			17,362C
X Rolling	2024	12,700	11,200	23,900			16,840C
X Low	2023	12,700	9,800	22,500			16,039C
X High	2022	15,000	8,800	23,800			15,276C
X Landscaped							
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	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: 1989 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: 1064 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 20,722 Total Depr Cost: 15,541 Estimated T.C.V: 20,203
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 1989		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 1989		Lg Ord Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		Lump Sum Items:			Lump Sum Items:		3 Fixture Bath		Other Additions/Adjustments		1 -4,580 -3,435		
Condition: Average		Doors Solid H.C.		(9) Basement Finish			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished)		1064 25,302 18,976		
Room List		(5) Floors		(8) Basement			Lump Sum Items:		Base Cost		Base Cost		Totals: 20,722 15,541		
Basement		Kitchens:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Notes:		ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV:		20,203		
1st Floor		Other:		(7) Excavation			Lump Sum Items:								
2nd Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(6) Ceilings			Lump Sum Items:								
Bedrooms		Basement		(1) Exterior			Lump Sum Items:								
(1) Exterior		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Wood/Shingle Aluminum/Vinyl Brick Insulation			Lump Sum Items:								
Wood/Shingle		(2) Windows		(3) Roof			Lump Sum Items:								
Aluminum/Vinyl		Many Avg. Few		Gable Hip Flat			Lump Sum Items:								
Brick		Large Avg. Small		Gambrel Mansard Shed			Lump Sum Items:								
Insulation		(2) Windows		(3) Roof			Lump Sum Items:								
(2) Windows		Many Avg. Few		Asphalt Shingle			Lump Sum Items:								
Wood Sash		Many Avg. Few		Chimney:			Lump Sum Items:								
Metal Sash		Many Avg. Few		Chimney:			Lump Sum Items:								
Vinyl Sash		Many Avg. Few		Chimney:			Lump Sum Items:								
Double Hung		Many Avg. Few		Chimney:			Lump Sum Items:								
Horiz. Slide		Many Avg. Few		Chimney:			Lump Sum Items:								
Casement		Many Avg. Few		Chimney:			Lump Sum Items:								
Double Glass		Many Avg. Few		Chimney:			Lump Sum Items:								
Patio Doors		Many Avg. Few		Chimney:			Lump Sum Items:								
Storms & Screens		Many Avg. Few		Chimney:			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.
BORTON CRAIG S & DEANNA G	URBANSKI TODD D & JANE E	75,000	12/08/2017	WD	03-ARM'S LENGTH	2017-03896	PROPERTY TRANSFER	100.0
WOOD TRUST	BORTON CRAIG S & DEANNA G	65,000	05/17/2006	WD	20-MULTI PARCEL SALE REF	06-0/1842	DEED	100.0
WOOD DUANE	WOOD TRUST	0	05/21/2004	QC	21-NOT USED/OTHER	04-0/2717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7193 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/15/2012	2012-0173	100%
Owner's Name/Address	P.R.E. 0%					
URBANSKI TODD D & JANE E 201 ROLLINGBROOK NE ADA MI 49301	MAP #: 2025 Est TCV 111,842 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
				Description	Frontage	Depth	Rate	Value
LA 1829 SEC 2 T22N R8W LOT 39 TOM'S BAY NO 2.	X			F 67' @ 500/	100.00	150.34	0.8692	45,729
				100 Actual Front Feet, 0.34 Total Acres				45,729

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Asphalt Paving	3.56	1600 50	2,848
	X	Gravel Road	D/W/P: 4in Ren. Conc.	10.12	2000 50	10,120
	X	Paved Road	Fencing: Wire Mesh, #9	3.92	9600 0	0
	X	Storm Sewer	Ad-Hoc Unit-In-Place Items			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	/CI16/YARI/CHALF/12'/211	27.00	80 50	1,080
		Sewer	/CI16/YARI/CHALF/04'/211	9.70	100 50	485
		Electric	Total Estimated Land Improvements True Cash Value = 14,533			
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				



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

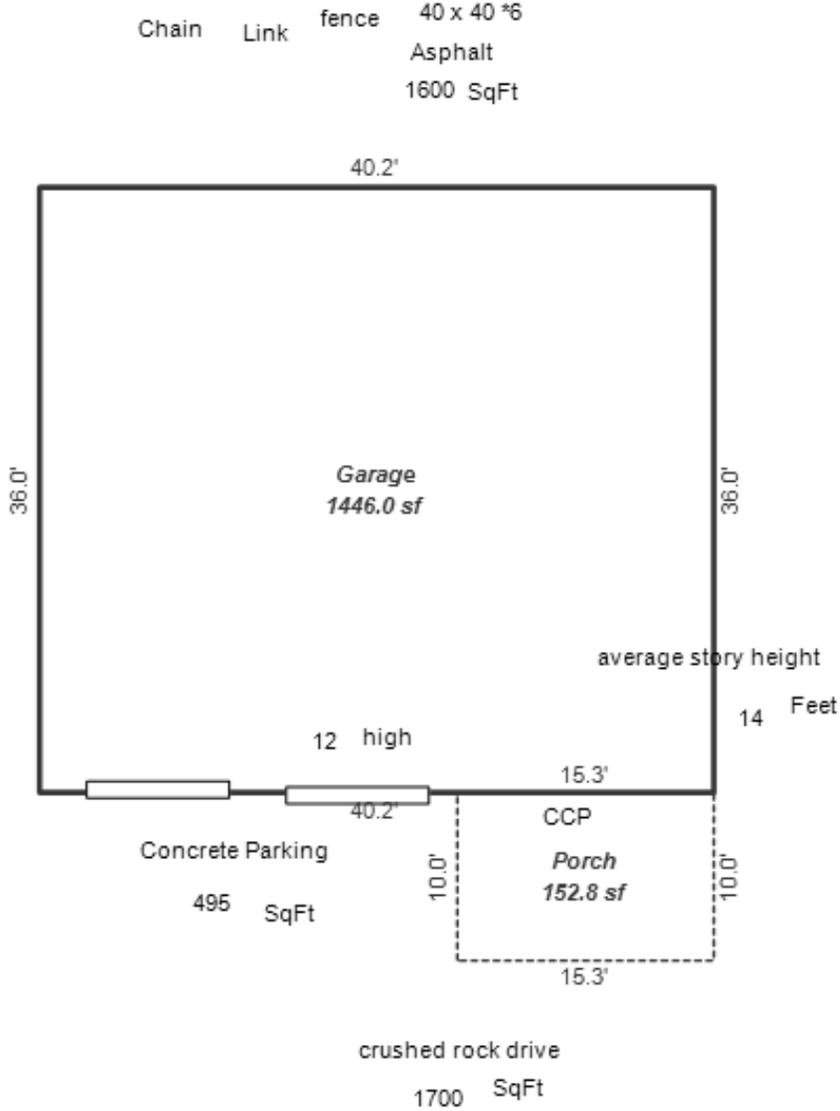
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	22,900	33,000	55,900			37,924C
2024	14,200	31,700	45,900			36,784C
2023	14,200	28,000	42,200			35,033C
2022	15,000	19,700	34,700			33,365C

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\*\*\* Information herein deemed reliable 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 152	Type CCP (1 Story)	Year Built: Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1446 % Good: 0 Storage Area: 0 No Conc. Floor: 0	152	CCP (1 Story)	E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.		
Wood Frame		(5) Floors Kitchen: Other: Other:			(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 GRG (11) Heating System: No Heating/Cooling 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 Plumbing 3 Fixture Bath 1 -6,735 -6,061 Porches CCP (1 Story) 152 5,241 4,717 Foundation: Shallow 152 -1,158 -1,042 Garages Class: BC Exterior: Pole (Unfinished) Door Opener 2 1,347 1,212 Base Cost 1446 45,390 40,851 Totals: 44,085 39,677			Cls BC Blt 2012							
Building Style: GRG		(6) Ceilings			Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 => TCV: 51,580													
Yr Built 2012	Remodeled 0	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
Condition: Average		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
Room List		(9) Basement Finish																
Basement 1st Floor 2nd Floor Bedrooms		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																
(1) Exterior																		
Wood/Shingle Aluminum/Vinyl Brick  Insulation																		
(2) Windows																		
Many Avg. Few	Large Avg. Small																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																		
(3) Roof																		
Gable Hip Flat	Gambrel Mansard Shed																	
Asphalt Shingle																		
Chimney:																		

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



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

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	2018-00508	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
BENEDICT DAVID & BENEDICT JAMES & 5656 STONEHAVEN BLVD ROCHESTER MI 48306	2025 Est TCV 57,323 TCV/TFA: 0.00					

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 40 TOM'S BAY NO 2.			* Factors * 100X150.68 IRR			
			F 67' @ 500/	100.00	150.68	45,765
			100 Actual Front Feet, 0.35 Total Acres			45,765

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water	7.24	144 0	0
		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

														2024	14,200	5,000	19,200			3,371C
														2023	14,200	4,400	18,600			3,211C
														2022	15,000	4,000	19,000			3,059C

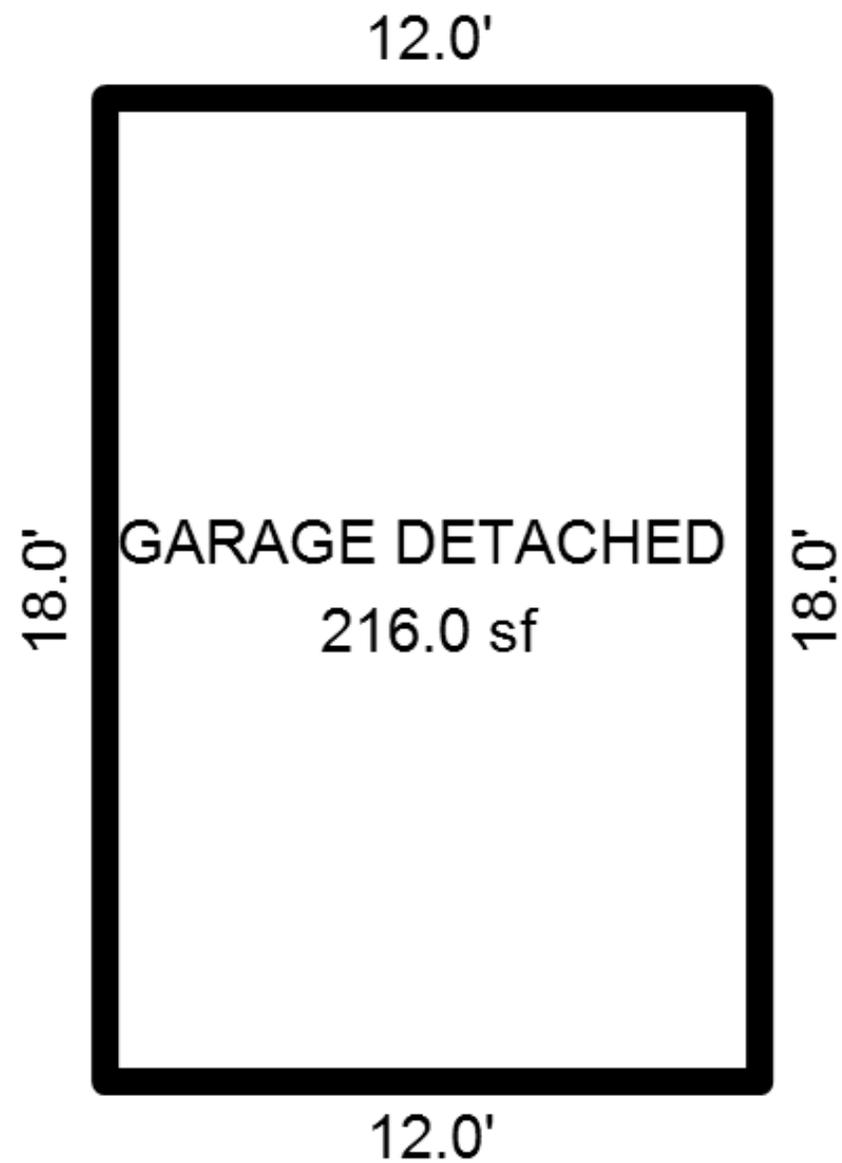
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 216 % 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: 25 Floor Area: 0 Total Base New : 10,880 Total Depr Cost: 8,160 Estimated T.C.V: 10,608
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace								
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric								
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service								
Wood Frame		Size of Closets		Lg Ord Small			No./Qual. of Fixtures								
Building Style: GRG		Doors Solid H.C.		(5) Floors			Ex. Ord. Min								
Yr Built 0	Remodeled 0	Kitchen: Other: Other:		Kitchen: Other: Other:			No. of Elec. Outlets								
Condition: Average		(6) Ceilings		Many Ave. Few			(13) Plumbing								
Room List		(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			(14) Water/Sewer								
Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(1) Exterior		(9) Basement Finish		Lump Sum Items:											
Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Insulation		(10) Floor Support													
(2) Windows		Joists: Unsupported Len: Cntr.Sup:													
Many Avg. Few	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:															
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0                  (11) Heating System: No Heating/Cooling                  Ground Area = 0 SF Floor Area = 0 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  Other Additions/Adjustments                  Garages                  Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)                  Base Cost 216 10,880 8,160                  Totals: 10,880 8,160                  Notes:                  ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.300 =&gt; TCv: 10,608</p>															

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JAMES RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651	MAP #:					
--	--------	--	--	--	--	--

	2025 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
--	----------	---	--------	--	--	--

	Public Improvements	* Factors *					
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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			50.00	100.00	1.0000	0.0000	0	100*		0
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		COMMERCIAL \$.50/SQFT			0.12	Acres	21780	100		2,505
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		* denotes lines that do not contribute to the total acreage calculation.							
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		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			2,505
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Tax Description	Dirt Road									
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. SEC 12 T22N R8W LOT 1 & N 2 FT OF LOT 2	Gravel Road									
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PLAT OF VI-MY-KA SUB.	Paved Road									
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Comments/Influences	Storm Sewer									
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	Sidewalk									
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	Water									
--	-------	--	--	--	--	--	--	--	--	--

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

	Electric									
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	Gas									
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	Curb									
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	Street Lights									
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	Standard Utilities									
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	Underground Utils.									
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	Topography of Site									
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	Level									
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	Rolling									
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	Low									
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	High									
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	Landscaped									
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	Swamp									
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	Wooded									
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	Pond									
--	------	--	--	--	--	--	--	--	--	--

	Waterfront									
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	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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	Who	When	What	2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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	TPC 11/02/2015	INSPECTED		2023	0	0	0	0
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				2022	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILL & SAM PROPERTIES LLC	HAMM REAL ESTATE LLC	85,000	05/21/2019	WD	03-ARM'S LENGTH	2019-01610	DEED	100.0
D & L INVESTMENTS LLC	WILL & SAM PROPERTIES LLC	62,000	09/19/2013	WD	03-ARM'S LENGTH	2013-03232	PROPERTY TRANSFER	100.0
		85,000	10/01/2000	WD	33-TO BE DETERMINED	03-0:2550	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1850 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HAMM REAL ESTATE LLC 3992 MAIN ST FOUNTAIN MI 49410	2025 Est TCV 190,754 TCV/TFA: 80.28					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W S 64 FT OF LOT 2 & N 10 FT OF LOT 3 PLAT OF VI-MY-KA SUB.	X	Dirt Road		INFO FOR SIZE 0	74.00	150.00	1.0000	0.0000	0	100*	0
		Gravel Road		COMMERCIAL <2A M/L			0.26 Acres	18000	100		4,590
		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		74 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =							4,590
		Sidewalk									
		Water									
	X	Sewer		Land Improvement Cost Estimates							
	X	Electric		Description			Rate	Size	% Good	Cash Value	
	X	Gas		D/W/P: Asphalt Paving			3.12	1500	100	4,680	
		Curb		Total Estimated Land Improvements True Cash Value =							4,680
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2025	2,300	93,100	95,400			46,908C
	Rolling	2024	10,000	88,200	98,200			45,498C
	Low	2023	10,000	74,500	84,500			43,332C
	High	2022	7,800	39,400	47,200			41,269C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



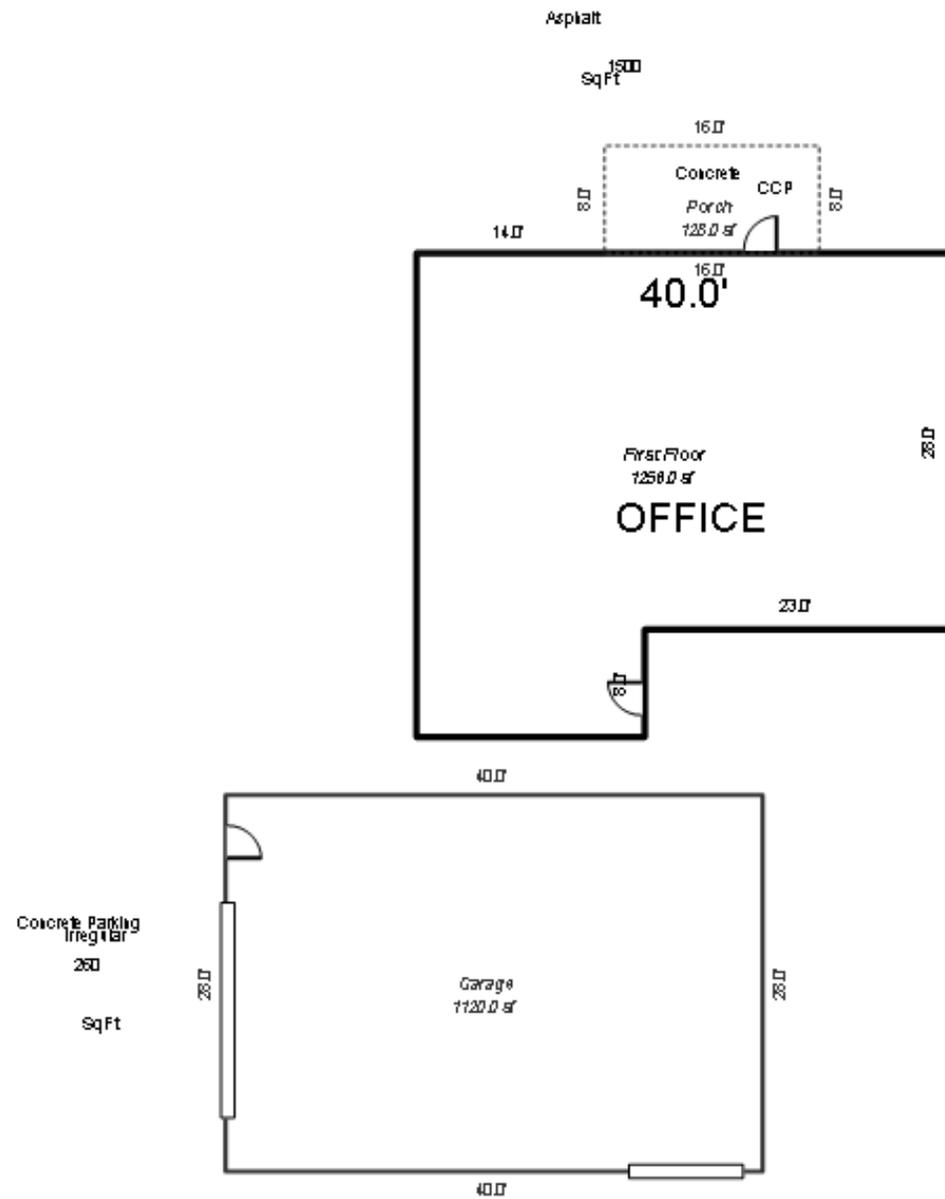
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Desc. of Bldg/Section: CAL 140		Calculator Cost Computations >>>>																																												
Calculator Occupancy: Office Buildings		Class: D		Quality: Average		Stories: 1		Story Height: 8		Perimeter: 152																																				
Class: D		Construction Cost																																												
Floor Area: 1,256		High	Above Ave.	Ave.	X	Low	Overall Building Height: 8																																							
Gross Bldg Area: 2,376		** ** Calculator Cost Data ** **																																												
Stories Above Grd: 1		Quality: Average																																												
Average Sty Hght : 8		Heat#1: Forced Air Furnace 100																																												
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 0%																																												
Depr. Table : 2.25%		Ave. SqFt/Story: 1256																																												
Effective Age : 25		Ave. Perimeter: 152																																												
Physical %Good: 56		Has Elevators:																																												
Func. %Good : 100		*** Basement Info ***																																												
Economic %Good: 100		Area:																																												
1974 Year Built		Perimeter:																																												
Remodeled		Type:																																												
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor																																												
Comments:		* Mezzanine Info *																																												
		Area #1:																																												
		Type #1:																																												
		Area #2:																																												
		Type #2:																																												
		* Sprinkler Info *																																												
		Area:																																												
		Type: Average																																												
<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj. Adj.</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: right;">Total Cost New = 0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Architectural Multiplier: 0.95</td> </tr> <tr> <td colspan="5" style="text-align: right;">Reproduction/Replacement Cost = 0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Depreciated Cost = 0</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												Item Description	Cost	# or Height	Storys	Cost		Col.	Rate	SqFt	Adj. Adj.	Total Cost New = 0					Architectural Multiplier: 0.95					Reproduction/Replacement Cost = 0					Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0					Total Depreciated Cost = 0				
Item Description	Cost	# or Height	Storys	Cost																																										
	Col.	Rate	SqFt	Adj. Adj.																																										
Total Cost New = 0																																														
Architectural Multiplier: 0.95																																														
Reproduction/Replacement Cost = 0																																														
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0																																														
Total Depreciated Cost = 0																																														

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONZELL CHRISTOPHER & TAR	DONZELLI LLC	1	10/22/2019	QC	09-FAMILY	2019-03540	DEED	100.0
LAMBOURNE CECILY S	DONZELL CHRISTOPHER & TAR	160,000	01/03/2019	LC	03-ARM'S LENGTH	2019-00056	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1866 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/06/2004	20040230	Complete
Owner's Name/Address	P.R.E. 0%					
DONZELLI LLC 308 E MASON ST CADILLAC MI 49601	MAP #:					
	2025 Est TCV 331,385 TCV/TFA: 172.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 12 T22N R8W LOT 4 & LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB. 7/2020 COMBINE WITH 690-004-00 FORMERLY . SEC 12 T22N R8W LOT 3 EXC N 10 FT THEREOF PLAT OF VI-MY-KA SUB.	X			* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				INFO FOR SIZE	0	100.00	150.00	1.0000	0.0000	0 100*	0
				COMMERCIAL <2A M/L		0.64	Acres	18000	100	11,466	
				* denotes lines that do not contribute to the total acreage calculation.							
				100 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 11,466							
Comments/Influences	X			Land Improvement Cost Estimates							
	X			Description	Rate	Size	% Good	Cash Value			
	X			D/W/P: Asphalt Paving	2.91	16000	100	46,560			
	X			Wood Frame	24.77	128	94	2,981			
				Total Estimated Land Improvements True Cash Value = 49,541							



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	5,700	160,000	165,700			94,058C
														2024	25,000	133,300	158,300			91,230C
														2023	25,000	112,800	137,800			86,886C
														2022	19,400	72,300	91,700			82,749C

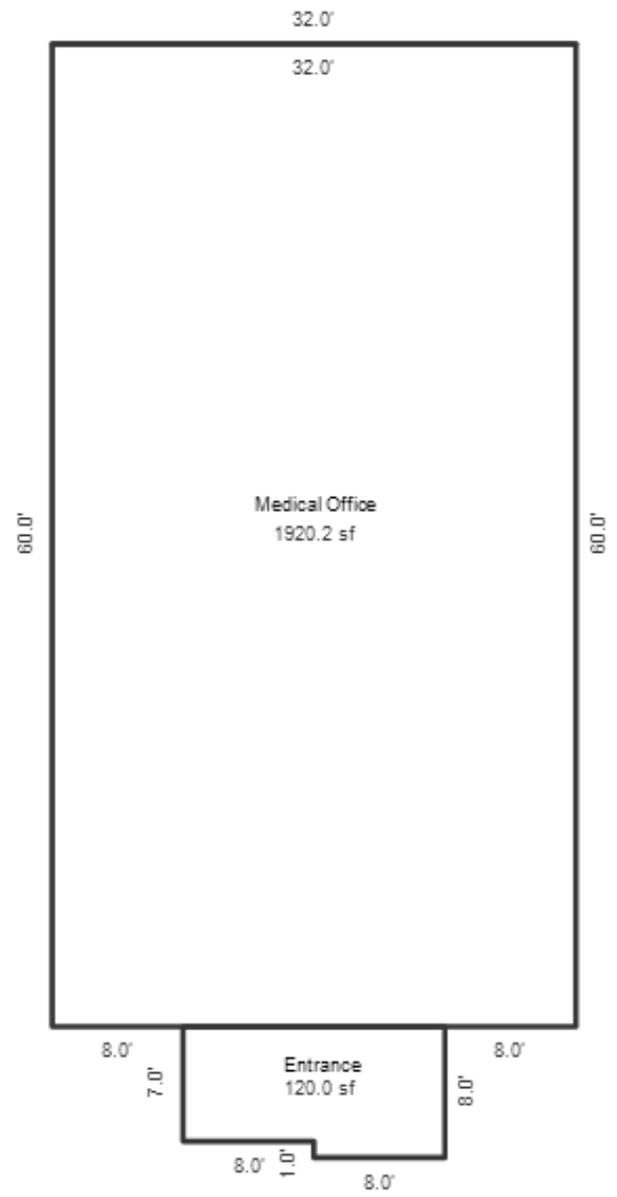
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Desc. of Bldg/Section: CAL 126 Calculator Occupancy: Medical - Office Buildings		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 1,920 Gross Bldg Area: 1,920 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 184 Overall Building Height: 12			
		High	Above Ave.	X Ave.	Low		
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1920 Ave. Perimeter: 184 Has Elevators:		Base Rate for Upper Floors = 179.63  (10) Heating system: Package Heating & Cooling Cost/SqFt: 28.44 100% Adjusted Square Foot Cost for Upper Floors = 208.07			
1980 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:		Total Floor Area: 1,920 Base Cost New of Upper Floors = 399,494  Reproduction/Replacement Cost = 399,494 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 187,762			
12 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>>			
Comments: CONCRETE SLBA, CLASS D WOOD EXTERIO WALLS ARE PAINTED STUCCO, PAINTED CEMENT BOARD		* Sprinkler Info * Area: Type: Average		Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost  Total Cost New = 0  Architectural Multiplier: 1.00  Reproduction/Replacement Cost = 0 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 0			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:      Fixtures:			X Steel Frame		
X	Poured Conc	Brick/Stone	Block	Many	Average	Few	Few	Average	Few	Average	Few
			Above Ave.	Typical	None	Average	Average	Average	Average	Average	Average
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Unfinished Typical  Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			(40) Exterior Wall:		
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure:      Slope=0			Thickness	Bsmnt Insul.	
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas	Coal	Hand Fired						
			Oil	Stoker	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.					
SJJP INVESTMENTS LLC ETAL	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00372	PROPERTY TRANSFER	35.4					
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	29.2					
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	DEED	35.4					
COLLINS ESTATE	SKUKALEK JOHN M & BARBARA	115,000	03/17/2008	WD	03-ARM'S LENGTH	2008/859	DEED	100.0					
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S MOREY RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
DYKEMA EXCAVATORS INC ETAL 1730 3 MILE RD NE GRAND RAPIDS MI 49505		MAP #:		2025 Est TCV 7,434									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 12 T22N R8W LOT 5. PLAT OF VI-MY-KA SUB. 17/48 DYKEMA EXCAVATORS INC, 2017-04029, 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LLC 2019-02910		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
APPEARS TO HAVE BEEN ASSESSED BELOW MARKET..ADJ FOR 05		Gravel Road		INFO FOR SIZE		0	120.00	150.00	1.0000	0.0000	0	100*	0
		Paved Road		COMMERCIAL <2A M/L		0.41 Acres		18000	100				7,434
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.		120 Actual Front Feet, 0.41 Total Acres		Total Est. Land Value =					7,434
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level											
		X Rolling											
		X Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		X Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2025	3,700	0	3,700			3,700S		
		TPC 04/30/2021	INSPECTED		2024	4,500	0	4,500			4,146C		
		TPC 12/27/2017	INSPECTED		2023	6,300	0	6,300			3,765C		
		TPC 05/08/2017	INSPECTED		2022	3,600	0	3,600			3,586C		



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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.
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	100.0
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/575	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
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S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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COOL INVESTMENT LLC PO BOX 23024 SCOTTSDALE AZ 85257	MAP #:					
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	2025 Est TCV 28,119					
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Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	INFO FOR SIZE 0	240.00	150.00	1.0000	0.0000	0 100*	0
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	COMMERCIAL 4-6A	6000		0.83	Acres	6000 100 PART OF TRACT	4,956
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	* denotes lines that do not contribute to the total acreage calculation.						
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	240 Actual Front Feet,	0.83 Total Acres		Total Est. Land Value =			4,956
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Land Improvement Cost Estimates							
Description	Rate	Size	% Good	Cash Value			

X Sewer	D/W/P: Asphalt Paving	2.85	16255	50	23,163		
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X Electric	Total Estimated Land Improvements True Cash Value =						23,163
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X Gas							
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X Curb							
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X Street Lights							
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X Standard Utilities							
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X Underground Utils.							
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Topography of Site							
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X Level							
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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
2025	2,500	11,600	14,100			11,480C
2024	9,000	2,900	11,900			11,135C
2023	12,600	2,800	15,400			10,605C
2022	7,200	2,900	10,100			10,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK CORP FAC	GUNNERSON MATTHEW	105,000	05/18/2016	CD	03-ARM'S LENGTH	2016-01958	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1980 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Other	09/07/2010	20100508	100%
Owner's Name/Address	P.R.E. 0%		Other	09/07/2010	20100513	100%
GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 257,198 TCV/TFA: 135.08					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOTS 8 & 9 PLAT OF VI-MY-KA SUB.	X	Dirt Road		INFO FOR SIZE 0	267.00	150.00	1.0000	0.0000	0	100*	0
Comments/Influences		Gravel Road		COMMERCIAL <2A M/L		0.92 Acres	18000	100			16,542
5TH3RD ATM		Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
		Storm Sewer		267 Actual Front Feet, 0.92 Total Acres							16,542
		Sidewalk		Total Est. Land Value =							

Comments/Influences	X	Water	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Sewer	D/W/P: Asphalt Paving	3.19	16500 100	52,635	
	X	Electric	Ad-Hoc Unit-In-Place Items				
	X	Gas	Description	Rate	Size % Good	Cash Value	
	X	Curb	/CI16/YARI/OUTL/1LOW/FLO5	400.00	2 100	800	
		Street Lights	Total Estimated Land Improvements True Cash Value =				53,435
		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
														2024	10,000	92,300	102,300			80,372C
														2023	14,000	125,100	139,100			76,545C
														2022	8,000	69,900	77,900			77,900S



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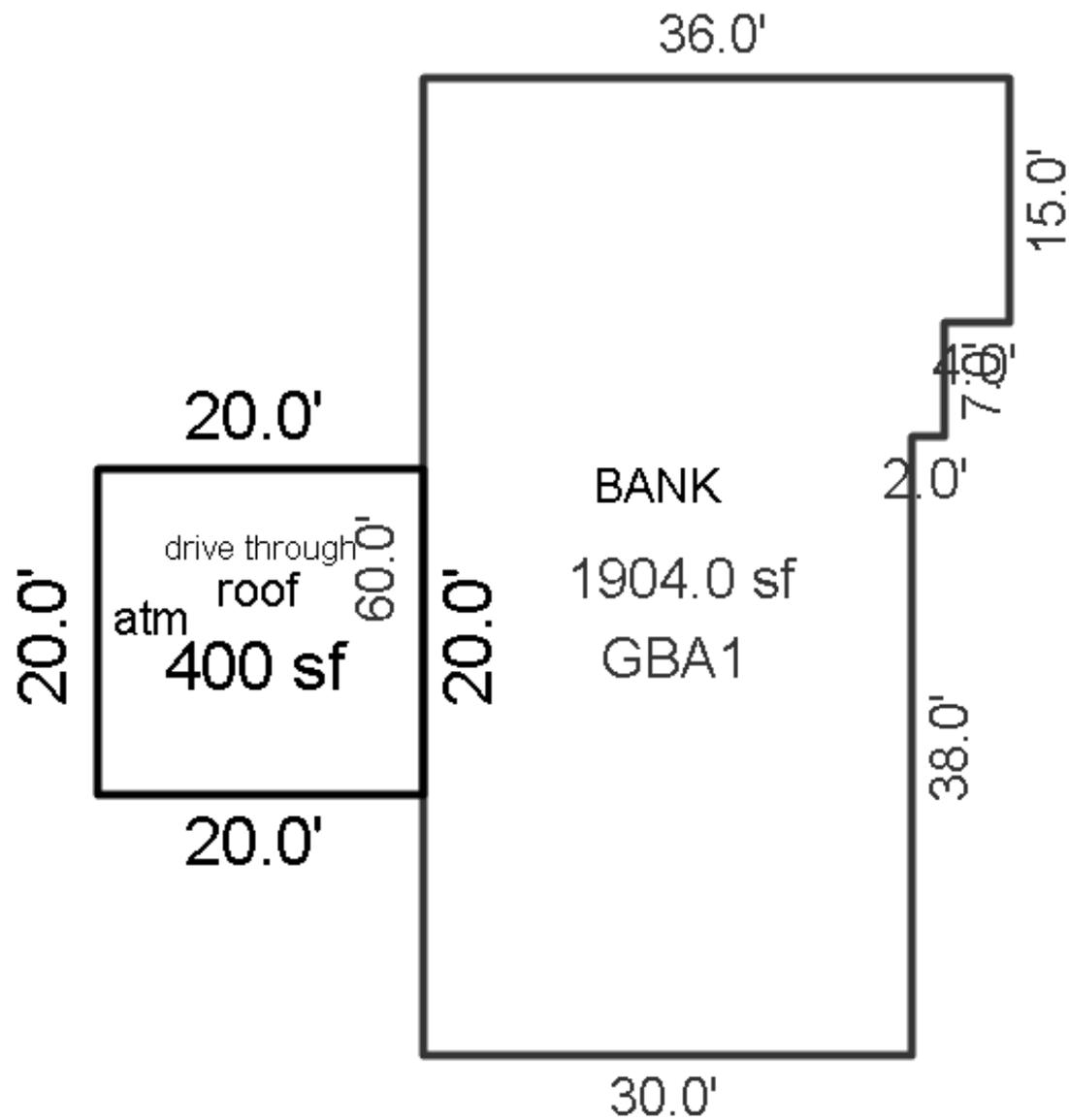
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	8,300	120,300	128,600			82,863C
			2024	10,000	92,300	102,300			80,372C
			2023	14,000	125,100	139,100			76,545C
			2022	8,000	69,900	77,900			77,900S

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Desc. of Bldg/Section: CAL 14 Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 1,904 Gross Bldg Area: 1,904 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost				Class: C Quality: Average Stories: 1 Story Height: 14 Perimeter: 192 Overall Building Height: 14	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 159.61  (10) Heating system: Forced Air Furnace Cost/SqFt: 21.20 100% Adjusted Square Foot Cost for Upper Floors = 180.81  Total Floor Area: 1,904 Base Cost New of Upper Floors = 344,262  Reproduction/Replacement Cost = 344,262 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 206,557  Unit in Place Items Rate Quantity Arch %Good Depr.Cost UIP2 VALUT DOOR 20990.48 1 1.00 20 4,198 UIP 14 ATM ENC 41083.33 1 1.00 20 8,217  ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 197,075 Replacement Cost/Floor Area= 213.41 Est. TCV/Floor Area= 103.51 95 % Completed => Est. True Cash Value 2025 = 187,221
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 1904 Ave. Perimeter: 192 Has Elevators:					
1979 Year Built 2010 Remodeled		*** Basement Info *** Area: Perimeter: Type:					
14 Overall Bldg Height		Heat: No Heating or Cooling					
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
		* Sprinkler Info * Area: Type: Average					

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT JEANENE S & GREGOR	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2025 Est TCV 12,479					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651				* Factors *							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				INFO FOR SIZE	0	75.00	150.00	1.0000	0.0000	0 100*	0
				COMMERCIAL 4-6A	6000		0.26	Acres	6000 100	PART OF TRACT	1,548
				* denotes lines that do not contribute to the total acreage calculation.							
				75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 1,548							

Tax Description	X	Land Improvement Cost Estimates			
. SEC 12 T22N R8W LOT 10 PLAT OF VI-MY-KA SUB. 2022-040290 AMEND		Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	2.65	8250 50	10,931
		Total Estimated Land Improvements True Cash Value =			10,931

Comments/Influences	X	Topography of Site			
AREA OF THE PARKING LOT		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	800	5,400	6,200			3,196C
TPC	05/13/2019	INSPECTED	2024	1,700	1,400	3,100			3,100S
JWV	08/06/2018	INSPECTED	2023	2,200	1,500	3,700			3,700S
TPC	12/27/2017	INSPECTED	2022	2,200	1,500	3,700			3,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SJJP INVESTMENTS LLC	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	21-NOT USED/OTHER	2023-00372	PROPERTY TRANSFER	100.0
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	180,000	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
1970 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	07/22/2011	2011-0377	100%	
Owner's Name/Address	P.R.E. 0%					
DYKEMA EXCAVATORS INC 1730 3 MILE RD NE GRAND RAPIDS MI 49505	MAP #: 2025 Est TCV 251,426 TCV/TFA: 19.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 12 T22N R8W LOTS 11,12 & 13 PLAT OF VI-MY-KA. AND ASSESSED WITH PARCEL 009-012-018-95 DESCRIBED AS . SEC 12 T22N R8W BEG 503.02 FT W & N 01 DEG 48'00" W 183.02 FT FROM SE COR SEC 12, TH N 88 DEG 12'00" E 150 FT, S 01 DEG 48'00" E 4.71 FT, W 150.07 FT TO POB. .0081A. 2022-040290 AMEND	Public Improvements		* Factors *							
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
X	Sewer	INFO FOR SIZE 0	241.00	150.00	1.0000	0.0000	0	100*		0
X	Electric	COMMERCIAL <2A M/L			0.83 Acres		18000	100		14,940
X	Gas	* denotes lines that do not contribute to the total acreage calculation.								
Comments/Influences			241 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 14,940							
ASSESSED WITH 012-018-95	Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
	Topography of Site		Description	Rate	Size	% Good	Cash Value			
	X	Level	D/W/P: Asphalt Paving	2.79	11000	100	30,690			
		Rolling	D/W/P: 4in Ren. Conc.	6.85	1000	100	6,850			
		Low	Fencing: Wire Mesh, #9	3.80	1120	94	4,001			
		High	Total Estimated Land Improvements True Cash Value = 41,541							
		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	7,500	118,200	125,700			125,700S
2024	9,000	119,100	128,100			128,100S
2023	12,700	161,300	174,000			104,373C
2022	7,200	100,000	107,200			99,403C

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

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>					
Class: S		Construction Cost		Class: S      Quality: Low Cost		Stories: 1      Story Height: 14      Perimeter: 452	
Floor Area: 12,600 Gross Bldg Area: 13,080 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 42.51
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling      100 Heat#2: Forced Air Furnace                      0% Ave. SqFt/Story: 12600 Ave. Perimeter: 452 Has Elevators:		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 15.69      100% Adjusted Square Foot Cost for Upper Floors = 58.20		Total Floor Area: 12,600      Base Cost New of Upper Floors =      733,320	
1980 Year Built 2000 Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>		Costs taken from Segregated Cost Section 3: Stores & Commercial	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		Item Description      Cost      # or Height      Storys		Col.      Rate      SqFt      Adj.      Adj.      Cost	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(39) Miscellaneous Canopies & Marquees: Wood Frame                      1 Up      32.82      810      1.000      1.000      26,584		Total Cost of Lump-Sum Items =      26,584 Total Cost New =      26,584	
Area: Perimeter: Type:		* Sprinkler Info * Area: Type: Low		Architectural Multiplier: 1.00 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Total Depreciated Cost =      263,995	

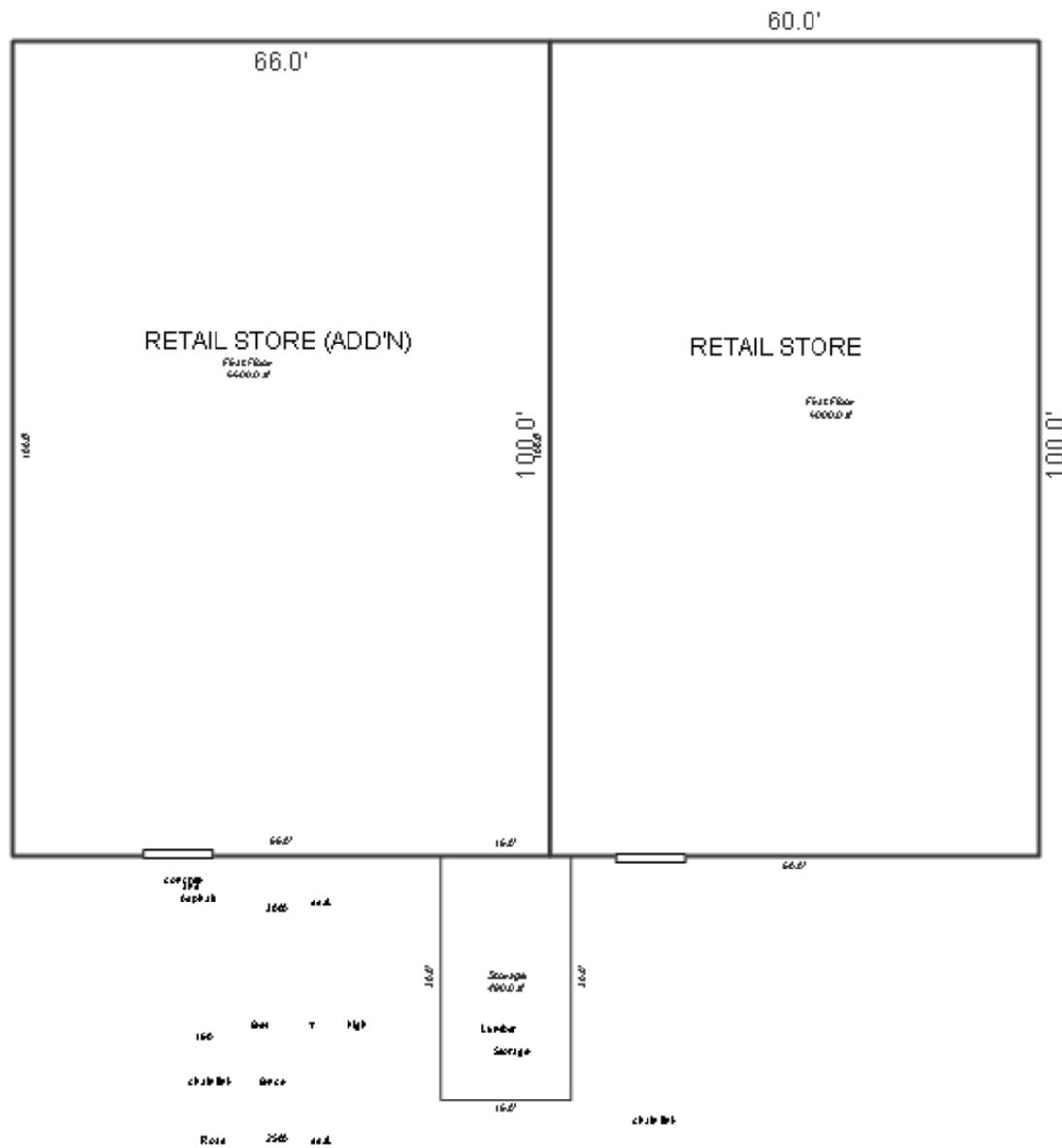
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	810 Wood Frame						
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:			
(4) Floor Structure:				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent		Thickness		Bsmnt Insul.	
(5) Floor Cover:				2-Piece Baths		Water Heaters		Armored Cable		Mercury					
(6) Ceiling:				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
				Toilets		Water Softeners		Bus Duct		Transformer					
				(9) Sprinklers:				(13) Roof Structure:      Slope=0							
				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil	Coal Stoker	Hand Fired Boiler									

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



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





\*\*\* 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 ROBERT A	CHIUCHIARELLI SILVANO & S	9,000	08/12/2011	WD	03-ARM'S LENGTH	2011-02532	PROPERTY TRANSFER	100.0
SCHULTZ ROBERT, SURV OF G	SCHULTZ ROBERT (S/M)	0	12/31/2008	QC	21-NOT USED/OTHER	2009/0042	DEED	0.0
SCHULTZ ROBERT A & GEORGI	SCHULTZ ROBERT (S/M)	0	11/08/2008	OTH	21-NOT USED/OTHER	2008/4077	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	08/21/2012	2012-0404	100%
Owner's Name/Address	P.R.E. 0%					
CHIUCHIARELLI SILVANO & SUSAN 2755 GRANGER RD OXFORD MI 48371	MAP #:					
	2025 Est TCV 43,484 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 14 PLAT OF VI-MY-KA SUB.	X		Dirt Road	120.00	150.00	1.1362	0.7071	90	100	8,677
			Gravel Road	120 Actual Front Feet,	0.41 Total Acres	Total Est. Land Value =				8,677

Comments/Influences	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
	X	Water Sewer	D/W/P: 4in Ren. Conc.	8.06	125 94	948
	X	Electric	Total Estimated Land Improvements True Cash Value =			948

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					



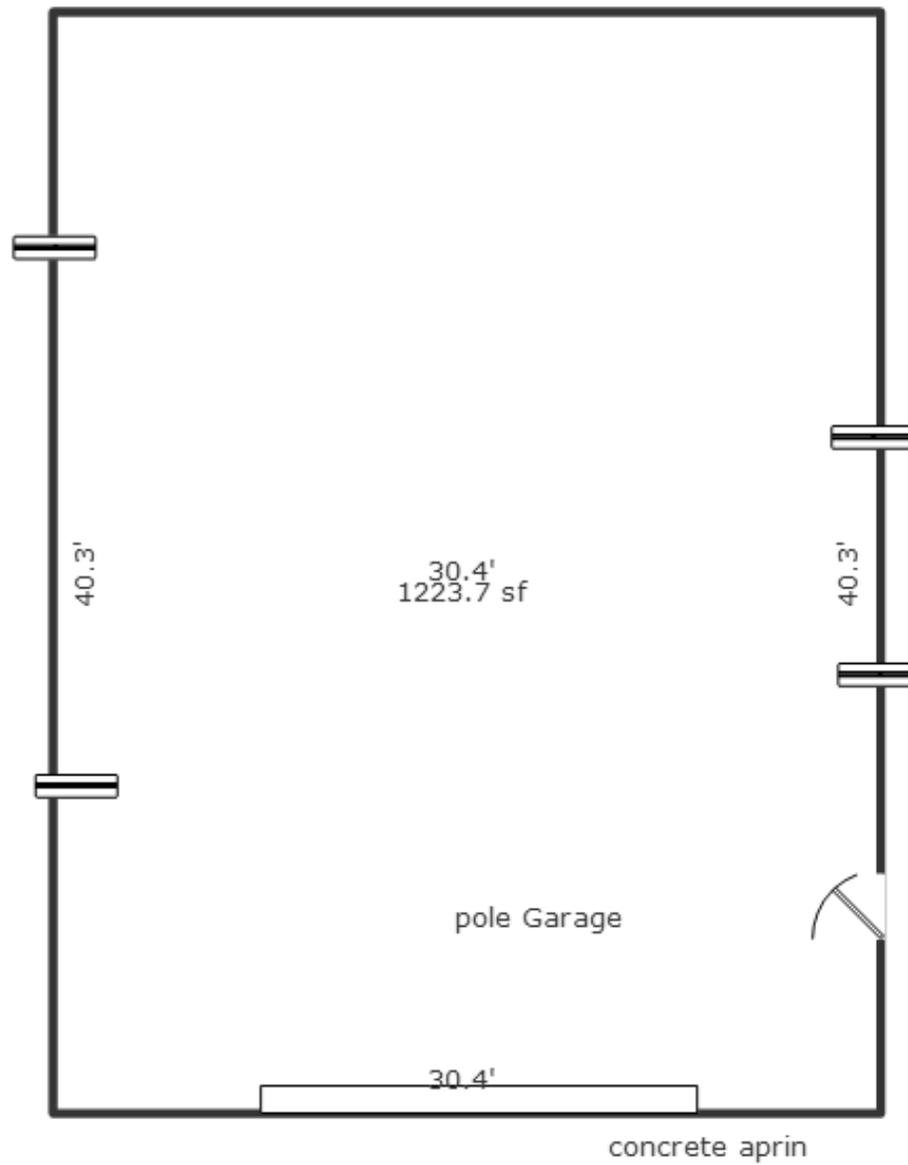
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/12/2024	INSPECTED		2024	4,500	15,000	19,500			18,503C
TPC 04/30/2021	INSPECTED		2023	3,500	14,500	18,000			17,622C
TPC 12/27/2017	INSPECTED		2022	4,500	13,400	17,900			16,783C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1223 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 34,201 Total Depr Cost: 30,781 Estimated T.C.V: 33,859
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 2012		
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.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Yr Built Remodeled 2012 0		Lg Ord Small		(5) Floors			Plumbing		Other Additions/Adjustments		Plumbing		3 Fixture Bath 1 -4,580 -4,122		
Condition: Average		Lg Ord Small		Kitchens			Garages		Notes:		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 1223 38,781 34,903		
Room List		Lg Ord Small		Other:			Notes:		ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:		Totals: 34,201 30,781				
Basement		Lg Ord Small		(6) Ceilings			Notes:								
1st Floor		Lg Ord Small		No. of Elec. Outlets											
2nd Floor		Lg Ord Small		Many Ave. Few											
Bedrooms		Lg Ord Small		(7) Excavation											
(1) Exterior		Lg Ord Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood/Shingle		Lg Ord Small		(8) Basement											
Aluminum/Vinyl		Lg Ord Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Brick		Lg Ord Small		(9) Basement Finish											
Insulation		Lg Ord Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
(2) Windows		Lg Ord Small		(10) Floor Support											
Many Avg. Few		Lg Ord Small		Joists: Unsupported Len: Cntr.Sup:											
Wood Sash		Lg Ord Small		Lump Sum Items:											
Metal Sash		Lg Ord Small													
Vinyl Sash		Lg Ord Small													
Double Hung		Lg Ord Small													
Horiz. Slide		Lg Ord Small													
Casement		Lg Ord Small													
Double Glass		Lg Ord Small													
Patio Doors		Lg Ord Small													
Storms & Screens		Lg Ord Small													
(3) Roof		Lg Ord Small													
Gable		Lg Ord Small													
Hip		Lg Ord Small													
Flat		Lg Ord Small													
Asphalt Shingle		Lg Ord Small													
Chimney:		Lg Ord Small													

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



\*\*\* 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			
6146 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/20/2008		20080277	Complete				
Owner's Name/Address		P.R.E. 100% 07/27/1994		MAP #:		2025 Est TCV 147,093 TCV/TFA: 133.24							
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
MARTEK PATRICIA J 6146 W JENNINGS RD LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		A 200' @ 90/ 120.00 150.00 1.1362 0.7071 90 100 8,677								
. SEC 12 T22N R8W LOT 15 PLAT OF VI-MY-KA SUB.		X	Paved Road		120 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 8,677								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Residential Local Cost Land Improvements								
		X	Sewer		D/W/P: 3.5 Concrete	6.07	259	0	0				
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Standard Utilities		2025	4,300	69,200	73,500			39,879C		
			Underground Utils.		2024	4,500	59,400	63,900			38,680C		
			Topography of Site		2023	3,500	57,600	61,100			36,839C		
		X	Level		2022	2,400	53,000	55,400			35,085C		
		X	Rolling										
		X	Low										
		X	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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,104 Total Base New : 178,528 Total Depr Cost: 124,969 Estimated T.C.V: 137,466			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1967			
Yr Built 1967	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1967					
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace			Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas					
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service			1 Story Siding Basement 552 1 Story Siding Crawl Space 552			Total: 138,517		96,962			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Exterior							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many		X	Ave.	Few	Exterior			Brick Veneer 104 1,621 1,135					
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Plumbing							
X	Many Avg. X Few	Large Avg. X Small	Basement: 552 S.F. Crawl: 552 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,212 848 2 Fixture Bath 1 2,559 1,791 Water/Sewer 1000 Gal Septic 1 4,485 3,139 Water Well, 50 Feet 1 2,548 1,784 Deck Treated Wood 192 3,880 2,716			Total: 138,517		96,962	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement		(14) Water/Sewer			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 16,174 11,322							
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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)		Lump Sum Items:			Fireplaces			Exterior 1 Story 1 5,626 3,938						
X	Asphalt Shingle	(10) Floor Support		Notes: ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 137,466			Totals: 178,528 124,969										
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															

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



Sketch by Apex 1/7/25

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FRIENDS CHRISTIAN COMMUNI	GROVE PARK ENTERPRISES LL	95,000	04/24/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00996	PROPERTY TRANSFER	100.0				
VANDEWEIDE STEPHEN E TRUS	FRIENDS MINISTRY CCDO	1	09/11/2017	WD	21-NOT USED/OTHER	2020-02898	PROPERTY TRANSFER	100.0				
FENNER BRAIN K	VANDEWEIDE STEPHEN E TRUS	5,000	11/18/2016	WD	03-ARM'S LENGTH	2016-03854	PROPERTY TRANSFER	100.0				
		15,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1085	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
GROVE PARK ENTERPRISES LLC 26421 SHERWOOD AVE WARREN MI 48091		MAP #:										
		2025 Est TCV 14,593										
		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *								
LOTS 16 & 17. PLAT OF VI-MY-KA SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		Gravel Road		A 200' @ 90/		240.00	150.00	0.9554	0.7071	90	100	14,593
		Paved Road		240 Actual Front Feet, 0.83 Total Acres		Total Est. Land Value =				14,593		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
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		TPC 12/12/2024	INSPECTED		2024	7,600	0	7,600			4,234C	
		TPC 05/30/2022	INSPECTED		2023	5,900	0	5,900			4,033C	
		TPC 04/30/2021	INSPECTED		2022	4,800	0	4,800			3,841C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIENDS CHRISTIAN COMMUNI	GROVE PARK ENTERPRISES LL	95,000	04/24/2024	WD	19-MULTI PARCEL ARM'S LE	2024-00996	PROPERTY TRANSFER	100.0
KRAFVE LOIS A TRUSTEE	FRIENDS CHRISTIAN COMMUNI	36,960	04/27/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01448	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GROVE PARK ENTERPRISES LLC 26421 SHERWOOD AVE WARREN MI 48091	MAP #:					
	2025 Est TCV 10,716					

	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
Tax Description	Public Improvements			* Factors *		LOT 18&19	
LOTS 18 & 19. PLAT OF VI-MY-KA SUB.	Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason
Comments/Influences	Gravel Road			A 200' @ 90/	159.00	150.00	1.0590 0.7071 90 100
ACCESS TO PARCEL 012-017-00	Paved Road			159 Actual Front Feet, 0.55 Total Acres			
	Storm Sewer			Total Est. Land Value = 10,716			
	Sidewalk						
	Water						
	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	5,400	0	5,400	5,400S
TPC 12/12/2024	INSPECTED		2024	5,600	0	5,600	4,515C
TPC 05/30/2022	INSPECTED		2023	4,300	0	4,300	4,300S
TPC 04/30/2021	INSPECTED		2022	3,200	0	3,200	2,560C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYMAN KENNETH E & CHERYL	RUSSELL FRANK A & MARY	10,000	07/14/2017	WD	03-ARM'S LENGTH	2017-02194	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUSSELL FRANK A & MARY 67 CENTER ST LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 17,419 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 20 PLAT OF VI-MY-KA SUB.	X		A 200' @ 90/	93.00	150.00	1.2110	0.7071	90	100	7,167
Comments/Influences			93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,167							



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 20 PLAT OF VI-MY-KA SUB.	X		A 200' @ 90/	93.00	150.00	1.2110	0.7071	90	100	7,167
Comments/Influences			93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 7,167							
			* Factors *							
			Public Improvements							
			Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
	X		Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Topography of Site							
	X		Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2025	3,600	5,100	8,700			5,577C	
			2024	3,700	4,400	8,100			5,410C	
			2023	2,900	4,300	7,200			5,153C	
			2022	1,900	3,900	5,800			4,908C	

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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 220	Type Roof Cover Onl	Year Built: 1979 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior
Wood Frame		Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: GRG		Trim & Decoration			X No Heating/Cooling			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1979 GAR	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets			No Heating/Cooling			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Room List		Doors	Solid	H.C.	Central Air Wood Furnace			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior		Kitchen: Other: Other:			0 Amps Service			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Insulation		No. of Elec. Outlets			Ex. Ord. Min			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		Many Ave. Few			Many Ave. Few			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Many Avg. Few		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			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Gable Hip Flat		Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Chimney:		(10) Floor Support			Lump Sum Items:			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 14,339 Total Depr Cost: 9,320 Estimated T.C.V: 10,252		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			

\*\*\* 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.
THOMPSON MILDRED M	MORALES ROGELIO R & ESPER	100,000	08/02/2019	WD	03-ARM'S LENGTH	2019-02455	PROPERTY TRANSFER	100.0
THOMPSON MILDRED M	DAVIS KATHRYN L	100	01/09/2014	QC	21-NOT USED/OTHER	2014-00171	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6262 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2019					
Owner's Name/Address	MAP #:					
MORALES ROGELIO R & ESPERANZA C & CALIXTO ESMERALDA BIANEY RAMIREZ 6262 S JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 155,673 TCV/TFA: 114.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
. SEC 12 T22N R8W LOT 21 PLAT OF VI-MY-KA SUB.	X	Dirt Road		A 200' @ 90/	120.00	150.00	1.1362 0.7071	8,677
		Gravel Road		120 Actual Front Feet, 0.41 Total Acres				8,677
		Paved Road		Total Est. Land Value =				
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description	Rate	Size	% Good	Cash Value
		Water		D/W/P: 4in Ren. Conc.	8.06	1700	0	0
		Sewer		D/W/P: 3.5 Concrete	6.49	130	0	0
	X	Electric		Residential Local Cost Land Improvements				
	X	Gas		Description	Rate	Size	% Good	Cash Value
		Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375
		Street Lights		Total Estimated Land Improvements True Cash Value =				2,375
		Standard Utilities						
		Underground Utils.						

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2025	4,300	73,500	77,800			61,195C
	X Rolling	TPC 12/27/2017 INSPECTED	2024	4,500	63,200	67,700		59,355C
	Low	TPC 06/16/2015 INSPECTED	2023	3,500	61,300	64,800		56,529C
	High		2022	2,400	56,400	58,800		53,838C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

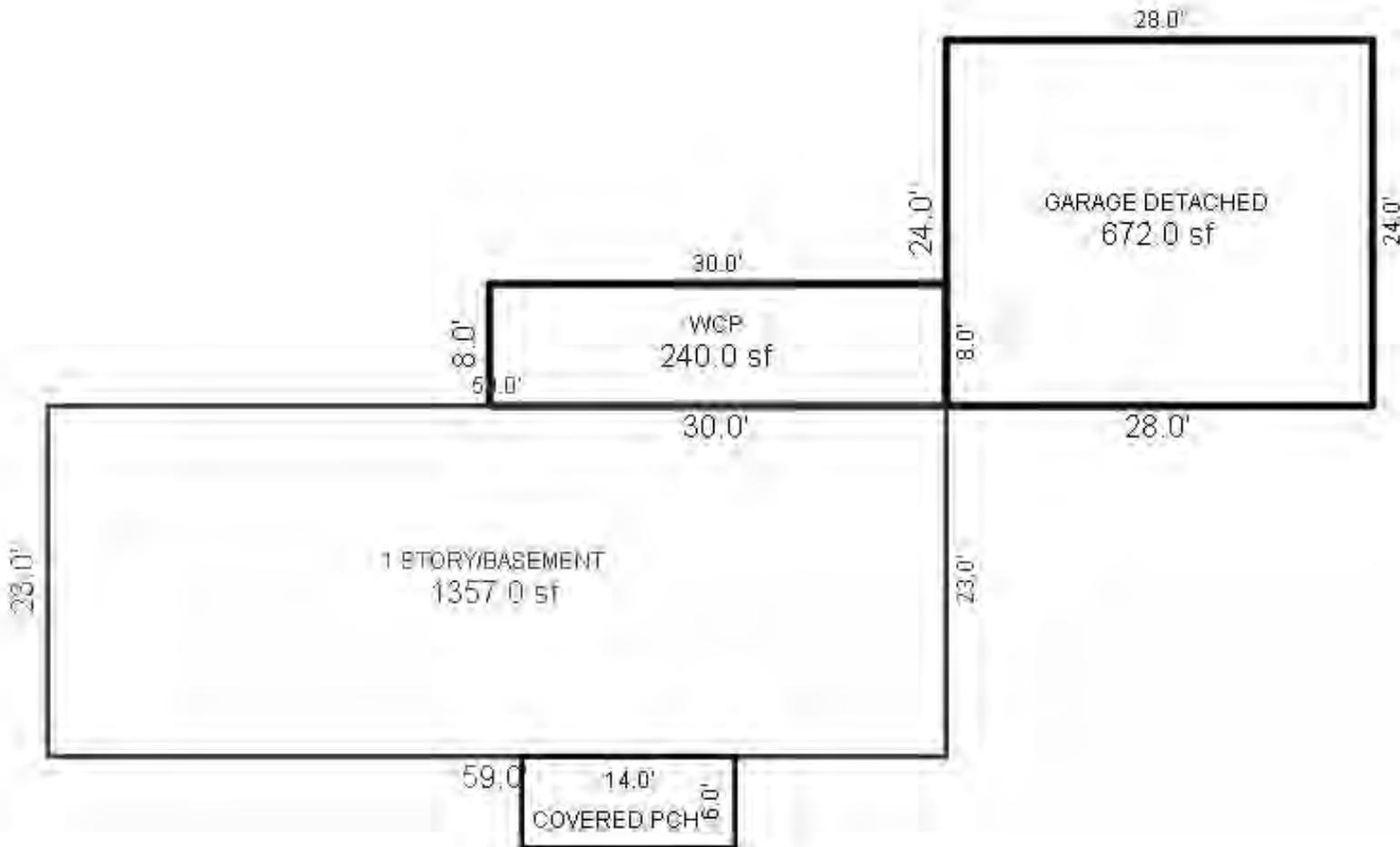


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 84 240	Type CCP (1 Story) Treated Wood	Year Built: 1972 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: 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: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
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 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
	Insulation	X	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	Basement: 1357 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1357 SF Floor Area = 1357 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Cls C -5 Blt 1972						
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story										Siding	Basement	1,357	190,205	104,611		
Other Additions/Adjustments																
Plumbing										Average Fixture(s)	1	1,455	800			
										3 Fixture Bath	1	4,580	2,519			
Water/Sewer										1000 Gal Septic	1	4,795	2,637			
										Water Well, 50 Feet	1	2,648	1,456			
Porches										CCP (1 Story)	84	2,374	1,306			
Deck										Treated Wood w/Roof (Deck Portion)	240	4,603	2,532			
										Treated Wood w/Roof (Roof portion)	240	3,847	2,116			
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost	672	21,813	11,997			
Built-Ins										Appliance Allow.	1	2,727	1,500			
										Totals:	239,047	131,474				
Notes:										ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCY: 144,621						

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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	2023-01872	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
		8,500	02/01/2003	WD	33-TO BE DETERMINED	03-0:1018	DEED	0.0

Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/13/2023								
Owner's Name/Address		MAP #:		2025 Est TCV 6,099								
FLEMING CODY J & WESCOAT NATASH L 1796 S BARBARA DR LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W E 75 FT OF LOT 22 PLAT OF VI-MY-KA SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/	75.00	150.00	1.2779	0.7071	90	100		6,099
ACCESS TO 012-005-30 APARTMENTS 4 UNITS		Paved Road		75 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		6,099		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Crushed Rock	2.15	1000	0	0				
		Sewer		Total Estimated Land Improvements True Cash Value =				0				
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2025	3,000	0	3,000		3,000S		
		TPC	05/26/2023	INSPECTED	2024	3,200	0	3,200		3,200S		
		TPC	04/30/2021	INSPECTED	2023	2,500	0	2,500		1,575C		
		TPC	05/14/2019	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.
ACM VISION V LLC	PARKER PATRICK DEE & CARO	26,780	11/05/2019	WD	03-ARM'S LENGTH	2019-03481	PROPERTY TRANSFER	100.0
ASSOCIATES FINANCIAL SERV	ACM VISION V LLC	0	11/04/2019	OTH	06-COURT JUDGEMENT	2019-03480	PROPERTY TRANSFER	0.0
BAT HOLDINGS TWO LLC	ACM VISION V LLC	12,900	11/25/2013	WD	03-ARM'S LENGTH	2014-01646	DEED	100.0
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	21-NOT USED/OTHER	2012-04001	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6320 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	11/16/2022	2022-0835	EXPIRED
Owner's Name/Address	P.R.E. 0%		New House	11/16/2022	2022-08350	EXPIRED
	MAP #:		REPAIR	07/23/2020	2020-00357	EXPIRED

Owner's Name/Address	2025 Est TCV 13,405	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
PARKER PATRICK DEE & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657					
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 23, W 45 FT OF LOT 22 & E 20 FT OF LOT 24 PLAT OF VI-MI-KA SUB.			A 200' @ 90/	210.00	150.00	0.9879	0.7071	90	100		13,202
Comments/Influences			210 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 13,202								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
			D/W/P: 3.5 Concrete	5.70	3961	0	0				
			Wood Frame	17.65	1152	1	203				
			Total Estimated Land Improvements True Cash Value = 203								

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



Who	When	What	2025	6,600	100	6,700			4,696C
JWV	09/06/2023	INSPECTED	2024	6,900	1,300	8,200			4,555C
JWV	10/05/2022	INSPECTED	2023	5,300	10,300	15,600			12,306C
JWV	08/30/2021	INSPECTED	2022	4,200	8,900	13,100			11,720C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALEXANDER JAMES G & JEAN	JONES PHILLIP	86,450	11/30/2012	WD	03-ARM'S LENGTH	2012-03840	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6366 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/04/2012					
Owner's Name/Address	MAP #:					
JONES PHILLIP 6366 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 196,158 TCV/TFA: 155.68					

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 24 EXC E 20 FT THOF PLAT OF VI-MI-KA SUB.	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							
20901722 \$92,K\$107K,\$97K 5/2009 DOM936		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 4in Concrete	6.87	1300	0	0			
		Water		Wood Frame	31.84	80	50	1,273			
	X	Sewer		Residential Local Cost Land Improvements							
		Electric		Description	Rate	Size	% Good	Cash Value			
		Gas		LAND IMPROVE 2500	2,500.00	1	100	2,500			
		Curb		Ad-Hoc Unit-In-Place Items							
		Street Lights		Description	Rate	Size	% Good	Cash Value			
		Standard Utilities		/CI16/YARI/CHALF/04'/29	11.25	70	50	394			
		Underground Utils.		Total Estimated Land Improvements True Cash Value =							4,167



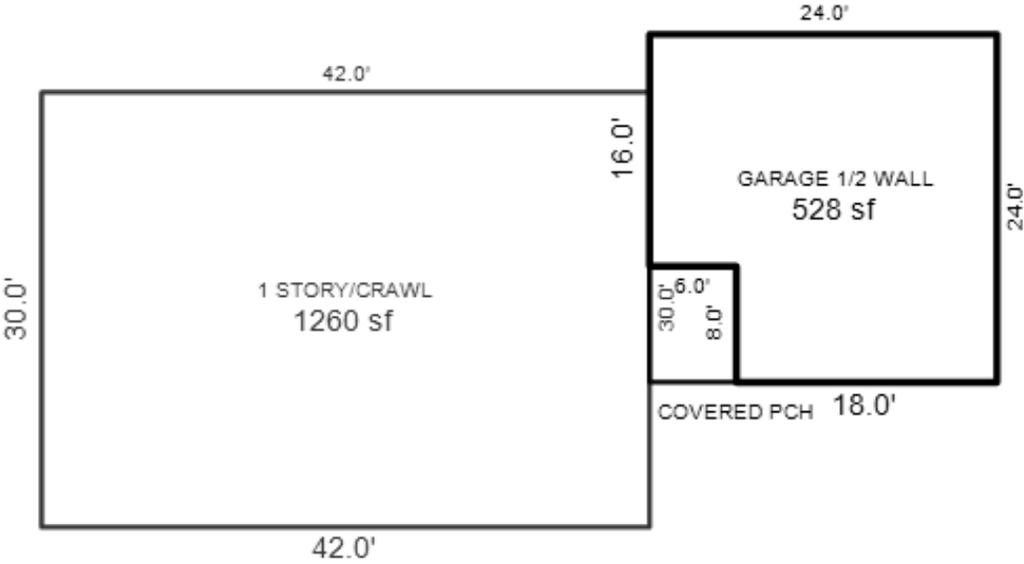
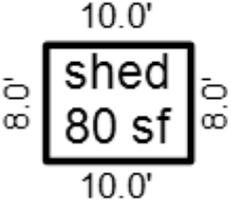
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,800	94,300	98,100			51,774C
Rolling	2024	3,900	80,400	84,300			50,218C
Low	2023	3,100	77,800	80,900			47,827C
High	2022	2,000	71,700	73,700			45,550C
Landscaped							
Swamp							
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	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 48	Type CCP (1 Story)	Year Built: 1987 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: 528 % 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			Size of Closets																								
Yr Built 1987	Remodeled 0			Lg X Ord Small																											
Condition: Average				Doors Solid X H.C.																											
Room List		(5) Floors		Central Air Wood Furnace																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																								
(1) Exterior				No./Qual. of Fixtures			Ex. X Ord. Min																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few																								
(2) Windows		(7) Excavation		(13) Plumbing																											
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1260 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		(14) Water/Sewer																											
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																											
(3) Roof		(9) Basement Finish		Lump Sum Items:																											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Asphalt Shingle	(10) Floor Support																													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1260 SF Floor Area = 1260 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>Crawl Space</td> <td>1,260</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>169,640</td> <td>135,724</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,260			Total:				169,640	135,724	E.C.F. X 1.100		Cls C 5 Blt 1987	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	1,260																												
Total:				169,640	135,724																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Water/Sewer 1000 Gal Septic 1 4,795 3,836 Water Well, 50 Feet 1 2,648 2,118 Porches CCP (1 Story) 48 1,434 1,147 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,063 18,450 Common Wall: 1/2 Wall 1 -1,324 -1,059 Door Opener 1 539 431 Built-Ins Appliance Allow. 1 2,727 2,182 Totals: 209,557 167,657																															
Notes:																															
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 => TCV:												184,423																			

\*\*\* 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.
		37,900	08/01/1995	WD	33-TO BE DETERMINED	297:234	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6400 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/27/2012	2012-0508	100%
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW A 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 107,139 TCV/TFA: 90.95					

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 25 PLAT OF VI-MY-KA SUB.	X		A 200' @ 90/	93.00	150.00	1.2110	0.7071	90	100	7,167
			93 Actual Front Feet, 0.32 Total Acres Total Est. Land Value =						7,167	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road	D/W/P: 4in Concrete	7.01	80 94	527	
	X	Gravel Road	D/W/P: Asphalt Paving	3.12	2000 94	5,866	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				6,393
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	3,600	50,000	53,600			39,086C
Rolling	2024	3,700	47,800	51,500			37,911C
Low	2023	2,900	52,400	55,300			36,106C
High	2022	1,900	41,500	43,400			34,387C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/16/2015	INSPECTED
TPC	10/16/2012	INSPECTED

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

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

Class: D  
 Floor Area: 768  
 Gross Bldg Area: 1,178  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght : 8

Depr. Table : 2.25%  
 Effective Age : 30  
 Physical %Good: 51  
 Func. %Good : 100  
 Economic %Good: 100

1970 Year Built  
 Remodeled

8 Overall Bldg  
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Forced Air Furnace 100					
Heat#2: Zoned A.C. Warm & Cooled Air 0%					
Ave. SqFt/Story: 768					
Ave. Perimeter: 112					
Has Elevators:					
*** Basement Info ***					
Area: 768					
Perimeter:					
Type: Storage Basement					
Heat: Forced Air Furnace					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 8 Perimeter: 112  
 Overall Building Height: 8

Base Rate for Upper Floors = 143.74  
 Storage Basement Basement, Base Rate for Basement = 52.88  
 (Basement Fireproofing Rate = 0.00)

(10) Heating system: Forced Air Furnace Cost/SqFt: 20.25 100%  
 Bsmnt Heating system: Forced Air Furnace Cost/SqFt: 20.78  
 Adjusted Square Foot Cost for Upper Floors = 163.99  
 Adjusted Square Foot Cost for Basement = 73.66

Total Floor Area: 768 Base Cost New of Upper Floors = 125,944  
 Basement Area: 768 Base Cost New of Basement = 56,571

Reproduction/Replacement Cost = 182,515  
 Eff. Age: 30 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 51 /100/100/100/51.0  
 Total Depreciated Cost = 93,083

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

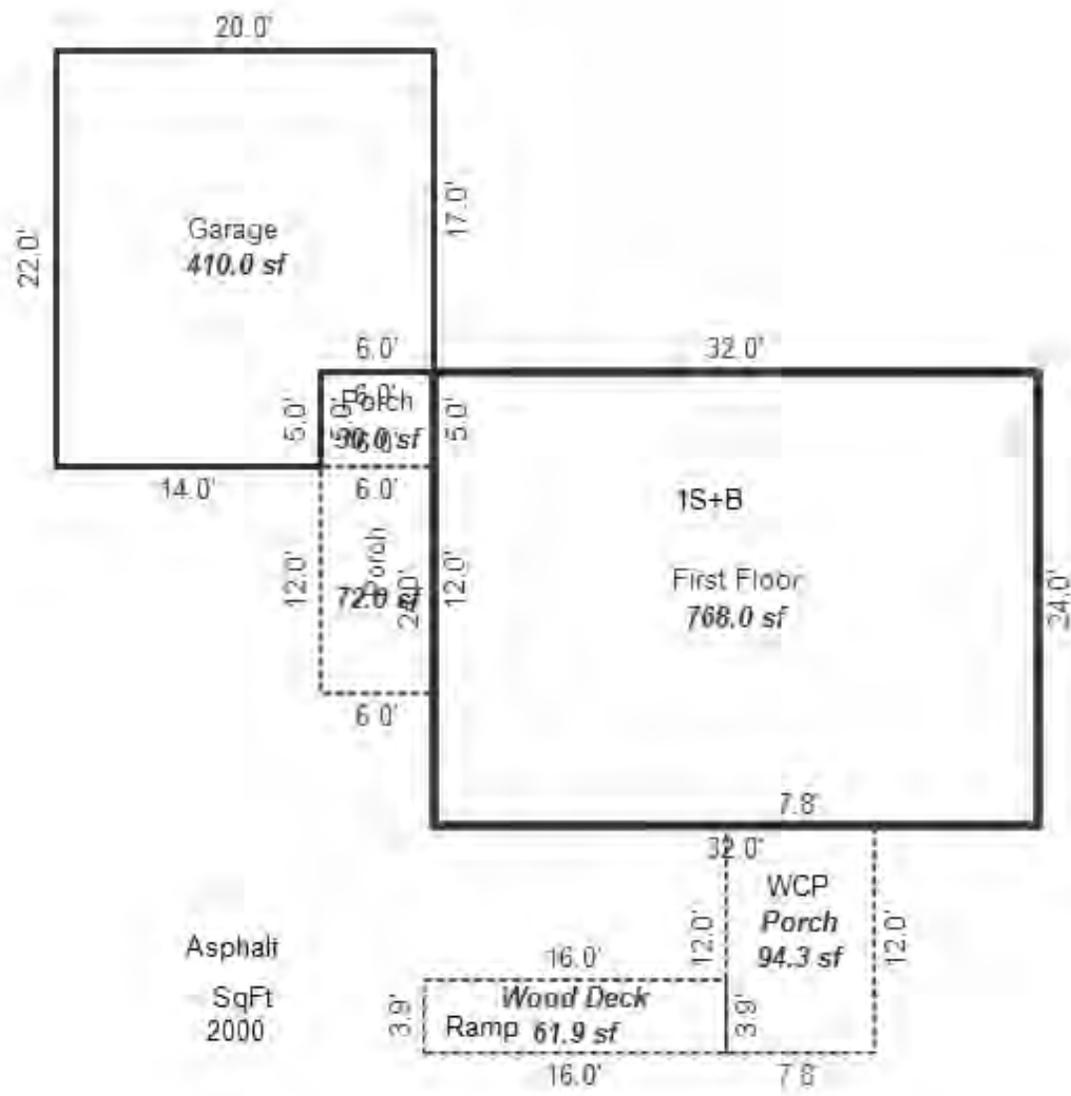
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
(39) Miscellaneous				

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

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	94 Wood Frame
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(5) Floor Cover:	(9) Sprinklers:	(13) Roof Structure: Slope=0	
(6) Ceiling:	(10) Heating and Cooling:	(14) Roof Cover:	
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Residential (Detached)		<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Average Stories: 1 Story Height: 8 Perimeter: 0 Overall Building Height: 8						
Class: D,Siding Floor Area: 410 Gross Bldg Area: 1,178 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		<b>Construction Cost</b> <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 410 Ave. Perimeter Has Elevators:						
1970 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:						
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Average						
Base Rate for Upper Floors = 48.04 Adjusted Square Foot Cost for Upper Floors = 48.04 Total Floor Area: 410 Base Cost New of Upper Floors = 19,696 Reproduction/Replacement Cost = 19,696 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 9,257 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 2 = 8,331 Replacement Cost/Floor Area= 48.04 Est. TCV/Floor Area= 20.32								

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONNELLY WILLIAM J JR & F	DONNELLY WILLIAM J JR & F	0	06/25/2019	QC	09-FAMILY	2019-01965	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DONNELLY WILLIAM J JR & FAYE TRUST 6720 S MOREY RD MC BAIN MI 49657	MAP #:					
	2025 Est TCV 318					

Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
			* Factors * 66'X150' 66' EASEMENT								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 200' @ 90/FF	66.00	150.00	1.0000	0.0000	90	100*		0
			Residentia INFERIOR@\$1400	0.23	Acres	1400	100				318
			* denotes lines that do not contribute to the total acreage calculation.								
			66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								
			318								

Tax Description	X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 12 T22N R8W LOT 26 PLAT OF VI-MI-KA SUB.	X	Dirt Road	2025	200	0	200			103C
Comments/Influences		Gravel Road	2024	100	0	100			100S
ALL 66' WIDTH OF LOT IS AN EASEMENT PCL USED AS ACCESS TO HOME BEHIND SUB PERMANENT EASEMENT OVER AND ACROSS LOT 26 SHOWN IN BOOK OF SURVEY S-1 PAGES 136-138	X	Paved Road	2023	100	0	100			100S
	X	Storm Sewer	2022	100	0	100			100S
	X	Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

2019 Lake Township Parcel Map

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	200	0	200			103C
Rolling	2024	100	0	100			100S
Low	2023	100	0	100			100S
High	2022	100	0	100			100S
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.				
VANDER WEIDE STEPHEN E TR	MUSSELMAN JOHN & MARIA T	11,000	09/03/2024	WD	03-ARM'S LENGTH	2024-02446	DEED	100.0				
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	03-ARM'S LENGTH	2014-02714	PROPERTY TRANSFER	100.0				
EDWARDS JANET R	EDWARDS ERNEST B & JANET	0	03/26/2013	AFF	07-DEATH CERTIFICATE	2013-03214	DEED	100.0				
EDWARDS ERNEST B	EDWARDS ERNEST B & JANET	0	02/21/2013	AFF	07-DEATH CERTIFICATE	2013-03215 DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6450 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MUSSELMAN JOHN & MARIA T 7575 W BLUE RD LAKE CITY MI 49651		2025 Est TCV 11,827										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
SEC 12 T22N R8W LOT 27 & 28 EXC W200 FT OF LOT 28 PLAT OF VI-MY-KA SUB LAKE TOWNSHIP MISSAUKEE COUNTY SPLIT ON 01/25/2016 INTO 009-690-028-00; FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/	181.33	150.05	1.0248	0.7072	90	100		11,827
		Paved Road		185 Actual Front Feet, 0.62 Total Acres				Total Est. Land Value =		11,827		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete				6.07	1032	0	0	
		Sewer		D/W/P: Asphalt Paving				2.85	660	0	0	
		Electric		Total Estimated Land Improvements				True Cash Value =		0		
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
Comments/Influences		Topography of Site										
SPLIT FOR 2016 ROLL Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ; Parent Parcel(s): 009-690-027-00; 009-690-028-00;		X Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Flood Plain		2025	5,900	0	5,900			5,900S		
		Who		2024	6,200	0	6,200			3,176C		
		When		2023	4,800	0	4,800			3,025C		
		What		2022	3,600	0	3,600			2,881C		
		TPC 04/30/2021 INSPECTED										
		TPC 12/27/2017 INSPECTED										
		TPC 06/16/2015 INSPECTED										



INCLUDE ONLY THE

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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.
VANDERWEIDE STEPHEN E TRU	MUSSELMAN JOSHUA J	0	09/19/2018	WD	16-LC PAYOFF	2018-03118	DEED	0.0
VANDER WEIDE STEPHEN E TR	MUSSELMAN JOSHUA J	106,000	01/29/2016	LC	09-FAMILY	2016-00317	PROPERTY TRANSFER	100.0
EDWARDS ERNEST B & JANET	VANDER WEIDE STEPHEN E TR	98,000	08/06/2014	WD	03-ARM'S LENGTH	2014-02714	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6450 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/28/2009	20090132	Complete
	P.R.E. 100% 02/02/2016					

Owner's Name/Address	MAP #:
MUSSELMAN JOSHUA J 6450 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 177,351 TCV/TFA: 184.74

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/	200.00	150.10	1.0000	0.7072	90 100	12,730
200 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value = 12,730

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 12 T22N R8W W 200 FT OF LOT 28 OF THE PLAT OF VI-MY-KA SUBDIVISION LAKE TOWNSHIP MISSAUKEE COUNTY SPLIT ON 01/25/2016 FROM 009-690-027-00; FORMERLY SEC 12 T22N R8W LOTS 27 & 28 PLAT OF VI-MY-KA SUB.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	6.49	1032 0	0
	X	Sewer	3.06	660 0	0
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	Description	Rate	Size % Good	Cash Value
Split/Comb. on 01/25/2016 completed 01/25/2016 TIM ; Parent Parcel(s): 009-690-027-00; Child Parcel(s): 009-690-028-00;	LAND IMPROVE 2500	2,500.00	1 95	2,375
	Total Estimated Land Improvements True Cash Value = 2,375			

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



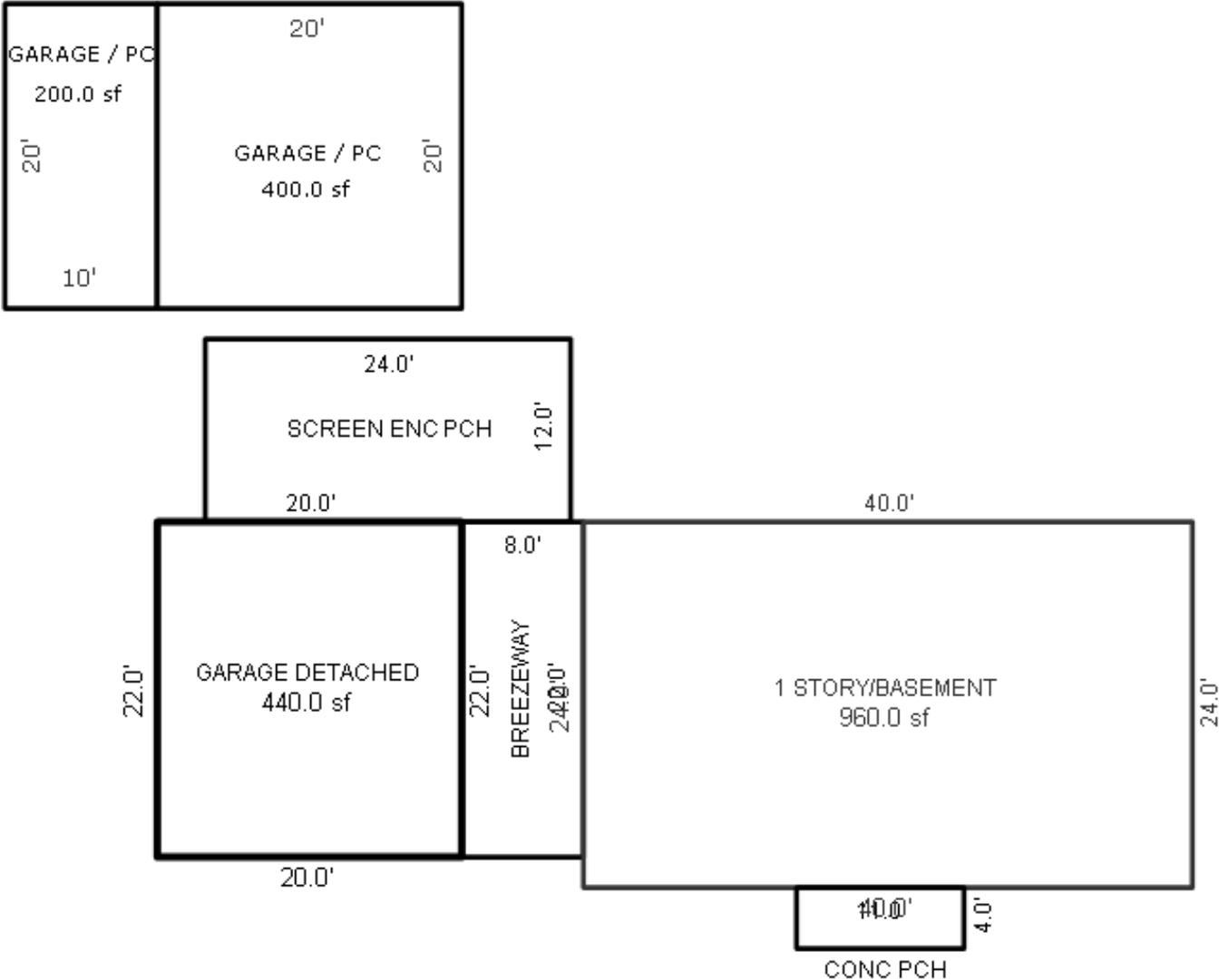
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	6,400	82,300	88,700			65,998C
2024	6,600	70,800	77,400			64,014C
2023	5,200	68,600	73,800			60,966C
2022	7,500	57,900	65,400			58,063C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1958 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C -5 Effec. Age: 40 Floor Area: 960 Total Base New : 244,123 Total Depr Cost: 147,496 Estimated T.C.V: 162,246			E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 1958						
Yr Built 1958	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Brick Basement 960						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Total: 144,435 86,662						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Other Additions/Adjustments			Recreation Room 960 18,298 9,149						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Ex. X Ord. Min			Plumbing			Average Fixture(s) 1 1,455 873						
	Insulation	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Water/Sewer			Water/Sewer 1 4,795 2,877						
(2) Windows		(8) Basement		1			Public Water			1000 Gal Septic 1 4,795 2,877						
X	Many Avg. X Few	Large Avg. X Small		1			Public Sewer			Water Well, 100 Feet 1 5,725 3,435						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1			Water Well			Porches						
X	Double Hung	Treated Wood Concrete Floor		1			1000 Gal Septic			CPP 44 1,094 656						
X	Horiz. Slide Casement	(9) Basement Finish		1			2000 Gal Septic			CSEP (1 Story) 288 10,970 9,434			*			
X	Double Glass Patio Doors			1			Lump Sum Items:			Garages						
X	Storms & Screens			1						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
(3) Roof		960		1						Base Cost 440 20,403 12,242						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1						Class: C Exterior: Pole (Unfinished)						
X	Asphalt Shingle	(10) Floor Support		1						Base Cost 576 16,479 9,887						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1						Class: D Exterior: Pole (Unfinished)						
				1						Base Cost 200 5,800 3,480						
				1						Built-Ins						
				1						Appliance Allow. 1 2,727 1,636						
				1						Breezeways						
				1						Frame Wall 176 11,942 7,165						
				1						Totals: 244,123 147,496						
				1						<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEUTSCHE BANK TRUST COMPA	HOFFMAN GARY C & KAROLYN	60,041	08/31/2011	CD	27-REDEMPTION	2011-02767	PROPERTY TRANSFER	0.0
HOFFMAN DIANNE L	DEUTSCHE BANK TRUST COMPA	57,578	03/04/2011	SD	10-FORECLOSURE	2011-00731	DEED	0.0
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010/539	DEED	100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLY KAY (WIDOW	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0

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

6281 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
--------------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
----------------------	--------

HOFFMAN DIANNE L 140 W RIVER ST CADILLAC MI 49601	2025 Est TCV 203,877 TCV/TFA: 154.45
---	--------------------------------------

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	297.00	1.1362	0.8388	90	100		10,293
120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value = 10,293

Land Improvement Cost Estimates	
---------------------------------	--

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.06	2600	50	3,978
Total Estimated Land Improvements True Cash Value =				3,978

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

Who	When	What	2025	5,100	96,800	101,900			53,395C
-----	------	------	------	-------	--------	---------	--	--	---------

TPC 04/30/2021	INSPECTED		2024	5,400	83,300	88,700			51,790C
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TPC 12/27/2017	INSPECTED		2023	4,200	80,600	84,800			49,324C
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TPC 05/28/2011	INSPECTED		2022	4,500	72,900	77,400			46,976C
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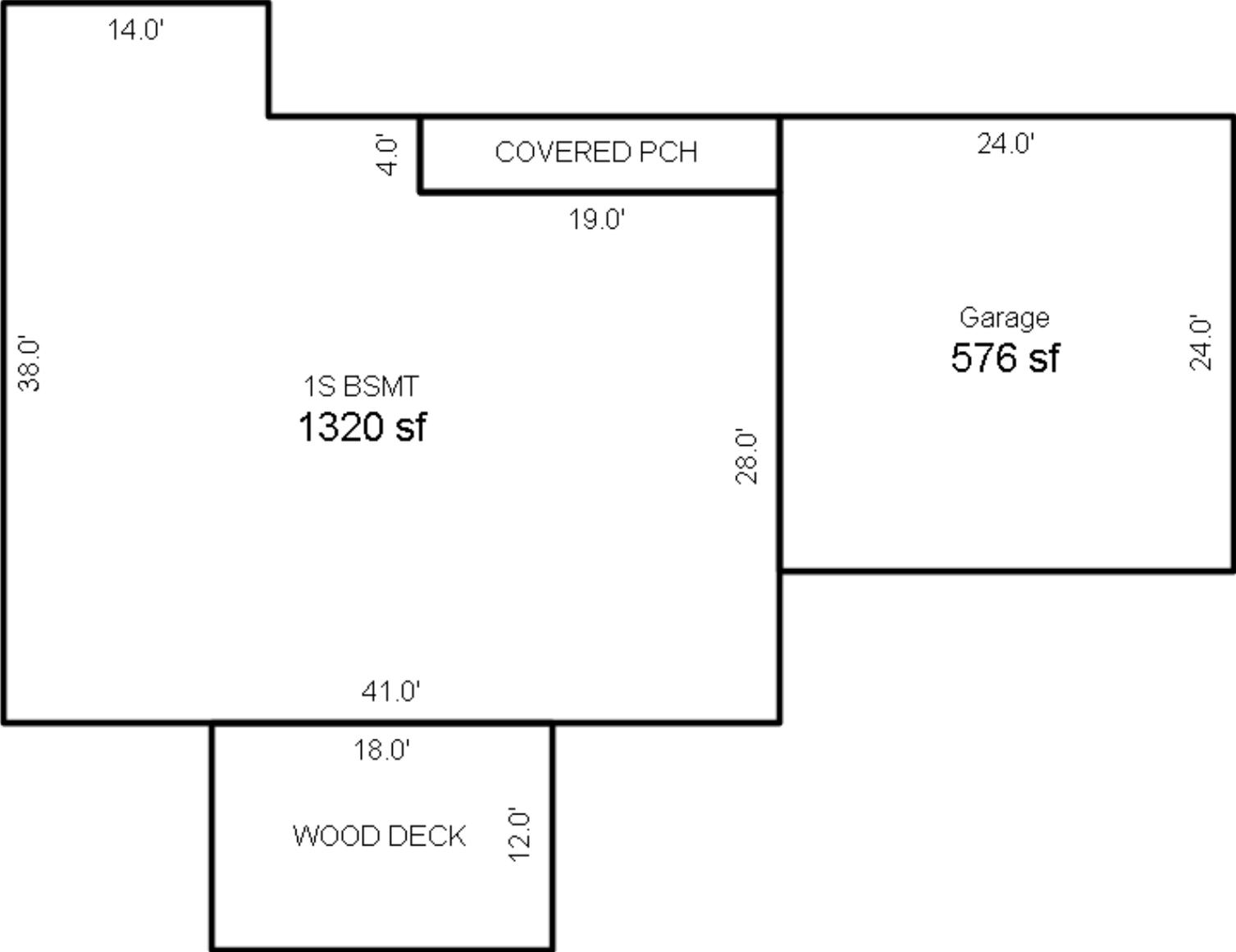


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	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 76 216	Type CCP (1 Story) Treated Wood	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: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Room List																								
Building Style: 1S		Ex	X	Ord	Min	Lg		X	Ord	Small	Doors		Solid	X	H.C.																						
Yr Built 1977	Remodeled 197	Condition: Average		Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service		No./Qual. of Fixtures																							
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing																							
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 1320 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																							
(2) Windows		Many Avg.		X	Large Avg.	Few Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																							
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		X		Double Glass Patio Doors Storms & Screens		(3) Roof		X		Gable Hip Flat		Gambrel Mansard Shed																							
X		Asphalt Shingle		Chimney: Block		X		Chimney: Block		X		Chimney: Block		Chimney: Block																							
(11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,320</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>209,590</td> <td>136,246</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,320			Total:				209,590	136,246	Class: C +10 Effec. Age: 35 Floor Area: 1,320 Total Base New : 265,163 Total Depr Cost: 172,369 Estimated T.C.V: 189,606		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,320																																		
Total:				209,590	136,246																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,320</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>209,590</td> <td>136,246</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,320			Total:				209,590	136,246	Other Additions/Adjustments Exterior Brick Veneer 220 3,727 2,423 Plumbing Average Fixture(s) 2 Fixture Bath 1 3,064 1,992 Water/Sewer 1000 Gal Septic 1 4,795 3,117 Water Well, 100 Feet 1 5,725 3,721 Porches CCP (1 Story) 76 2,171 1,411 Deck Treated Wood 216 4,298 2,794 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,457 15,897 Common Wall: 1 Wall 1 -2,647 -1,721 Door Opener 1 539 350 Built-Ins Appliance Allow. 1 2,727 1,773 Fireplaces Interior 1 Story 1 5,262 3,420		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,320																																		
Total:				209,590	136,246																																

\*\*\* 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.
HOFFMAN KAROLYN KAY	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010/539	DEED	100.0
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOFFMAN DIANNE L 140 W RIVER ST CADILLAC MI 49601	MAP #: 2025 Est TCV 10,293					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS							
. SEC 13 T22N R8W LOT 30 PLAT OF VI-MY-KA SUB.		X		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/	120.00	297.00	1.1362	0.8388	90	100	10,293
				120 Actual Front Feet, 0.82 Total Acres Total Est. Land Value = 10,293							

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



Topography of Site
X Level 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	5,100	0	5,100			4,546C
2024	5,400	0	5,400			4,410C
2023	4,200	0	4,200			4,200S
2022	4,500	0	4,500			4,406C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIRARDOT JOHN L & SUZANNE	GIRARDOT ANGELA B	30,000	05/01/2021	LC	09-FAMILY	2021-02927	DEED	0.0
RANDEL BARBARA J	GIRARDOT JOHN L & SUZANNE	30,000	02/10/2021	QC	21-NOT USED/OTHER	2021-00500	PROPERTY TRANSFER	0.0
RANDEL FRANK C	RANDEL BARBARA J	0	12/03/2014	AFF	07-DEATH CERTIFICATE	2015-01734	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6359 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/26/2023					

Owner's Name/Address	MAP #:
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GIRARDOT ANGELA B 6359 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 131,587 TCV/TFA: 96.97
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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

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				Rate	Size % Good	Cash Value
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. SEC 13 T22N R8W LOT 31 PLAT OF VI-MY-KA SUB.	Description	Rate	Size % Good	Cash Value
	D/W/P: 3.5 Concrete	6.07	1980 0	0

Comments/Influences	Description	Rate	Size % Good	Cash Value
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	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
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X Level	2025	5,100	60,700	65,800			37,993C
X Rolling	2024	5,400	57,700	63,100			36,851C
X Low	2023	4,200	50,100	54,300	54,300D	54,300A	35,097C
X High	2022	4,500	43,900	48,400	48,400D	48,400A	33,426C
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
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TPC 05/30/2022	INSPECTED		2025	5,100	60,700	65,800			37,993C
TPC 04/30/2021	INSPECTED		2024	5,400	57,700	63,100			36,851C
TPC 05/06/2018	INSPECTED		2023	4,200	50,100	54,300	54,300D	54,300A	35,097C
			2022	4,500	43,900	48,400	48,400D	48,400A	33,426C

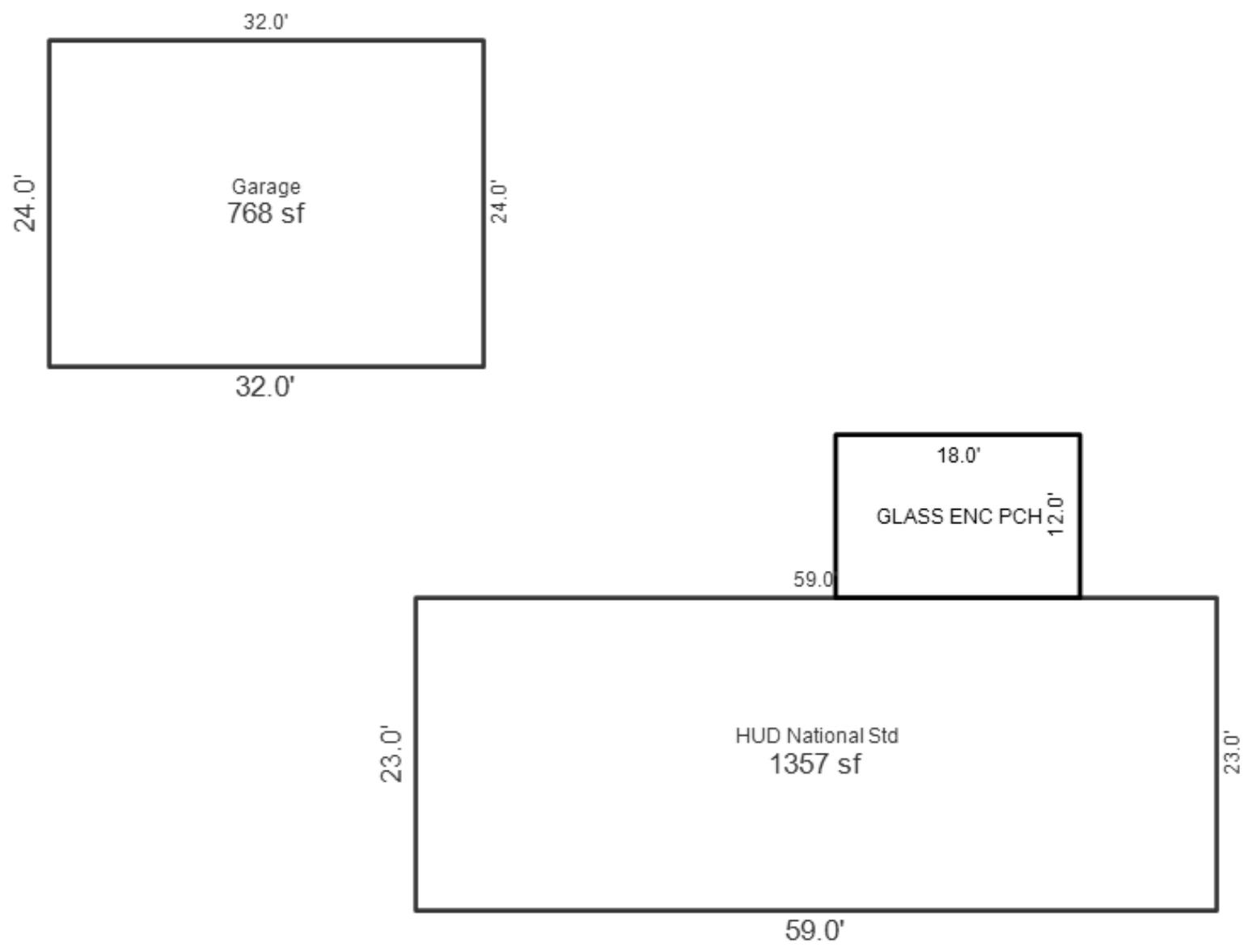


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth	Area	Type	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G				1	Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Wood Stove Direct-Vented Ga	216	WGEP (1 Story)	Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace						Class: CD Effec. Age: 40 Floor Area: 1,357 Total Base New : 254,975 Total Depr Cost: 150,430 Estimated T.C.V: 120,344		E.C.F. X 0.800					
Yr Built 1969	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1357 SF Floor Area = 1357 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Many			1 Story Siding Basement 1,357			Total: 171,932 103,160				
(1) Exterior		Kitchen: Other: Other:		0			Ex. X Ord. Min			Other Additions/Adjustments Recreation Room 1400 25,564 12,782 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 WGEP (1 Story) 216 14,351 8,611 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 24,015 14,409 Built-Ins Appliance Allow. 1 1,906 1,144 Jacuzzi Tub 1 6,844 4,106 Fireplaces Wood Stove 1 2,118 1,271 Totals: 254,975 150,430							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			X Ave. Few			Notes: HUD ECF (4010 RURAL PLATTED SUBDIVISIONS) 0.800 => TCv: 120,344							
(2) Windows		(7) Excavation		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. X Few	Large Avg. Small	Basement: 1357 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Public Water Public Sewer Water Well									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			1000 Gal Septic 2000 Gal Septic										
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1			Lump Sum Items:										
Chimney:		(9) Basement Finish		1													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COVENANT CAPITAL INC	CRAWFORD JEANNIE	134,000	09/30/2015	WD	03-ARM'S LENGTH	2015-03296	PROPERTY TRANSFER	100.0
SOLIZ PATRICIA A	COVENANT CAPITAL INC	117,000	12/29/2003	WD	03-ARM'S LENGTH	04-0/0603	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6401 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/06/2015					

Owner's Name/Address	MAP #:
CRAWFORD JEANNIE 6401 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 237,106 TCV/TFA: 104.09

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/	120.00	297.00	1.1362	0.8388	90	100		10,293	
		120 Actual Front Feet, 0.82 Total Acres								Total Est. Land Value =	10,293

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 13 T22N R8W LOT 32 PLAT OF VI-MY-KA SUB.	X		Dirt Road				
	X		Gravel Road				
	X		Paved Road				
	X		Storm Sewer				
	X		Sidewalk				
	X		Water				
	X		Sewer				
	X		Electric				
	X		Gas				
	X		Curb				
	X		Street Lights				
	X		Standard Utilities				
	X		Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	D/W/P: 3.5 Concrete	6.07	578	0	0
	X	Residential Local Cost Land Improvements				
	X	LAND IMPROVE 1000	1,000.00	2	95	1,900
	X	Total Estimated Land Improvements True Cash Value =				1,900

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,100	113,500	118,600			80,416C
2024	5,400	97,300	102,700			77,999C
2023	4,200	94,400	98,600			74,285C
2022	4,500	86,900	91,400			70,748C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
JWV	09/30/2016	INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		19,000	09/01/1998	WD	33-TO BE DETERMINED	322:826	DEED	0.0

Property Address: W JENNINGS 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: VANDERWEIDE STEPHEN & DEBRA  
 9689 W WALKER ROAD  
 MANTON MI 49663  
 2025 Est TCV 6,574

Improved  Vacant  Land Value Estimates for Land Table 4101.4101 RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	A 200' @ 90/	66.00	297.00	1.3194	0.8388	90	100		6,574
	66 Actual Front Feet, 0.45 Total Acres Total Est. Land Value =								6,574

Tax Description: . SEC 13 T22N R8W LOT 33 PLAT OF VI-MY-KA SUB.  
 Comments/Influences:



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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 type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input 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	3,300	0	3,300			1,833C
Who: TPC 04/30/2021 INSPECTED	2024	3,400	0	3,400			1,778C
When: TPC 12/27/2017 INSPECTED	2023	2,700	0	2,700			1,694C
What:	2022	2,500	0	2,500			1,614C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH LEO JR	LYDICK CLAUDE & JANICE	83,000	06/16/2015	WD	06-COURT JUDGEMENT	2015-02096	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6429 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	08/07/2012	2012-0366	100%

Owner's Name/Address	MAP #:
LYDICK CLAUDE & JANICE 6429 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 150,909 TCV/TFA: 170.71

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 13 T22N R8W LOT 34 PLAT OF VI-MY-KA SUB.	X		* Factors *			
			A 200' @ 90/	120.00	297.00	10,293
			120 Actual Front Feet, 0.82 Total Acres			10,293

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road	6.49	96 71	442
		Storm Sewer			
	X	Sidewalk	16.07	180 50	1,446
		Water			
	X	Sewer			
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
			Total Estimated Land Improvements True Cash Value = 1,888		



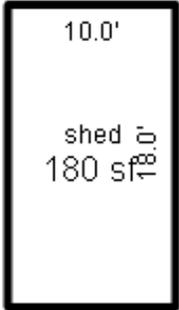
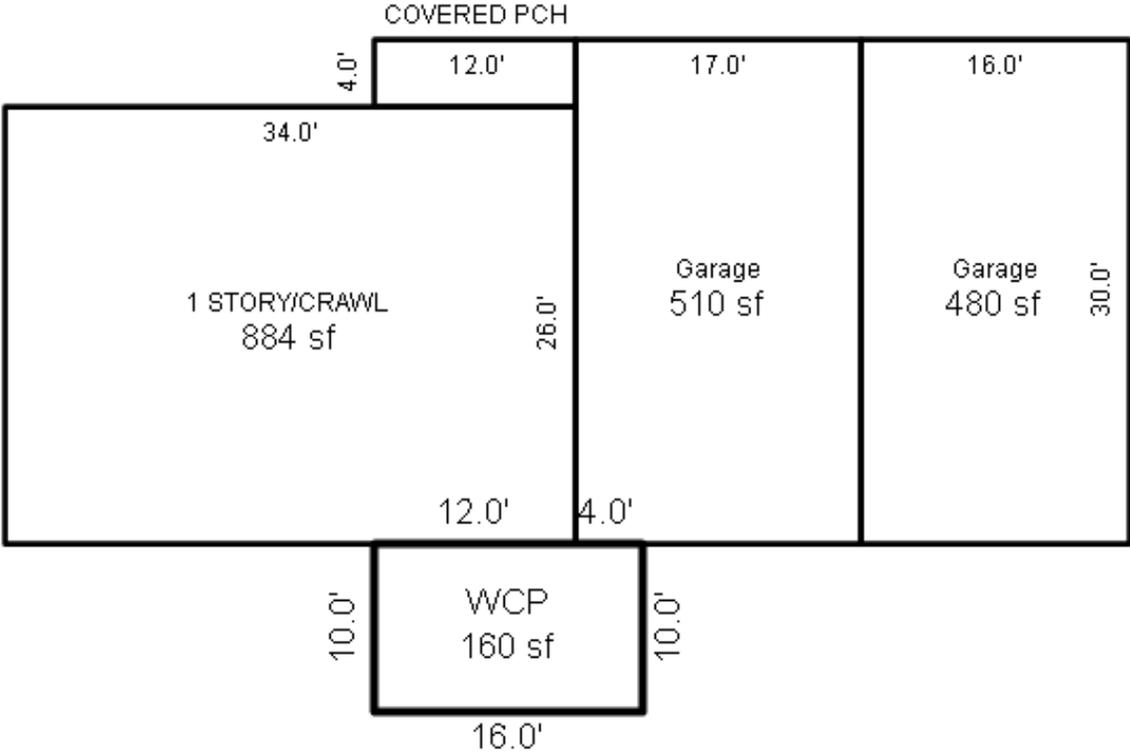
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	5,100	70,400	75,500			52,384C
Rolling	2024	5,400	60,400	65,800			50,809C
Low	2023	4,200	58,500	62,700			48,390C
High	2022	4,500	53,500	58,000			46,086C
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 48 160	Type CCP (1 Story) CCP			Year Built: 1977 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: 510 % 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: 884 Total Base New : 180,165 Total Depr Cost: 126,116 Estimated T.C.V: 138,728			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 = 884 SF Floor Area = 884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1977					
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments			Totals:					
Room List		Doors		Solid	X	H.C.	(12) Electric			Plumbing			Totals:					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Plumbing			Totals:					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Plumbing			Totals:					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			Totals:					
(2) Windows		(8) Basement		No. of Elec. Outlets			Water/Sewer			Plumbing			Totals:					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 884 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Totals:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Lump Sum Items:			Water/Sewer			Plumbing			Totals:					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(10) Floor Support		Notes:			Water/Sewer			Plumbing			Totals:				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Notes:			Water/Sewer			Plumbing			Totals:					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes:			Water/Sewer			Plumbing			Totals:				
X	Asphalt Shingle	Chimney: Metal		Notes:			Water/Sewer			Plumbing			Totals:					
<p>ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.100 =&gt; TCv: 138,728</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.
FEDERL HOME LOAN MORTGAGE	MANSFIELD ROBERT	71,000	06/21/2012	CD	11-FROM LENDING INSTITUT	2012-02278	PROPERTY TRANSFER	100.0
SCHRIPSEMA ANDREW W & LIN	FEDERL HOME LOAN MORTGAGE	80,000	10/21/2011	SD	10-FORECLOSURE	2011-03344 SD	PROPERTY TRANSFER	0.0
PARTRIDGE JAMES A & RACHE	SCHRIPSEMA ANDREW W & LIN	135,000	12/12/2006	WD	03-ARM'S LENGTH	06-0/4470	DEED	100.0
		89,500	06/01/1998	WD	33-TO BE DETERMINED	320:139	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6445 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/28/2016	2016-0264	100%
	P.R.E. 100% 07/15/2012					

Owner's Name/Address	MAP #:
MANSFIELD ROBERT 6445 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 247,340 TCV/TFA: 122.69

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/ 140.00 297.00 1.0933 0.8388 90 100 11,554
		140 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 11,554

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 13 T22N R8W LOT 35 & E 20 FT OF LOT 36 PLAT OF VI-MY-KA SUB.		Dirt Road	Description Rate Size % Good Cash Value
Comments/Influences		Gravel Road	Fencing: Wd, Solid, 6 ft. 30.45 192 0 0
		Paved Road	D/W/P: 3.5 Concrete 6.49 200 0 0
		Storm Sewer	D/W/P: 4in Ren. Conc. 8.06 144 0 0
		Sidewalk	D/W/P: 4in Ren. Conc. 8.06 160 0 0
		Water	D/W/P: 4in Ren. Conc. 8.06 1200 100 9,672
		Sewer	Wood Frame 24.64 192 50 2,365
		Electric	Residential Local Cost Land Improvements
		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 = 14,537
		Standard Utilities	
		Underground Utils.	

2008, MLS 20808866, \$149,900 EXP 185DOM	X	Topography of Site
		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	5,800	117,900	123,700			66,330C
2024	6,000	102,200	108,200			64,336C
2023	4,700	98,800	103,500			61,273C
2022	5,300	90,800	96,100			58,356C

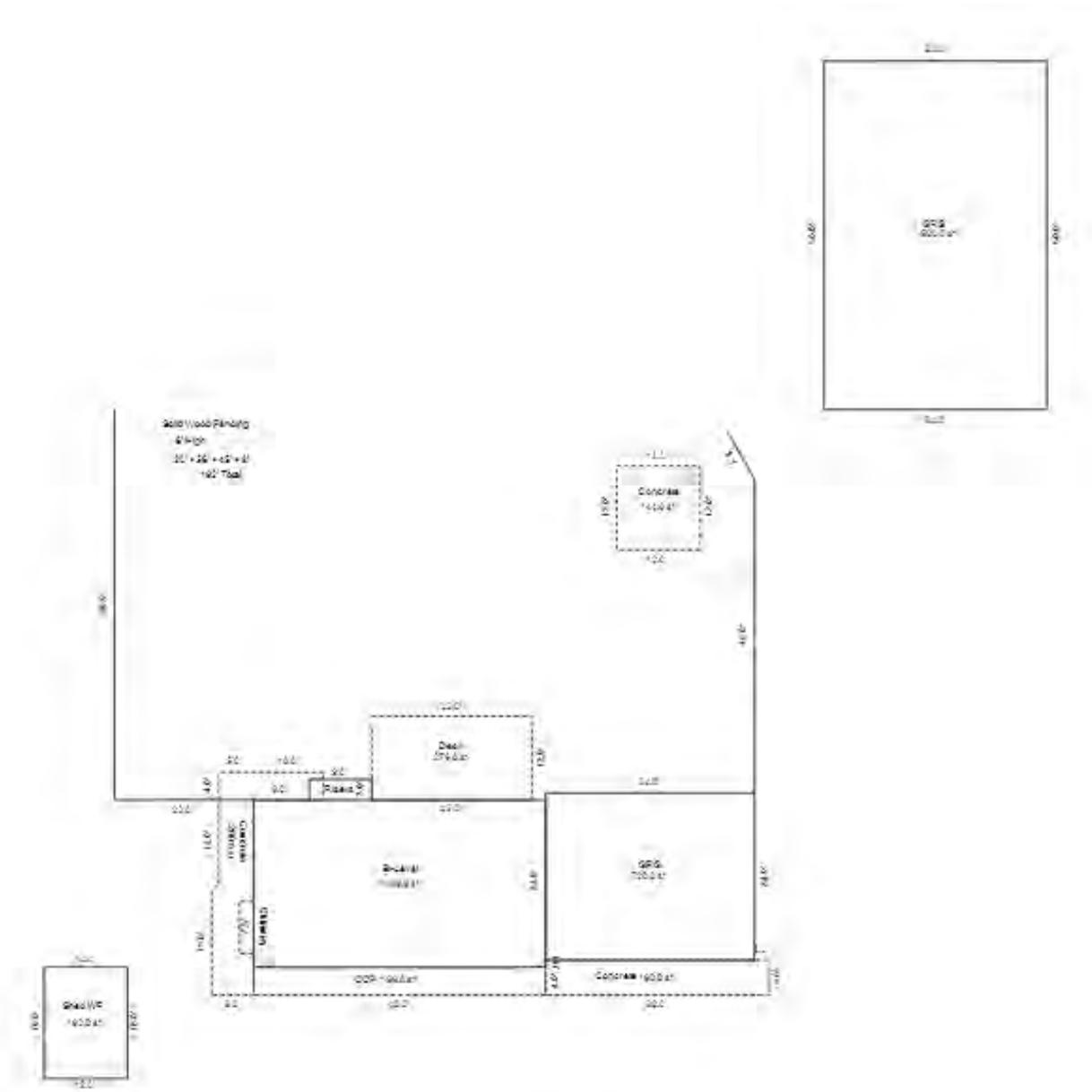


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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: 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 2S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: C Effec. Age: 40 Floor Area: 2,016 Total Base New : 335,227 Total Depr Cost: 201,135 Estimated T.C.V: 221,249		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			1		E.C.F. X 1.100			
Condition: Average		Size of Closets		Lg	X	Ord				1					
Room List		Doors		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1008 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls C Blt 1970	
(2) Windows		(7) Excavation		Many	X	Ave.		Few	Building Areas						
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) 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	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Bi-Level Siding Bi-Lev.100%		Total: 1,008		195,816 117,488	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer		Plumbing			
X	Storms & Screens	(10) Floor Support		Lump Sum Items:						Porches		Deck		Garages	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:								CCP (2 Story) Treated Wood		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
X	Gable Hip Flat	Gambrel Mansard Shed								Base Cost Common Wall: 1 Wall Door Opener		Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
X	Asphalt Shingle									Door Opener Base Cost		Door Opener Base Cost			
										Built-Ins		Fireplaces			
										Appliance Allow.		1		2,727 1,636	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A	RAJALA LINNEA & LEONHARDT	342,000	08/07/2020	WD	03-ARM'S LENGTH	2020-02244	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6451 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 08/07/2020					
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Owner's Name/Address	MAP #:
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RAJALA LINNEA & LEONHARDT JASON 6451 W JENNINGS RD LAKE CITY MI 49651	2025 Est TCV 439,149 TCV/TFA: 195.70
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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/	218.00	297.00	0.9787	0.8388	90	100	16,106	
218 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	16,106

Tax Description	X	Land Improvement Cost Estimates
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. SEC 13 T22N R8W LOT 37 & W 100 FT OF LOT 36 PLAT OF VI-MY-KA SUB.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Dirt Road				
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	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	X	Description	Rate	Size	% Good	Cash Value
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	X	Level				
--	---	-------	--	--	--	--

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

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

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

	X	Landscaped				
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	X	Swamp				
--	---	-------	--	--	--	--

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

	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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	8,100	211,500	219,600			183,875C
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2024	8,400	182,400	190,800			178,347C
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2023	6,500	176,600	183,100			169,855C
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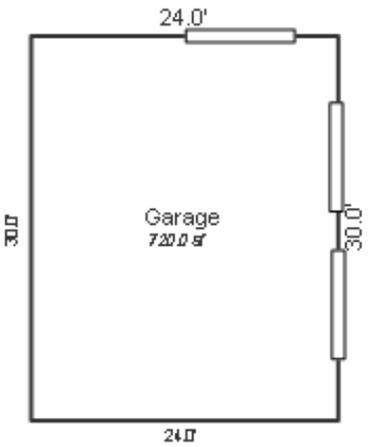
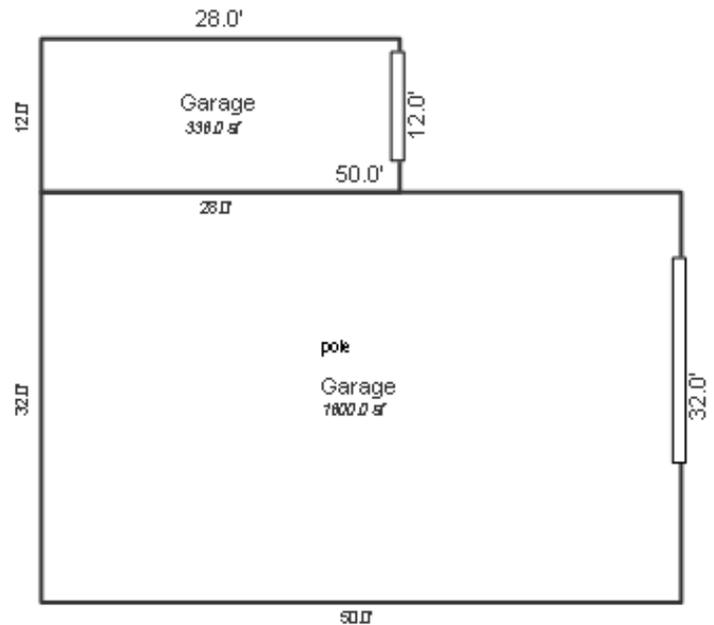
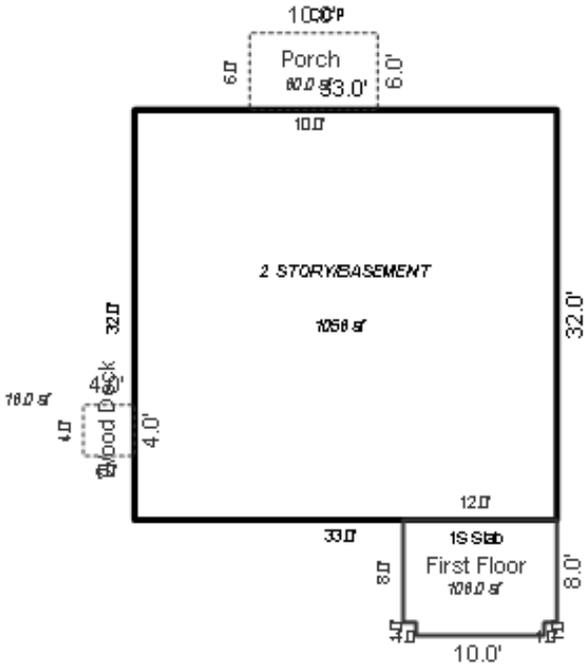
2022	8,200	162,300	170,500			161,767C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEAVER RICHARD	JORAE KEVIN & AMY	399,900	12/28/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04373	PROPERTY TRANSFER	100.0
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	11-FROM LENDING INSTITUT	2012-00152	PROPERTY TRANSFER	100.0
THOLA DWAIN A & CAROL E		1	08/15/2011	AFF	01-ABANDONMENT	2011-02570	PROPERTY TRANSFER	0.0
THOLA DWAIN A & CAROL E	CHEMICAL BANK	76,377	03/04/2011	SD	10-FORECLOSURE	2011-00681	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
JORAE KEVIN & AMY 1212 S BAYBERRY LN LAKE CITY MI 49651	P.R.E. 100% 12/30/2021					
	MAP #:					
	2025 Est TCV 41,371					

Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
Public Improvements			* Factors * EFF - IRRGULAR SHAPE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			B200'@1600/	91.31	181.76	0.86	0.3292	1600	100		41,371	
			0.38 Total Acres						Total Est. Land Value =			41,371

Tax Description  
. SECS 9 & 10 T22N R8W LOT 1 WILDWOOD 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
- 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	20,700	0	20,700			11,366C
2024	17,300	0	17,300			11,025C
2023	13,800	0	13,800			10,500C
2022	10,000	0	10,000			10,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	19-MULTI PARCEL ARM'S LE	2007/116	DEED	100.0
		55,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2813	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		New House	07/18/2008	20080358	Complete

Owner's Name/Address	MAP #:
WEBER RONALD J & PATRICIA A 1390 S BAYBERRY N LAKE CITY MI 49651	2025 Est TCV 29,737

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4101.4101 RURAL SUBS
. SECS 9 & 10 T22N R8W LOT 2 WILDWOOD ESTATES.				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	C200'@200/	205.51	93.69	0.9815	0.6957	200	100		28,065	
X Gravel Road	C200'@200/	10.00	210.96	0.9815	0.8522	200	100		1,673	
X Paved Road	216 Actual Front Feet, 0.49 Total Acres								Total Est. Land Value =	29,737

Comments/Influences

2013 MOVED HOUSE TO LOT3  
FRONTS FLOOD PLAIN

- 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
- 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	14,900	0	14,900			8,804C
2024	15,500	0	15,500			8,540C
2023	12,400	0	12,400			8,134C
2022	10,000	0	10,000			7,747C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIOCONDINI GUY & RENEE (H)	WEBER RONALD J & PATRICIA	60,800	01/09/2007	WD	20-MULTI PARCEL SALE REF	2007/116	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1390 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/04/2019					
WEBER RONALD J & PATRICIA A 1390 S BAYBERRY LN LAKE CITY MI 49651	MAP #: 2025 Est TCV 702,567 TCV/TFA: 254.37					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements		* Factors *						
. SECS 9 & 10 T22N R8W LOT 3 WILDWOOD ESTATES.	X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences	X Gravel Road		A50'@1600/	70.00	429.38	0.8889	1.6653	1600 100	165,793
2013 MOVED DATA FOR HOUSE FROM LOT 2 FRONTS FLOOD PLAIN	X Paved Road		70 Actual Front Feet, 0.69 Total Acres				Total Est. Land Value =		165,793

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	82,900	268,400	351,300			153,456C
2024	55,600	265,000	320,600			148,842C
2023	44,000	256,000	300,000			141,755C
2022	12,300	244,300	256,600			135,005C

\*\*\* 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.
MISHLER DENIS & THAIS	MISHIER THAIS TRUST	1	11/23/2012	QC	09-FAMILY	2012-03863	DEED	0.0
MISHLER THAIS TR	MISHLER DENIS & THAIS	1	10/09/2012	QC	09-FAMILY	2012-03273	DEED	0.0
MISHLER THAIS TR & MISHLE	MISHLER THAIS TR	0	05/18/2011	WD	03-ARM'S LENGTH	2011-01724	DEED	0.0
MISHLER THAIS TRUST	MISHLER THAIS TR & MISHLE	0	12/30/2010	QC	09-FAMILY	2011-40qc	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1394 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/14/2017					

Owner's Name/Address	MAP #:
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MISHIER THAIS TRUST 1394 S BAYBERRY LN LAKE CITY MI 49651	2025 Est TCV 608,986 TCV/TFA: 329.54
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X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X		Dirt Road	120.00	399.30	0.7361	1.6235	1600	100	LOT 4	229,447	
X		Gravel Road	120 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	229,447

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SECS 9 & 10 T22N R8W LOTS 4 & 5. WILDWOOD ESTATES.	X	Dirt Road	3.06	3100	50	4,743	
Comments/Influences	X	Gravel Road	Total Estimated Land Improvements True Cash Value =				4,743

ADD SEWER FOR 05	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
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X	Level
X	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain
X	Private Drive

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2025	114,700	189,800	304,500			187,854C
2024	81,800	187,300	269,100			182,206C
2023	64,700	179,400	244,100			173,530C
2022	18,500	187,100	205,600			165,267C

Who	When	What
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TPC 12/27/2017	INSPECTED	
TPC 02/22/2012	INSPECTED	

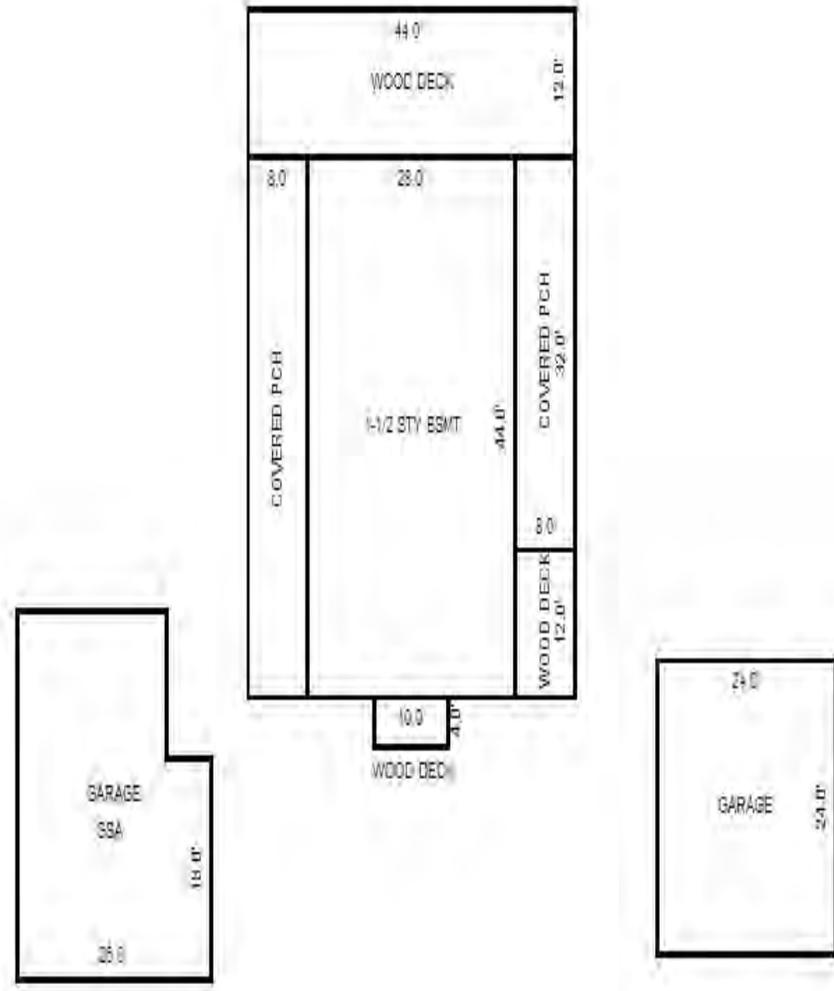
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 1989 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 708 % Good: 0 Storage Area: 468 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Class: C +5 Effec. Age: 35 Floor Area: 1,848 Total Base New : 384,386 Total Depr Cost: 249,864 Estimated T.C.V: 374,796			E.C.F. X 1.500		Cls C 5 Blt 1989	
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories			Exterior		Foundation	
		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 5 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Ground Area = 1232 SF Floor Area = 1848 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total:		236,483 153,729	
	(1) Exterior	Kitchen: Other:		0 Amps Service			Other Additions/Adjustments			Recreation Room			924		17,611 11,447	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Plumbing			Average Fixture(s)			1		1,455 946	
	Insulation	X	Drywall													
(2) Windows		(7) Excavation		(13) Plumbing			Porches			3 Fixture Bath			1		4,580 2,977	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Solar Water Heat			1		4,580 2,977	
X	Wood Sash	(8) Basement		No. of Elec. Outlets			Decks			Extra Toilet			352		11,359 7,383	
X	Metal Sash			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Extra Sink			352		11,359 7,383	
X	Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			Garages			Separate Shower			528		7,719 5,017	
X	Double Hung			1 Public Water			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Ceramic Tile Floor			40		1,576 1,024	
X	Horiz. Slide Casement			1 Public Sewer			Base Cost			Ceramic Tile Wains			96		2,469 1,605	
X	Double Glass Patio Doors Storms & Screens			1000 Gal Septic			Storage Over Garage			Ceramic Tub Alcove						
(3) Roof		924		2000 Gal Septic			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Vent Fan						
X	Gable		Gambrel	(10) Floor Support			Water/Sewer			Deck			708		25,488 16,567	
X	Hip		Mansard	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Treated Wood			468		6,337 4,119	
X	Flat		Shed							Treated Wood			576		21,969 14,280	
X	Asphalt Shingle									Treated Wood			1		1,473 957	
Chimney:										Water Well, 100 Feet			1		5,725 3,721	
Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAFATA DOLORES M TRUSTEE	MASTERS MARK D & JOY RENE	255,000	08/19/2016	WD	03-ARM'S LENGTH	2016-02762	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1424 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MASTERS MARK D & JOY RENEE 6749 OSAGE AVE ALLEN PARK MI 48101	2025 Est TCV 593,854 TCV/TFA: 286.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SECS 9 & 10 T22N R8W LOTS 6 & 7 WILDWOOD ESTATES.	X		Dirt Road	65.00	318.32	0.7157	1.4997	1600	100	LOT 6	111,634	
	X		Gravel Road	65.00	318.32	0.7157	1.4997	1600	100	LOT 7	111,634	
			Paved Road	130 Actual Front Feet, 0.95 Total Acres							Total Est. Land Value =	223,268

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

Topography of Site	X Rolling	X High	X Wooded	X Waterfront	X Flood Plain	X Private Drive	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
							Level						
							2025	111,600	185,300	296,900			161,506C
							2024	82,000	183,000	265,000			156,650C
							2023	65,000	174,700	239,700			149,191C
							2022	17,500	168,700	186,200			142,087C

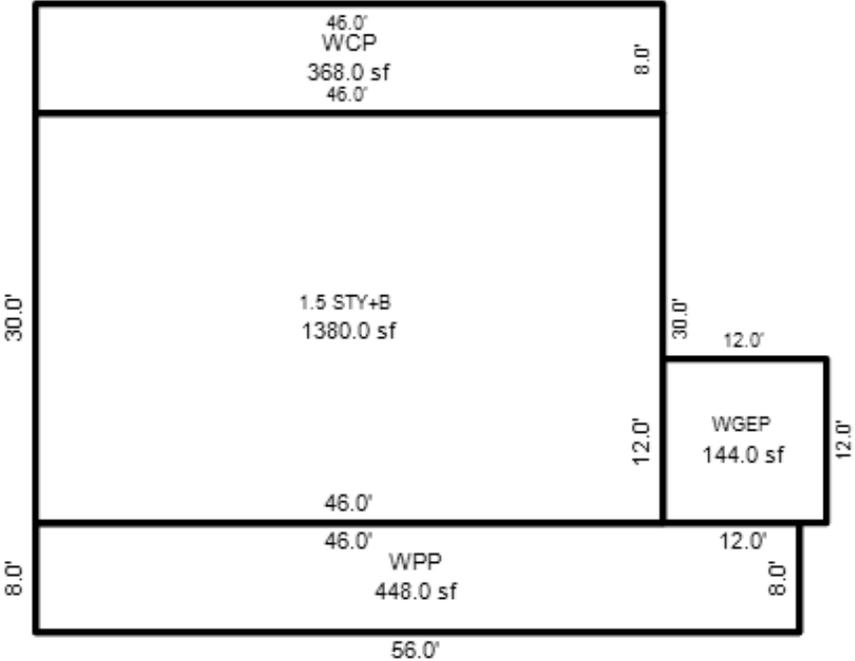
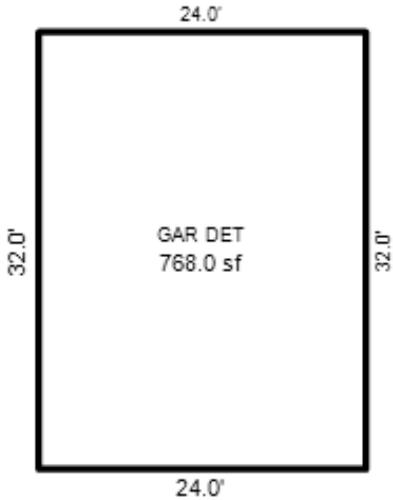


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 368 WCP (1 Story) 144 WGEP (1 Story) 448 WPP	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 384 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		Plaster Wood T&G																									
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min																									
Condition: Average		Size of Closets		X	Lg		Ord		Small																							
Room List		Doors		Solid	X		H.C.																									
1	Basement	(5) Floors		(12) Electric																												
	1st Floor	Kitchen:		0 Amps Service																												
	2nd Floor	Other:		No./Qual. of Fixtures																												
	4 Bedrooms	Other:		X	Ex.		Ord.		Min																							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets																												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Many		Ave.		Few																							
	Insulation	(7) Excavation		(13) Plumbing																												
(2) Windows		1	Average Fixture(s)	Average Fixture(s)																												
X	Many Avg. Few	X	Large Avg. Small	3	3 Fixture Bath	1 2 Fixture Bath																										
		Basement: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Softener, Auto Softener, Manual	Solar Water Heat																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		No Plumbing																												
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone	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		308 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water	1 Public Sewer																										
X	Asphalt Shingle		X Treated Wood X Concrete Floor	1	Water Well	1000 Gal Septic 2000 Gal Septic																										
Chimney: Metal		(10) Floor Support		Lump Sum Items:																												
		Joists: Unsupported Len: Cntr.Sup:		1			1																									
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C -5 Blt 1996 (11) Heating System: Forced Heat & Cool Ground Area = 1380 SF Floor Area = 2070 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,380</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>243,401</td> <td>170,393</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 308 5,870 4,109 Basement, Outside Entrance, Below Grade 1 2,523 1,766 Plumbing Average Fixture(s) 1 1,455 1,018 3 Fixture Bath 2 9,159 6,411 2 Fixture Bath 1 3,064 2,145 Porches WCP (1 Story) 368 11,872 8,310 WGEP (1 Story) 144 12,037 8,426 WPP 448 7,414 5,190 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 36,188 25,332 Storage Over Garage 384 5,199 3,639 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 Prefab 1 Story 1 2,555 1,788 <<<< Calculations too long. See Valuation printout for complete pricing. >>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,380			Total:				243,401	170,393
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Siding	Basement	1,380																													
Total:				243,401	170,393																											

\*\*\* 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.
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1458 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
SUTTON HELEN L TR 1458 BAYBERRY LN LAKE CITY MI 49651	2025 Est TCV 546,060 TCV/TFA: 390.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SECS 9 & 10 T22N R8W LOTS 8 & 9. WILDWOOD ESTATES.	X		Dirt Road	65.00	349.17	0.7115	1.5490	1600	100	LOT 8	114,619
	X		Gravel Road	67.24	349.17	0.7115	1.5490	1600	100	LOT 9	118,569
			132 Actual Front Feet, 1.06 Total Acres						Total Est. Land Value =		233,188

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
NEW IN 93..SITS ON LOTS 8&9 ADD SEWER FOR 05 01 COMBO W/008-00 FOR 02								D/W/P: 3.5 Concrete	6.49	256	84	1,395
								Total Estimated Land Improvements True Cash Value = 1,395				

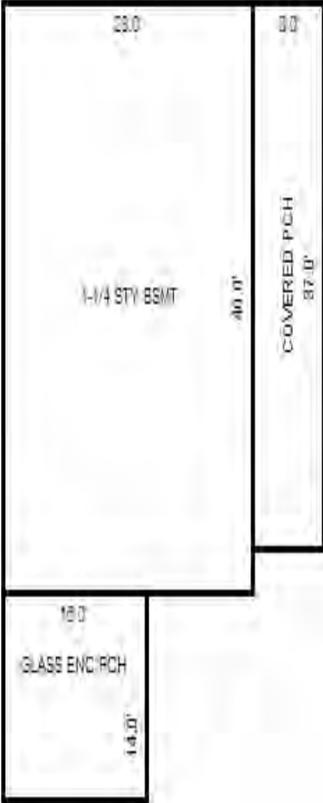
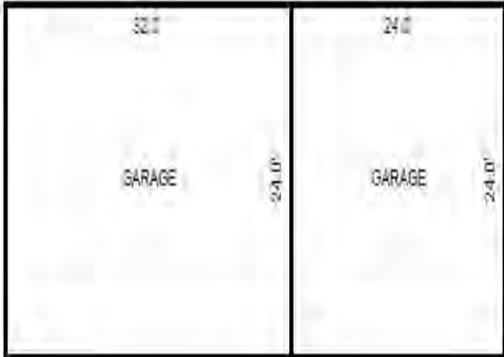


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2025	116,600	156,400	273,000			141,807C
X	Low	High	2024	85,100	154,400	239,500			137,544C
X	Landscaped	Swamp	2023	67,300	164,200	231,500			130,995C
X	Wooded	Pond	2022	18,100	147,900	166,000			124,758C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	Private Drive								

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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.
PREE JAMES M (former spou	PREE CORINNE A (F)	0	09/21/2006	QC	21-NOT USED/OTHER	06-0/3880	DEED	0.0
		135,000	05/01/1998	WD	33-TO BE DETERMINED	318:1104	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1470 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	02/14/2012	2012-0037	100%

Owner's Name/Address	MAP #:
PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2025 Est TCV 372,448 TCV/TFA: 310.37

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
. SECS 9 & 10 T22N R8W LOT 10 WILDWOOD ESTATES.			
ADD SEWER FOR 05			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value
	X Gravel Road	A50'@1600/ 66.31 369.90 0.9059 1.5806 1600 100 151,915
	Paved Road	49 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 151,915
	Storm Sewer	
	Sidewalk	
	Water	
	X Sewer	Land Improvement Cost Estimates
	X Electric	Description Rate Size % Good Cash Value
	X Gas	D/W/P: Asphalt Paving 3.06 2150 71 4,671
	Curb	Total Estimated Land Improvements True Cash Value = 4,671
	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	76,000	110,200	186,200			75,980C
TPC	12/27/2017	INSPECTED	2024	51,400	109,000	160,400			73,696C
TPC	08/20/2012	INSPECTED	2023	40,700	103,900	144,600			70,187C
TPC	02/22/2012	INSPECTED	2022	25,000	93,600	118,600			66,845C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 380 48 136	Type WPP Pine Treated Wood	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,200 Total Base New : 205,576 Total Depr Cost: 143,908 Estimated T.C.V: 215,862			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall		Plaster											
Yr Built 1975		Remodeled 2012		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:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1975			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	X	Ord.		Min	Many	X	Ave.		Few			
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 1 Story Siding Crawl Space			1.5 Story Siding Crawl Space			Total: 156,520 109,569			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath			1 1,455 1,018 1 4,580 3,206						
X	Wood Sash	(8) Basement		Basement Finish			Plumbing			Porches			Depr. Cost			
X	Metal Sash			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WPP 380 6,300 4,410						
X	Vinyl Sash			(9) Basement Finish			Deck			Depr. Cost						
X	Double Hung			Water/Sewer			Garages			Depr. Cost						
X	Horiz. Slide			14) Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Depr. Cost						
X	Casement			Public Water			Base Cost			Depr. Cost						
X	Double Glass			1 Public Sewer			Water/Sewer			Depr. Cost						
X	Patio Doors			1 Water Well			Public Sewer			Depr. Cost						
X	Storms & Screens			1000 Gal Septic			Water Well, 50 Feet			Depr. Cost						
(3) Roof		(10) Floor Support		2000 Gal Septic			Built-Ins			Depr. Cost						
X	Asphalt Shingle			Lump Sum Items:			Appliance Allow.			Depr. Cost						
Chimney: Metal							Fireplaces			Depr. Cost						
							Exterior 1 Story			Depr. Cost						
							Local Cost Items			Depr. Cost						
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Depr. Cost						

\*\*\* 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.
PREE JAMES M (FORMER SPOU	PREE CORRINE A (F)	0	09/21/2006	QC	21-NOT USED/OTHER	06-0/3880	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/05/1998					
Owner's Name/Address	MAP #:					
PREE CORINNE A 1470 S BAYBERRY LANE LAKE CITY MI 49651	2025 Est TCV 56,713					

	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
Tax Description	Public Improvements			* Factors * 1/2 LOT 11							
SECS 9 & 10 T22N R8W N 1/2 OF LOT 11 WILDWOOD ESTATES.	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences				A50'@1600/	32.50	281.46	1.1627	L0.9380	1600	100	56,713
				A50'@1600/	0.00	0.21	1.1627	0.1156	1600	100	0
				0.21 Total Acres			Total Est. Land Value =				56,713

SECS 9 & 10 T22N R8W N 1/2 OF LOT 11  
WILDWOOD ESTATES.  
Comments/Influences

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	28,400	0	28,400			5,634C
2024	16,800	0	16,800			5,465C
2023	13,300	0	13,300			5,205C
2022	5,800	0	5,800			4,958C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETS GARY MILTON & MURRA	OLSON ERIK A & RENATA J	424,000	11/01/2024	WD	03-ARM'S LENGTH	2024-02907	PROPERTY TRANSFER	100.0
KOETS GARY MILTON	KOETS GARY MILTON & MURRA	0	02/07/2024	WD	15-LADY BIRD	2024-00327	DEED	0.0
BRIGGS ROGER L & MARTHA A	KOETS GARY MILTON	175,000	10/06/2011	WD	03-ARM'S LENGTH	2011-03113 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1494 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OLSON ERIK A & RENATA J 1494 S BAYBERRY LN LAKE CITY MI 49651	MAP #:					
	2025 Est TCV 401,560 TCV/TFA: 318.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SECS 9 & 10 T22N R8W LOT 12 WILDWOOD ESTATES. FULLY ASSESSED WITH ADJACENT LOTS 13 & S/12 LOT 11: PIN 700-011-50 . SECS 9 & 10 T22N R8W S 1/2 OF LOT 11 WILDWOOD ESTATES. AND PIN 009-700-013-00 . SECS 9 & 10 T22N R8W LOT 13 WILDWOOD ESTATES.	X		Dirt Road	32.50	233.07	0.6239	1.3447	1600	100		43,623		
	X		Gravel Road	70.00	233.07	0.6239	1.3447	1600	100		93,957		
	X		Paved Road	90.00	233.07	0.7139	0.5843	1600	100	LOT 13	60,064		
	X		Storm Sewer	193 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	197,644	
Comments/Influences	X		Water	Land Improvement Cost Estimates									
	X		Sewer	Description							Rate	Size % Good	Cash Value
	X		Electric	Residential Local Cost Land Improvements									
	X		Gas	Description							Rate	Size % Good	Cash Value
20902360 \$185,000 7/10/2009 DOM 818 ADD SEWER FOR 05	X		Curb	LAND IMPROVE 2500							2,500.00	2 95	4,750
	X		Street Lights	Total Estimated Land Improvements True Cash Value =									4,750



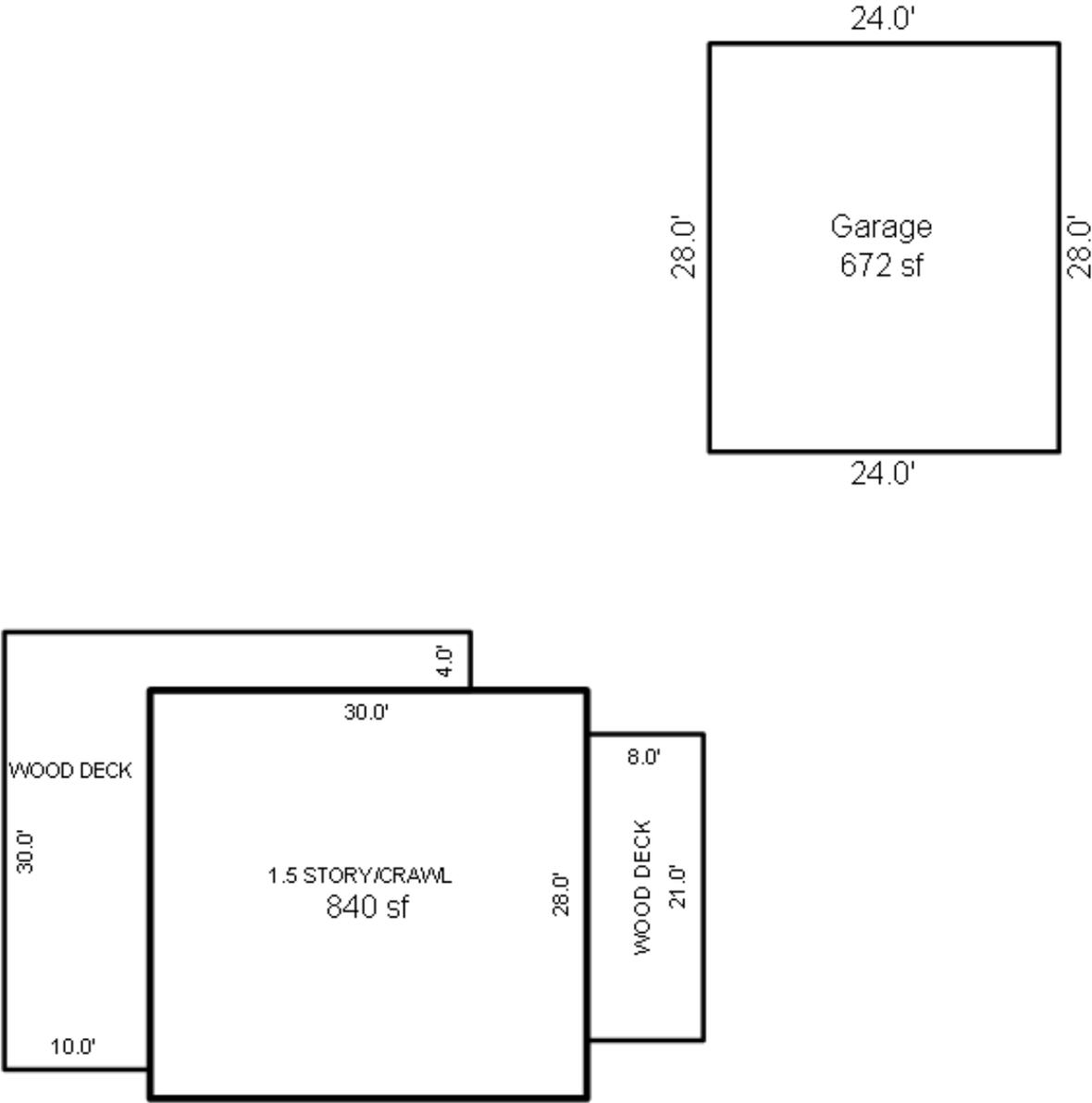
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
X		Level	2025	98,800	102,000	200,800			200,800S	
X		Rolling	2024	101,900	100,700	202,600			91,039C	
X		Low	2023	80,700	96,200	176,900			86,704C	
X		High	2022	21,400	87,000	108,400			82,576C	
X		Landscaped	Who When What							
X		Swamp	TPC 09/28/2024 INSPECTED							
X		Wooded	TPC 04/30/2021 INSPECTED							
X		Pond	TPC 12/27/2017 INSPECTED							
X		Waterfront								
X		Ravine								
X		Wetland								
X		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		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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 380 168	Type Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 336 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							Class: C Effec. Age: 35 Floor Area: 1,260 Total Base New : 204,273 Total Depr Cost: 132,777 Estimated T.C.V: 199,166	
Building Style: 1.5S		X	Drywall Paneled										
Yr Built 1975			Plaster Wood T&G										
Remodeled 0			Trim & Decoration										
Condition: Average		Ex	Ord	Min									
Room List		Lg	X	Ord	Small								
Basement 3 1st Floor 4 2nd Floor 3 Bedrooms		Doors	Solid	X	H.C.								
(1) Exterior		(5) Floors		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1975	
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service		Ex. X Ord. Min		(11) Heating System: Electric Baseboard					
Insulation		X Tile		No. of Elec. Outlets		Many X Ave. Few		Ground Area = 840 SF Floor Area = 1260 SF.					
(2) Windows		(6) Ceilings		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 840 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		Building Areas					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		(7) Excavation		(14) Water/Sewer		Lump Sum Items:		Stories Exterior Foundation Size Cost New Depr. Cost					
X Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				1.5 Story Siding Crawl Space					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Total: 146,078 94,950					
X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Other Additions/Adjustments					
X Asphalt Shingle		(9) Basement Finish						Plumbing					
Chimney: Metal		(10) Floor Support						Average Fixture(s) 3 Fixture Bath					
		Joists: Unsupported Len: Cntr.Sup:						Deck					
								Treated Wood Treated Wood					
								Garages					
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
								Base Cost Storage Over Garage Door Opener					
								Water/Sewer					
								Public Sewer Water Well, 50 Feet					
								Built-Ins					
								Appliance Allow.					
								Fireplaces					
								Prefab 1 Story					
								Local Cost Items					
								SANITARY SEWER					
								1 0 0 *					
								Totals: 204,273 132,777					
								<<<<< 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.
BRIGGS ROBERT L & MARTHA	SHAW SUSAN B TRUST	0	03/14/2017	QC	09-FAMILY	2017-00791	PROPERTY TRANSFER	0.0
B & W INVESTMENT CO	BRIGGS ROBERT L & MARTHA	1	11/18/2005	WD	21-NOT USED/OTHER	05-0/4556	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Garage	05/16/2017	2017-0173	100%
Owner's Name/Address	P.R.E. 0%					
SHAW SUSAN B TRUST 7417 BOULDER CREEK DR MIDLAND MI 48642	MAP #:					
	2025 Est TCV 94,647 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		
. SECS 9 & 10 T22N R8W LOTS 14 & 16 WILDWOOD ESTATES.	X		Dirt Road										
	X		Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
	X		Sewer										
	X		Electric										
	X		Gas										
			Curb										
			Street Lights										
			Standard Utilities										
	X		Underground Utils.										

Comments/Influences	Land Improvement Cost Estimates				
	Description	Rate	Size	% Good	Cash Value
LOTS 14 (FLOOD PLAIN) & 16 INTERIOR GRG ON LOT 16	D/W/P: 4in Ren. Conc.	8.06	48	94	364
	Total Estimated Land Improvements True Cash Value =				364

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
																		2025	9,700	37,600	47,300		
	2024	19,800	37,200	57,000			31,522C																
	2023	15,700	36,300	52,000			30,021C																
	2022	7,800	32,700	40,500			28,592C																



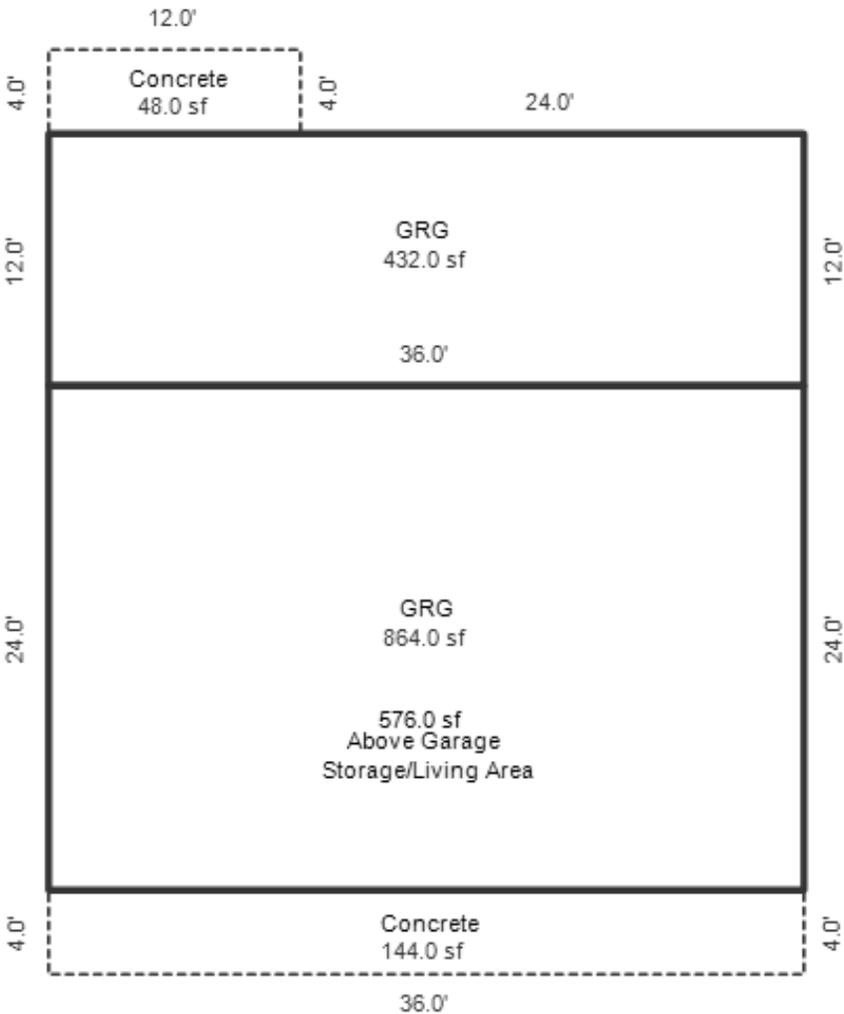
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 2018 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: 1296 % Good: 0 Storage Area: 576 No Conc. Floor: 0	E.C.F. X 1.500	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: 6 Floor Area: 0 Total Base New : 53,172 Total Depr Cost: 49,982 Estimated T.C.V: 74,973	
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 2018	
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=94/100/100/100/94	
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: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 576 7,799 7,331 Base Cost 1296 45,373 42,651 Totals: 53,172 49,982	
Building Style: GRG		Doors Solid H.C.		(5) Floors			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4087 SAPPHIRE LAKE) 1.500 => TCV: 74,973			
Yr Built Remodeled 2018 0		Kitchen: Other: Other:		(6) Ceilings			Lump Sum Items:									
Condition: Average		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation												
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												
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(8) Basement												
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(2) Windows		Many Avg. Few Large Avg. Small		(10) Floor Support												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Gable Hip Flat Gambrel Mansard Shed														
Asphalt Shingle																

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

009-700-014-00



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	03-ARM'S LENGTH	2016-02996	PROPERTY TRANSFER	100.0
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	09-FAMILY	2016-03001	DEED	100.0
SALESKY EDWIN	SALESKY EDWIN & CAROL, TR	0	11/17/2005	QC	21-NOT USED/OTHER	05-0/4630	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 48,435 TCV/TFA: 0.00					

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

			C200'@200/	25.30	137.77	1.1476	0.7661	200	100		4,448
			C200'@200/	90.00	193.60	1.1476	0.8341	200	100		17,230
			115 Actual Front Feet, 0.48 Total Acres Total Est. Land Value =								21,678

Tax Description	X	Public Improvements	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016-02996 BEGINNING AT THE NORTHERLY MOST CORNER BETWEEN LOTS 16 AND 17 IN THE PLAT OF WILDWOOD ESTATES; THENCE SL4 DEG.48'58"W 90 FEET; THENCE S63 DEG.54'32"E TO THE EASTERLY BOUNDARY OF LOT 17; THENCE NORTHERLY ALONG SAID BOUNDARY TO THE NORTHEASTERLY MOST CORNER OF SAID LOT 17; THENCE N63 DEG. 54'23"W TO THE POINT OF BEGINNING. ALSO THE EASTERLY YL OF LOT 15 (THE EASTERLY YL OF LOT 15 BEING 15.295 FEET ON THE ROAD SIDE AND 26.7 FEET ON THE LAKE SIDE) IN THE PLAT OF WILDWOOD ESTATES. INCLUDING AN	X	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 PRIVATE RD	2025	10,800	13,400	24,200			17,500C



Who	When	What	2025	10,800	13,400	24,200			17,500C
	TPC 12/27/2017	INSPECTED	2024	19,800	13,200	33,000			16,974C
			2023	15,700	12,600	28,300			16,166C
			2022	6,000	12,200	18,200			15,397C

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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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 22,297 Total Depr Cost: 17,838 Estimated T.C.V: 26,757			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
	Yr Built 1997 GAR	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD Blt 1997			
	Condition: Average	Size of Closets			0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.							
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Many			Building Areas							
	(1) Exterior	Kitchen: Other: Other:			Ave.			Stories Exterior Foundation							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Few			Other Additions/Adjustments							
	Insulation	(7) Excavation			Average Fixture(s)			Garages							
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Class: CD Exterior: Pole (Unfinished) Base Cost							
	Many Avg. Few	Large Avg. Small			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4087 SAPPHIRE LAKE) 1.500 => TCV:							
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Lump Sum Items:							
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
	Asphalt Shingle	(9) Basement Finish													
	Chimney:	(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

\*\*\* 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Garage	10/04/2004	20040393	Complete
Owner's Name/Address	P.R.E. 0%					
BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408	MAP #:					
	2025 Est TCV 57,193 TCV/TFA: 0.00					

Tax Description	Land Value Estimates for Land Table 4101.4101 RURAL SUBS	
	Improved	Vacant
W'LY 1/2 OF LOT 15 & LOT 17 EXC BEG AT N'LY MOST COR OF LOT 17, S 14 DEG 48'58"W 90 FT, S 63 DEG 54'32"E TO E'LY LINE LOT 17 TH N'LY ALONG E LINE LOT 17 TO NE COR OF LOT 17, N 63 DEG 54'32"W TO POB. WILDWOOD ESTATES.	X	
INCLUDES 1/2 LOT 17 ACROSS RD	X	

Public Improvements	* Factors *									
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	C200'@200/	25.30	137.77	1.0986	0.7661	200	100		4,258	
X Gravel Road	C200'@200/	112.00	140.01	1.0986	0.7692	200	100		18,929	
X Paved Road	137 Actual Front Feet, 0.44 Total Acres								Total Est. Land Value =	23,186
X Storm Sewer										
X Sidewalk										
X Water										
X Sewer										
X Electric										
X Gas										
X Curb										
X Street Lights										
X Standard Utilities										
X Underground Utils.										



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2025	11,600	17,000	28,600			18,196C
X Rolling	2024	19,900	12,600	32,500			17,649C
X Low	2023	15,800	10,900	26,700			16,809C
X High	2022	6,000	10,600	16,600			16,009C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1473 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/25/2013	2013-0344	100%
Owner's Name/Address	P.R.E. 0%		Addition	10/05/2012	2012-0524	100%
BRIGGS MICHAEL F & VICTORIA B 4700 OAKRIDGE DRIVE MIDLAND MI 48640-7408	MAP #:					
	2025 Est TCV 414,499 TCV/TFA: 219.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 9 & 10 T22N R8W LOT 18 WILDWOOD ESTATES.	X		A50'@1600/	70.00	155.57	0.8889	1.1673	1600	100	EAST SIDE	116,211
Comments/Influences			70 Actual Front Feet, 0.25 Total Acres					Total Est. Land Value =			116,211

ADD SEWER FOR 05	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements <td> </td> <td> </td> <td> </td>			
	X	LAND IMPROVE 2500	2,500.00	1 97	2,425
	X	Total Estimated Land Improvements True Cash Value =			2,425

Topography of Site	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
Level	X				
Rolling	X				
Low					
High					
Landscaped					
Swamp					
Wooded					
Pond					
Waterfront	X				
Ravine					
Wetland					
Flood Plain					
PRIVATE RD	X				



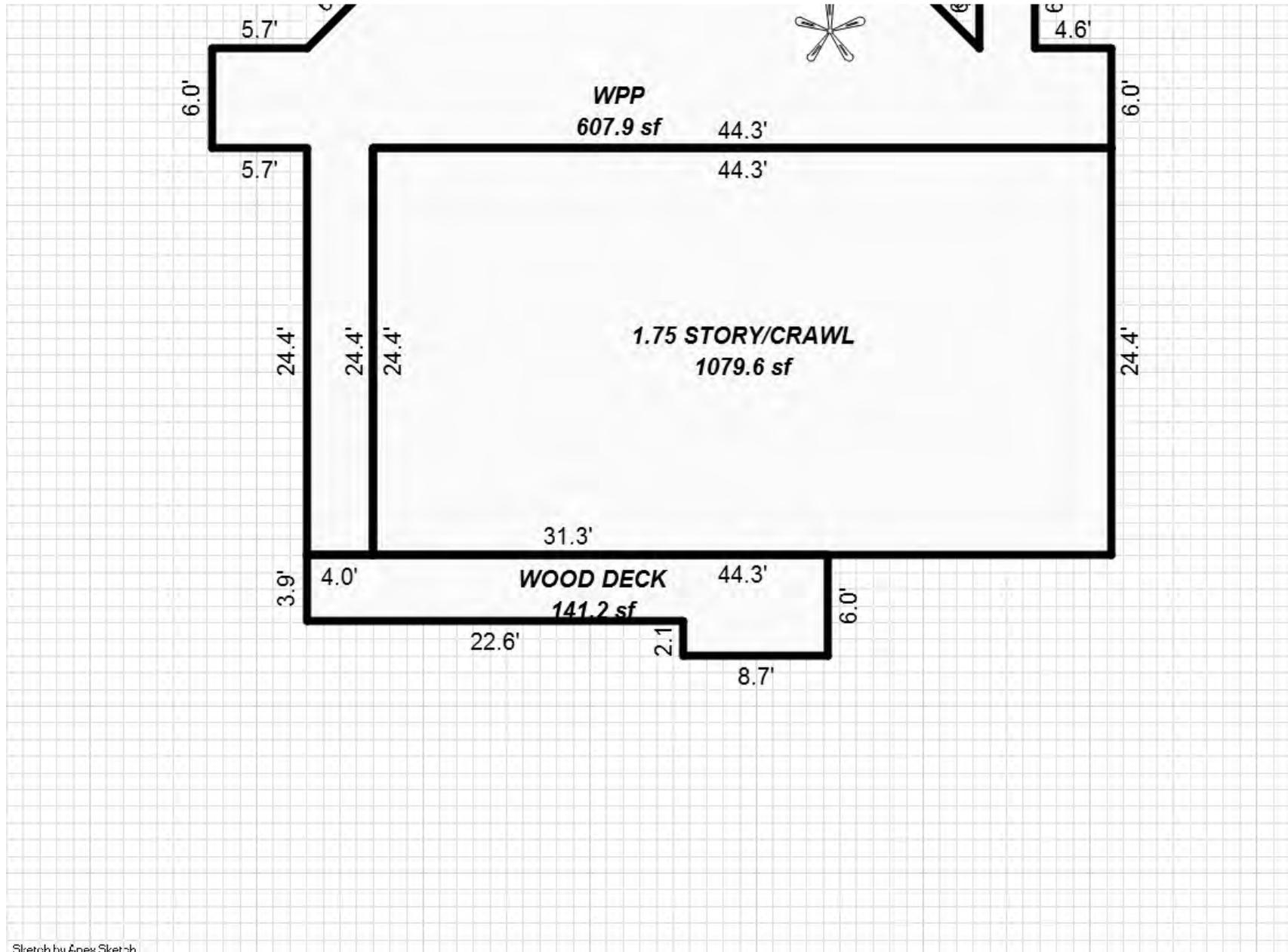
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2025	58,100	149,100	207,200			101,921C
2024	43,100	147,300	190,400			98,857C
2023	34,100	140,700	174,800			94,150C
2022	25,000	126,800	151,800			89,667C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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	X	Drywall Paneled			Plaster Wood T&G				1		607 141 60	WPP Treated Wood Treated Wood	Car Capacity:																																	
Building Style: 1.75S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,888 Total Base New : 246,555 Total Depr Cost: 197,242 Estimated T.C.V: 295,863		E.C.F. X 1.500		Foundation:																																	
Yr Built 1982	Remodeled 2013	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C		Blt 1982																																	
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Ground Area = 1079 SF		Floor Area = 1888 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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story		Siding		Crawl Space		1,079		Total:		216,890		173,510																									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,455		1,164																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1079 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing		2 Fixture Bath		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			Public Water			Plumbing		Average Fixture(s)		1		1,455		1,164		2,451																											
	Many Avg.		Large Avg.	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			Plumbing		2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																	
X	Few	X	Small	(9) Basement Finish			Public Water			Plumbing		Average Fixture(s)		1		1,455		1,164		2,451																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Chimney: Metal			Lump Sum Items:			Notes:		Porches		WPP		Deck		Treated Wood		Treated Wood		Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		Prefab 2 Story		Local Cost Items		SANITARY SEWER		Totals:		246,555		197,242			
X	Asphalt Shingle	(10) Floor Support		Chimney: Metal			Lump Sum Items:			Notes:		WPP		Deck		Treated Wood		Treated Wood		Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		Prefab 2 Story		Local Cost Items		SANITARY SEWER		Totals:		246,555		197,242					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		ECF (4087 SAPPHERE LAKE) 1.500 => TCV:			Lump Sum Items:			Notes:		WPP		Deck		Treated Wood		Treated Wood		Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Fireplaces		Prefab 2 Story		Local Cost Items		SANITARY SEWER		Totals:		246,555		197,242					

\*\*\* 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.
SHAW SUSAN B F/K/A SINCLA	SHAW SUSAN B & DAVID J	0	06/30/2015	WD	09-FAMILY	2015-02466	DEED	0.0
		20,000	06/01/1995	WD	33-TO BE DETERMINED	295:271	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1459 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2022	2022-0680	100%

Owner's Name/Address	MAP #:
SHAW SUSAN B & DAVID J 7417 BOULDER CREEK DR MIDLAND MI 48642	2025 Est TCV 506,088 TCV/TFA: 241.80

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
		<table border="1"> <thead> <tr> <th colspan="6">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@1600/</td> <td>70.00</td> <td>155.57</td> <td>0.8889</td> <td>1.1673</td> <td>1600 100 EAST SIDE</td> <td>116,211</td> </tr> <tr> <td colspan="6">70 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 116,211</td> </tr> </tbody> </table>	* Factors *						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	A50'@1600/	70.00	155.57	0.8889	1.1673	1600 100 EAST SIDE	116,211	70 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 116,211
* Factors *																													
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value																							
A50'@1600/	70.00	155.57	0.8889	1.1673	1600 100 EAST SIDE	116,211																							
70 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 116,211																							

Tax Description	Public Improvements	Land Improvement Cost Estimates																				
. SECS 9 & 10 T22N R8W LOT 19 WILDWOOD ESTATES.	X Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size % Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1 97</td> <td>2,425</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>2,425</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	Residential Local Cost Land Improvements				Description	Rate	Size % Good	Cash Value	LAND IMPROVE 2500	2,500.00	1 97	2,425	Total Estimated Land Improvements True Cash Value =			2,425
Description	Rate		Size % Good	Cash Value																		
Residential Local Cost Land Improvements																						
Description	Rate	Size % Good	Cash Value																			
LAND IMPROVE 2500	2,500.00	1 97	2,425																			
Total Estimated Land Improvements True Cash Value =			2,425																			
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
Level X Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD



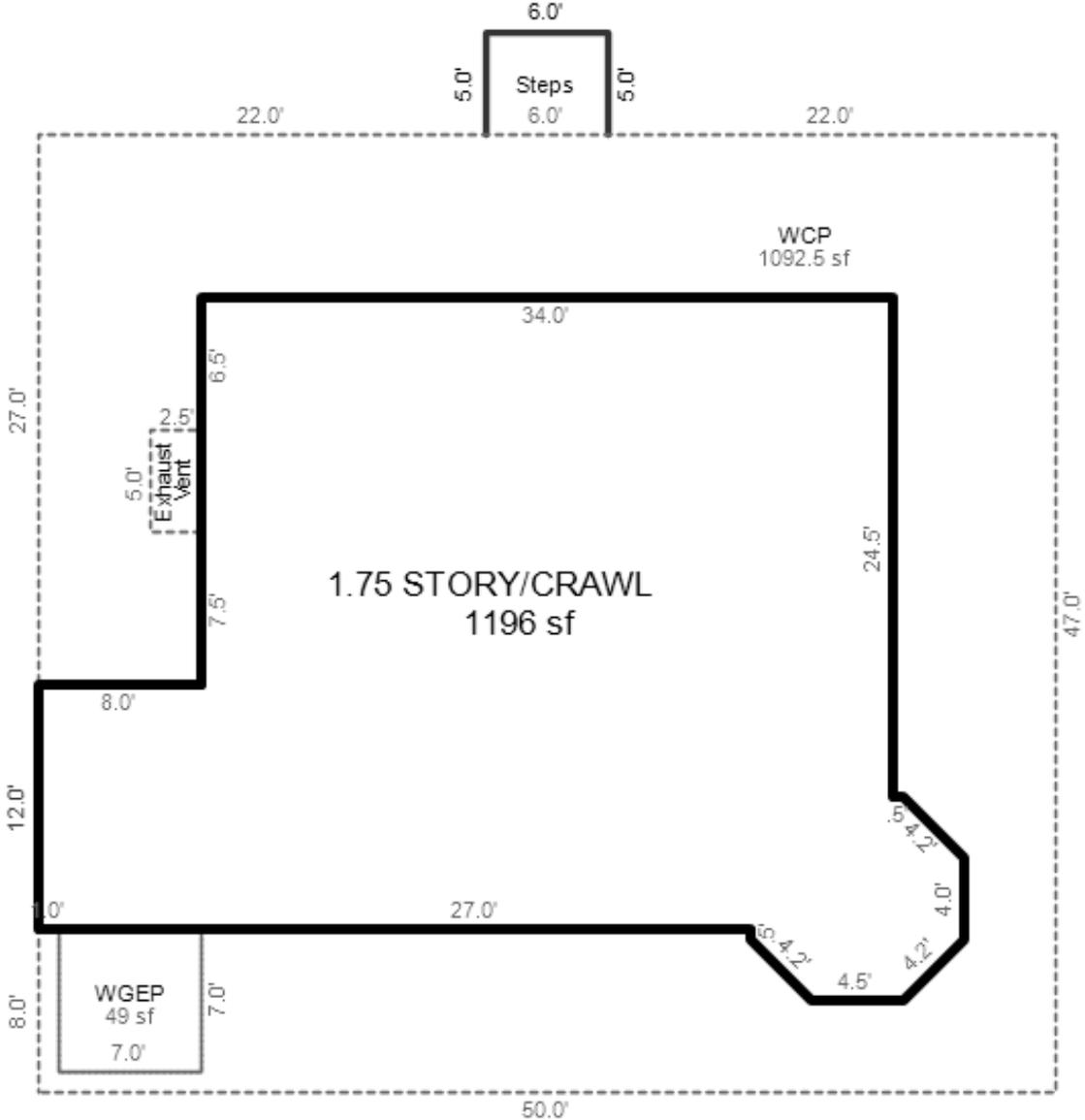
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	58,100	194,900	253,000			133,036C
2024	43,100	192,500	235,600			129,036C
2023	34,100	183,800	217,900			122,892C
2022	25,000	151,500	176,500			117,040C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 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					1		1092	WCP (1 Story) WGEP (1 Story)						
Building Style: 1.75S		Trim & Decoration		X	Ex	Ord	Min	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1997	Remodeled 0	Size of Closets		X	Lg	Ord	Small		Central Air Wood Furnace										
Condition: Average		Doors			Solid		H.C.		(12) Electric										
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 1997						
	Basement 1st Floor 2nd Floor 3 Bedrooms						0 Amps Service			Ground Area = 1196 SF Floor Area = 2093 SF.									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	X	Many	Ave.	Few		(13) Plumbing	1.75 Story Siding Crawl Space			1,196			Total: 261,425 209,151			
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1 1,455 1,164			
X	Many Avg. X Avg. Few	X	Large Avg. X Avg. Small	Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Porches			WGEP (1 Story) 49 5,898 4,718 WCP (1 Story) 1092 33,393 26,714						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Water/Sewer			Public Sewer 1 1,473 1,178 Water Well, 100 Feet 1 5,725 4,580						
(3) Roof		(9) Basement Finish		Public Water			Built-Ins			Appliance Allow. 1 2,727 2,182			Fireplaces			Prefab 2 Story 1 3,124 2,499			
X	Gable Hip Flat	X	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:			ECF (4087 SAPPHERE LAKE) 1.500 => TCV: 387,452									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:											Totals: 322,864 258,301						

\*\*\* 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.
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	08/19/2020	QC	09-FAMILY	2020-02576	DEED	0.0
BOWLIN TRUST	BOWLING GLENNIS A & SUSAN	0	08/18/2020	QC	09-FAMILY	2020-03355	PROPERTY TRANSFER	0.0
SALESKY EDWIN J & CAROL S	BOWLIN GLENNIS A & SUSAN	230,000	09/15/2016	WD	03-ARM'S LENGTH	2016-02996	PROPERTY TRANSFER	100.0
BOWLIN GLENNIS A & SUSAN	BOWLIN TRUST	1	09/15/2016	QC	09-FAMILY	2016-03001	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1445 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Addition	08/13/2021	2021-0537	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BOWLIN TRUST 48665 PIN OAK MACOMB MI 48044	2025 Est TCV 626,775 TCV/TFA: 301.33

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																											
		* Factors *																											
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50'@1600/</td> <td>108.00</td> <td>169.40</td> <td>0.7637</td> <td>1.2026</td> <td>1600</td> <td>100</td> <td>EAST SIDE</td> <td>158,710</td> </tr> <tr> <td colspan="8">108 Actual Front Feet, 0.42 Total Acres</td> <td>Total Est. Land Value = 158,710</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@1600/	108.00	169.40	0.7637	1.2026	1600	100	EAST SIDE	158,710	108 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 158,710
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50'@1600/	108.00	169.40	0.7637	1.2026	1600	100	EAST SIDE	158,710																					
108 Actual Front Feet, 0.42 Total Acres								Total Est. Land Value = 158,710																					

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
2016-02996 LOT 20 AND THE S'LY 1/2 LOT 21 (THE SOUTHERLY 1/2 OF LOT 21 BEING 42 FEET ON THE LAKE SIDE AND 38 FEET ON THE ROAD SIDE) IN THE PLAT OF WILDWOOD ESTATES.	X	Dirt Road				
FOMERLY ABV AS SECS 9 & 10 T22N R8W LOTS 20 & S'LY 1/2 OF LOT 21 WILDWOOD ESTATES.	X	Gravel Road				
2013, FOMERLY ASSESSED AS. SECS 9 & 10 T22N R8W LOT 20 WILDWOOD ESTATES.	X	Paved Road				
Comments/Influences	X	Storm Sewer				
ADD SEWER FOR 05 ADD GAZEBO FOR 07.	X	Sidewalk				
	X	Water		27.60	120 50	1,656
	X	Sewer		Total Estimated Land Improvements True Cash Value = 1,656		
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				

ADD SEWER FOR 05 ADD GAZEBO FOR 07.



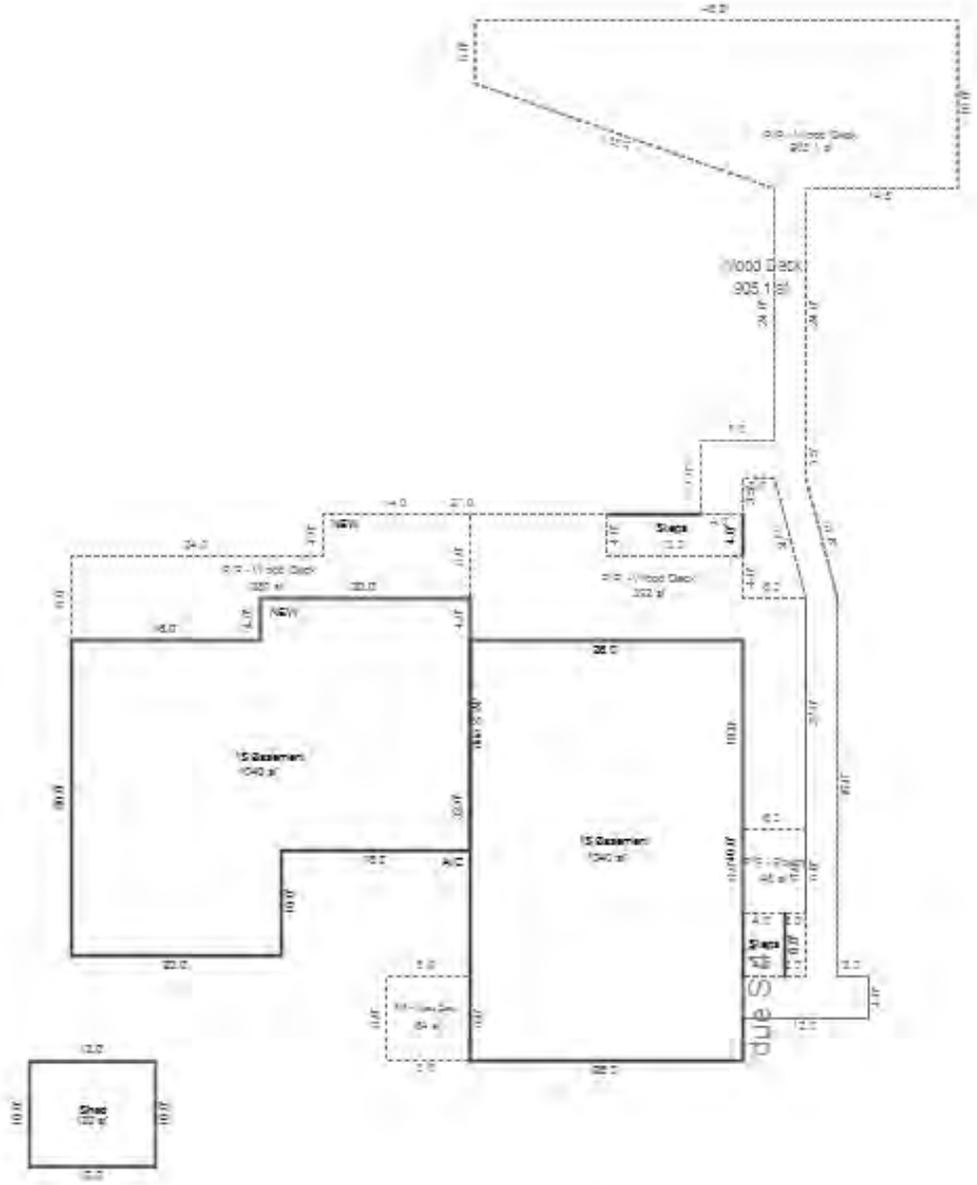
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling	2025	79,400	234,000	313,400			250,899C
Low							
X High	2024	61,000	231,100	292,100			243,355C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2023	48,300	220,500	268,800			231,767C
Ravine							
Wetland							
Flood Plain	2022	31,600	94,100	125,700			110,255C
X PRIVATE RD							
Who When What							
JWV 09/27/2022 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 02/22/2012 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																												
Building Style: 1S		Trim & Decoration		X																													
Yr Built 1985	Remodeled 2022	Ex	X	Ord		Min																											
Condition: Average		Size of Closets		Lg	X	Ord		Small																									
Room List		Doors		Solid		H.C.																											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																													
		No./Qual. of Fixtures																															
		Ex.	X	Ord.		Min																											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets																													
		X	Drywall				Many	X	Ave.		Few																						
(2) Windows		(7) Excavation		(13) Plumbing																													
X	Many Avg. Few	X	Large Avg. Small	Basement: 2080 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	(8) Basement		(14) Water/Sewer																													
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																													
(3) Roof		(9) Basement Finish																															
X	Gable Hip Flat	Gambrel Mansard Shed	2080	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	Lump Sum Items:																												
X	Asphalt Shingle	(10) Floor Support																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2080 SF Floor Area = 2080 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>Basement</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>303,689</td> <td>242,969</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 2080 39,645 29,734 Basement, Outside Entrance, Below Grade 1 2,523 2,018 Basement, Outside Entrance, Above Grade 1 1,844 1,475 Plumbing Average Fixture(s) 1 1,455 1,164 3 Fixture Bath 1 4,580 3,664 Porches WCP (1 Story) 48 2,971 2,377 Deck Treated Wood 280 5,093 4,074 Treated Wood 392 6,346 5,077 Treated Wood 64 1,997 1,598 Treated Wood 905 11,584 9,267 Water/Sewer Public Sewer 1 1,473 1,178 Water Well, 50 Feet 1 2,648 2,118 Built-Ins Appliance Allow. 1 2,727 2,182 Fireplaces Prefab 1 Story 1 2,555 2,044										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,040			1 Story	Siding	Basement	1,040			Total:				303,689	242,969
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,040																														
1 Story	Siding	Basement	1,040																														
Total:				303,689	242,969																												
<<<<< 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.
BROOKS LEE R	BROOKS LEE R	1	07/13/2021	QC	09-FAMILY	2021-02455	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address		P.R.E. 0%				
BROOKS LEE R 9501 E HIGHLAND RD APT 144 HOWELL MI 48843		MAP #:				
		2025 Est TCV 82,759				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SECS 9 & 10 T22N R8W N'LY 1/2 OF LOT 21 WILDWOOD ESTATES.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A50'@1600/	38.00	183.41	1.1008	1.2365	1600	100	82,759
				38 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =		82,759		

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	41,400	0	41,400			15,572C
2024	28,400	0	28,400			15,104C
2023	22,500	0	22,500			14,385C
2022	13,700	0	13,700			13,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROOKS LEE R	BROOKS LEE R	1	07/13/2021	QC	09-FAMILY	2021-02455	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1417 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST	Other	09/04/2007	20070625	Complete	

Owner's Name/Address	MAP #:
BROOKS LEE R 9501 E HIGHLAND RD APT 144 HOWELL MI 48843	2025 Est TCV 514,281 TCV/TFA: 306.12

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SECS 9 & 10 T22N R8W LOT 22 WILDWOOD ESTATES.	X		A50'@1600/	83.00	272.91	0.8375	1.4210	1600	100	158,039
Comments/Influences			83 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 158,039							
ADD 2 WOOD DECKS & SHED FOR 07			Land Improvement Cost Estimates							
			Description				Rate	Size % Good		Cash Value
	X		Water				27.60	120 50		1,656
	X		Sewer				23.49	280 50		3,288
	X		Electric							
	X		Gas							
			Description				Rate	Size % Good		Cash Value
			Curb				2,500.00	1 97		2,425
			Street Lights							
			Standard Utilities							
	X		Underground Utils.							7,369



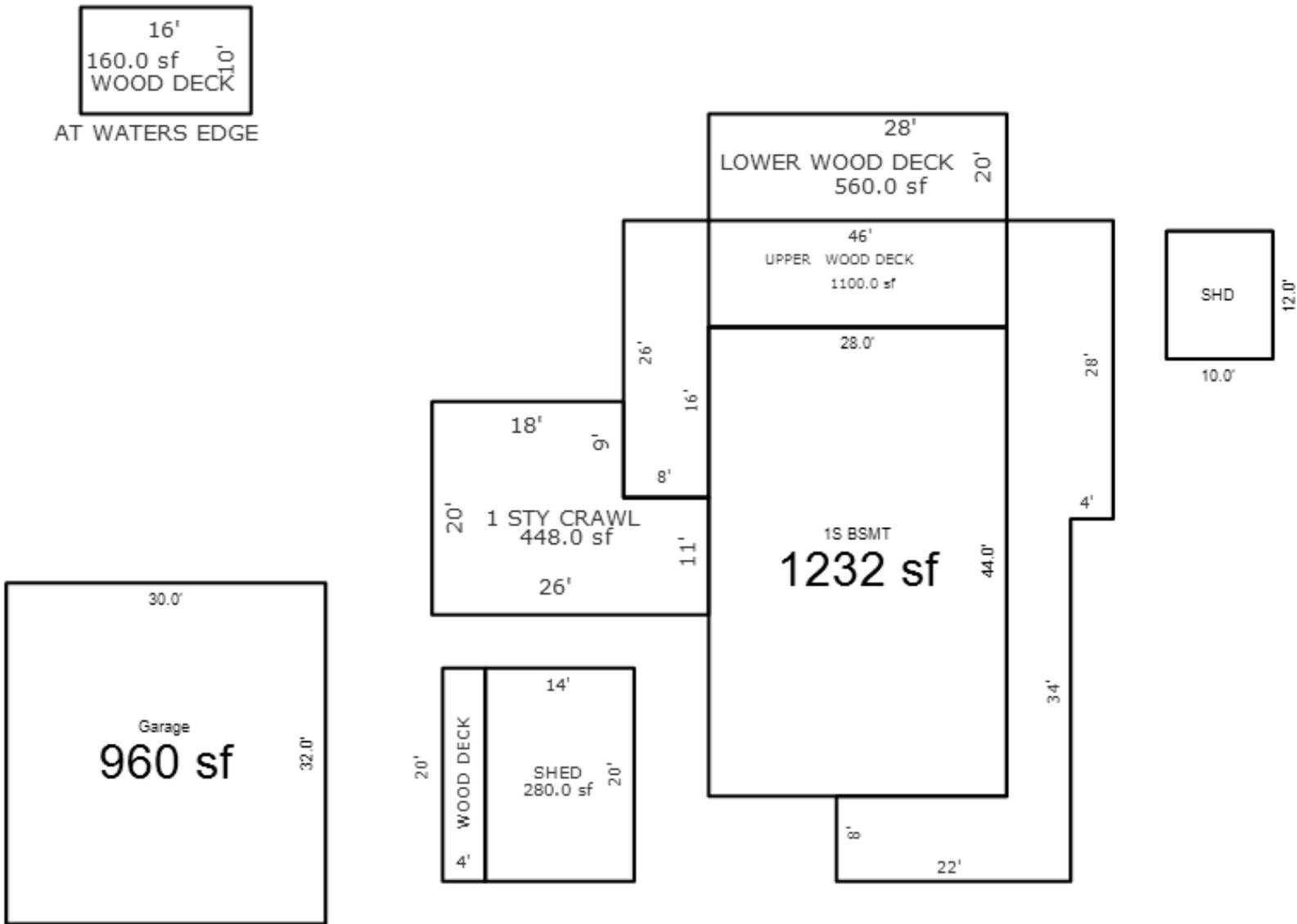
Topography of Site
Level
X Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain
X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	79,000	178,100	257,100			128,400C
2024	56,400	176,000	232,400			124,540C
2023	44,600	168,800	213,400			118,610C
2022	23,500	152,100	175,600			112,962C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLY AMY	FLORIAN JOSHUA & GINA	330,000	03/16/2023	WD	03-ARM'S LENGTH	2023-00691	PROPERTY TRANSFER	100.0
JORAE KEVIN CHRLES & KING	BLY AMY	295,000	12/30/2021	WD	03-ARM'S LENGTH	2022-00062	PROPERTY TRANSFER	100.0
MORGAN LAWRENCE W & MARY	JORAE KEVIN CHARLES	172,000	08/11/2014	WD	03-ARM'S LENGTH	2014-02775	PROPERTY TRANSFER	100.0
JORAE KEVIN CHARLES	JORAE KEVIN CHRLES & KING	1	08/11/2014	QC	21-NOT USED/OTHER	2014-02787	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1401 S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
FLORIAN JOSHUA & GINA 2004 TERRENO DR CHESTERTON IN 46304	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 359,767 TCV/TFA: 312.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
ADD SEWER FOR 05	X		A50'@1600/	80.00	217.80	0.8483 1.3132	1600	100	142,590
			80 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 142,590						

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.			Description	Rate	Size % Good	Cash Value		
Comments/Influences	X		Residential Local Cost Land Improvements					
ADD SEWER FOR 05	X		Description	Rate	Size % Good	Cash Value		
	X		LAND IMPROVE 2500	2,500.00	1 97	2,425		
			Total Estimated Land Improvements True Cash Value = 2,425					

Tax Description	X Improved	Vacant	Topography of Site					
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.			Level					
Comments/Influences	X		Rolling					
ADD SEWER FOR 05	X		Low					
	X		High					
			Landscaped					
			Swamp					
			Wooded					
			Pond					
	X		Waterfront					
			Ravine					
			Wetland					
			Flood Plain					
	X		PRIVATE RD					

Tax Description	X Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SECS 9 & 10 T22N R8W LOT 23 WILDWOOD ESTATES.			2025	71,300	108,600	179,900			164,032C
Comments/Influences	X		2024	51,800	107,300	159,100			159,100S
ADD SEWER FOR 05			2023	41,000	94,600	135,600			114,240C
			2022	23,500	85,300	108,800			108,800S

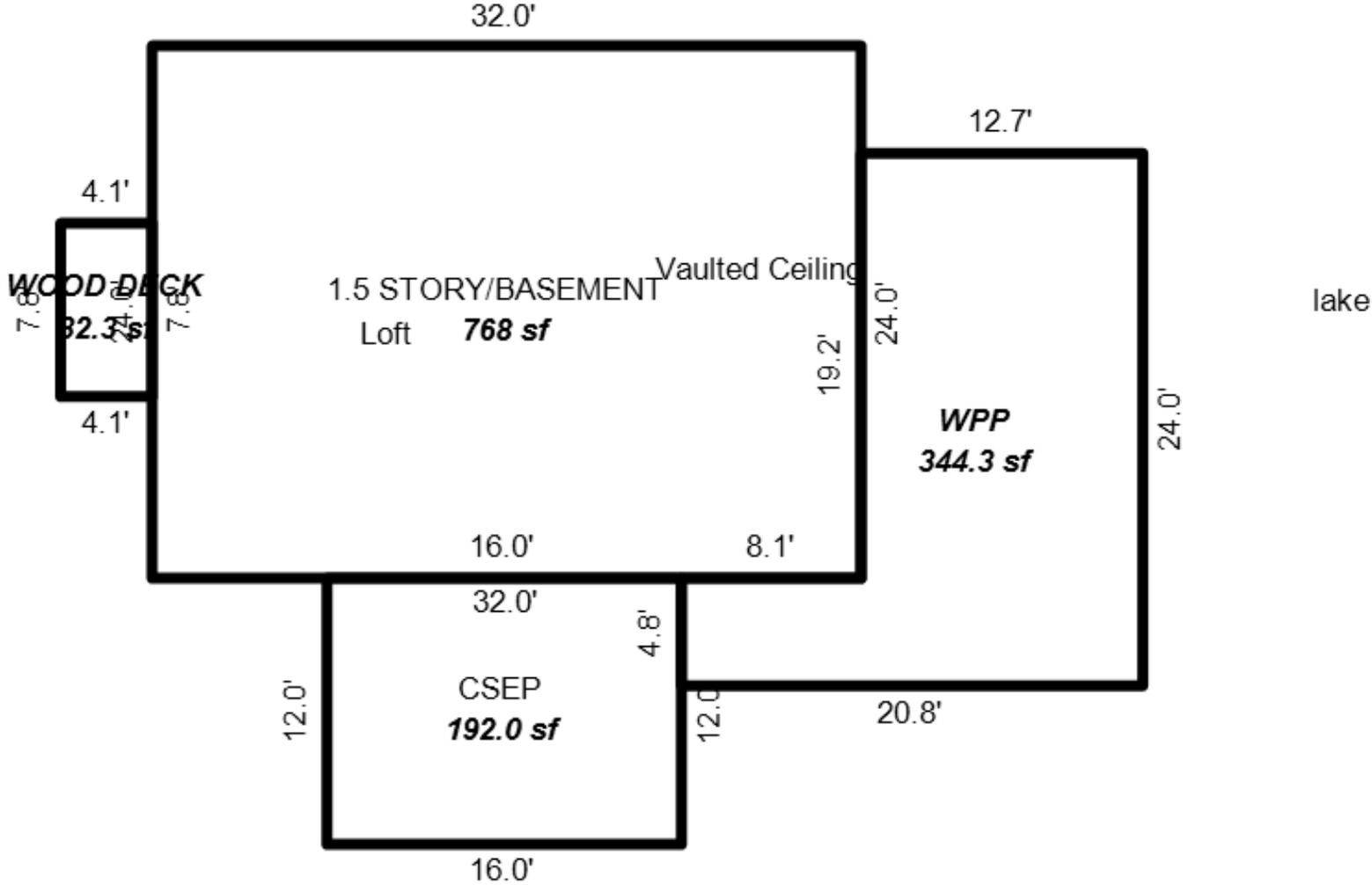


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood		Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 192 344 32	Type CSEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Class: C +5 Effec. Age: 30 Floor Area: 1,152 Total Base New : 204,548 Total Depr Cost: 143,168 Estimated T.C.V: 214,752		E.C.F. X 1.500		Bsmnt Garage: 1 Car Carport Area: Roof:			
Building Style: 1.75S		X	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	X Central Air Wood Furnace											
Room List		Doors		Solid	X	H.C.	(5) Floors												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		X Wood				(12) Electric											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures				0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	No. of Elec. Outlets		Ex. X Ord. Min				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 768 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						Cls C 5 Blt 1976	
(2) Windows		X Many Avg. X Avg. Few Small		X Wood				Many X Ave. Few				Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 768 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1.5 Story Siding Basement 768				Total: 166,593 116,601			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)				(14) Water/Sewer				Other Additions/Adjustments							
X	Asphalt Shingle	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:				Basement, Outside Entrance, Above Grade 1 1,844 1,291							
Chimney: Metal		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Average Fixture(s) 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing							
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				Plumbing				Porches							
				Lump Sum Items:				Plumbing				Deck							
				Lump Sum Items:				Plumbing				Garages							
				Lump Sum Items:				Plumbing				Class: C Exterior: Block Foundation: 42 Inch (Unfinished)							
				Lump Sum Items:				Plumbing				Basement Garage: 1 Car 1 2,562 1,793							
				Lump Sum Items:				Plumbing				Water/Sewer							
				Lump Sum Items:				Plumbing				Public Sewer 1 1,473 1,031							
				Lump Sum Items:				Plumbing				Water Well, 100 Feet 1 5,725 4,007							
				Lump Sum Items:				Plumbing				Built-Ins							
				Lump Sum Items:				Plumbing				Appliance Allow. 1 2,727 1,909							
				Lump Sum Items:				Plumbing				Fireplaces							
				Lump Sum Items:				Plumbing				Wood Stove 1 2,515 1,760							
				Lump Sum Items:				Plumbing				Local Cost Items							
				Lump Sum Items:				Plumbing				SANITARY SEWER 1 0 0 *							
				Lump Sum Items:				Plumbing				<<<<< 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.
WYMORE MARJORIE G	WHITCOMB CHARLES & ANGELA	169,900	10/14/2005	WD	03-ARM'S LENGTH	05-0/4107	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1385 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	09/26/2019	2019-0523	100%
Owner's Name/Address	P.R.E. 0%		REPAIR	05/13/2016	2016-0163	100%
WHITCOMB CHARLES & ANGELA 13817 LAWSON RD Grand Ledge MI 48837	MAP #:					
	2025 Est TCV 307,892 TCV/TFA: 342.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 9 & 10 T22N R8W LOT 24 WILDWOOD ESTATES.	X		Dirt Road	80.00	250.47	0.8483	1.3790	1600	100	149,738	
Comments/Influences			Gravel Road	80 Actual Front Feet, 0.46 Total Acres						Total Est. Land Value =	149,738

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

Topography of Site	X	Level	Residential Local Cost Land Improvements					
			Description	Rate	Size % Good	Cash Value		
	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
	X	Swamp						
	X	Wooded						
	X	Pond						
	X	Waterfront						
	X	Ravine						
	X	Wetland						
	X	Flood Plain						
	X	Private Drive						

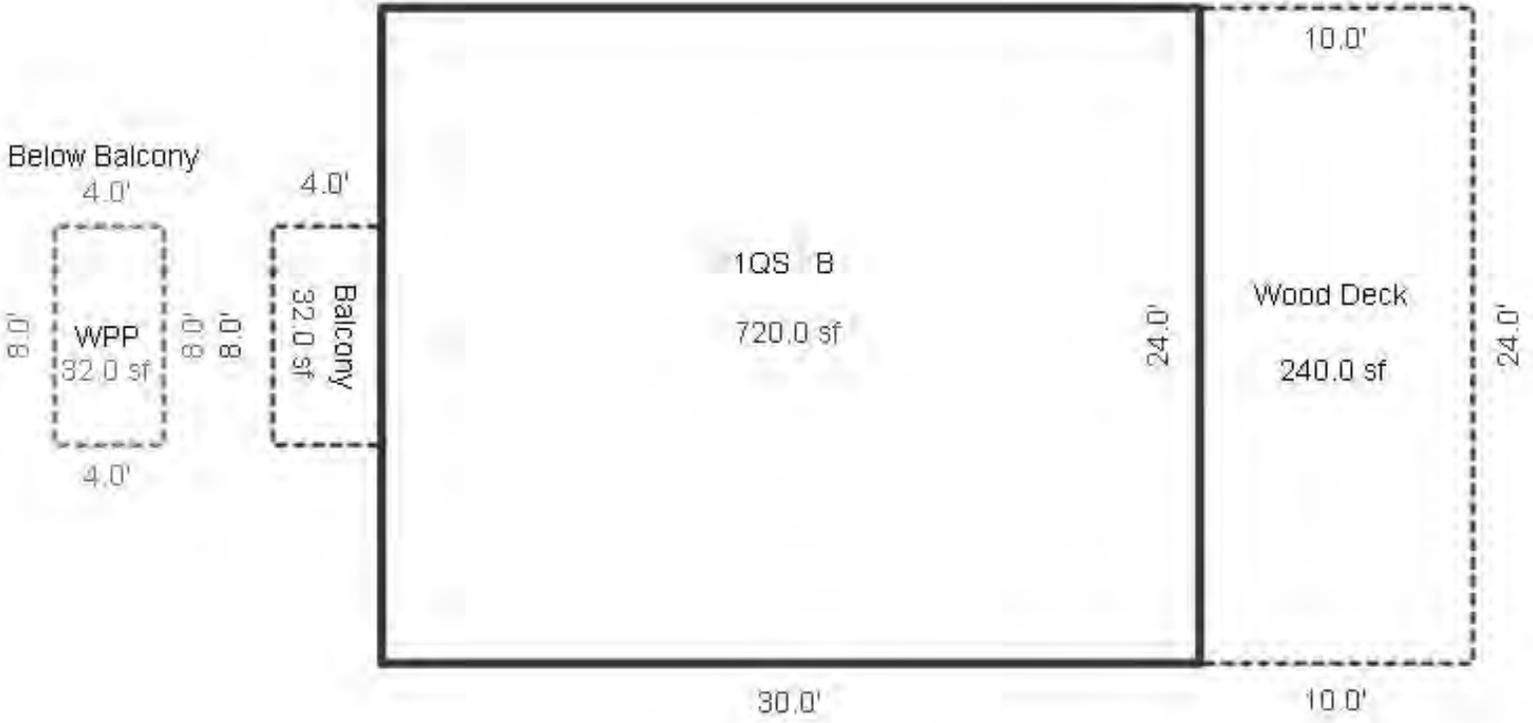
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2025	74,900	79,000	153,900			89,026C
2024	53,700	78,100	131,800			86,350C
2023	42,500	74,600	117,100			82,239C
2022	23,500	67,300	90,800			78,323C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 32 WPP 240 Treated Wood 32 Wood Balcony	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: C Effec. Age: 35 Floor Area: 900 Total Base New : 159,723 Total Depr Cost: 103,819 Estimated T.C.V: 155,729			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1975				
Yr Built 1975	Remodeled 0	Ex	X Ord	Min	0 Amps Service			Ex. X Ord. Min			Building Areas						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid X	H.C.	(12) Electric			Many X Ave. Few			1.25 Story Siding Basement 720						
	Basement 1st Floor 2nd Floor 3 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			Other Additions/Adjustments Recreation Room 196 3,736 2,428 Basement, Outside Entrance, Above Grade 2 3,687 2,397 Plumbing Average Fixture(s) 1 1,455 946 2 Fixture Bath 1 3,064 1,992 Porches WPP 32 1,604 1,043 Deck Treated Wood 240 4,603 2,992 Balcony Wood Balcony 32 1,285 835 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 Wood Stove 1 2,515 1,635 Local Cost Items SANITARY SEWER 1 0 0 *			Total: 127,849 83,100				
(1) Exterior		(6) Ceilings		(13) Plumbing			(14) Water/Sewer			Totals: 159,723 103,819							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 720 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			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
(2) Windows		(8) Basement		(9) Basement Finish													
X	Many Avg. X Few	Large Avg. Small	196 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)														
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																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Metal																	

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

Property Address: S BAYBERRY LN  
 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: BALANDA PETER B  
 17911 18 MILE ROAD  
 BIG RAPIDS MI 49307  
 2025 Est TCV 168,740

Improved  Vacant  Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Public Improvements: \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 A50'@1600/ 90.00 283.14 0.8141 1.4395 1600 100 168,740  
 80 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 168,740

Tax Description: . SECS 9 & 10 T22N R8W LOT 25 WILDWOOD ESTATES.  
 Comments/Influences:

Dirt Road  
 Gravel Road  
 Paved Road  
 Storm Sewer  
 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  
 Wooded  
 Pond  
 X Waterfront  
 Ravine  
 Wetland  
 Flood Plain  
 X Private Drive



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2025	84,400	0	84,400			27,961C
			2024	60,500	0	60,500			27,121C
			2023	47,900	0	47,900			25,830C
			2022	24,600	0	24,600			24,600S

\*\*\* 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											
1345 S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST		Repair		07/19/2024		PB24-0111	100%												
Owner's Name/Address		P.R.E. 0%		MAP #:		2025 Est TCV 411,103 TCV/TFA: 256.94															
O'DOHERTY MARY ELLEN TRUSTEE 1863 TOWNER ROAD HASLETT MI 48840		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE															
Tax Description		Public Improvements		* Factors *																	
. SECS 9 & 10 T22N R8W LOT 26 WILDWOOD ESTATES.		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
Comments/Influences		X Gravel Road		A50'@1600/		80.00		223.25		0.8483		1.3246		1600		100		143,827			
TOTAL REMODEL COMP FOR 04 ADD SEWER FOR 05		X Paved Road		80 Actual Front Feet, 0.41 Total Acres		Total Est. Land Value =												143,827			
		X Storm Sewer		Land Improvement Cost Estimates																	
		X Sidewalk		Description		Rate		Size % Good		Cash Value											
		X Water		Residential Local Cost Land Improvements		Rate		Size % Good		Cash Value											
		X Sewer		LAND IMPROVE 2500		2,500.00		1 97		2,425											
		X Electric		Total Estimated Land Improvements True Cash Value =							2,425										
		X Gas																			
		X Curb																			
		X Street Lights																			
		X Standard Utilities																			
		X Underground Utils.																			
		Topography of Site																			
		Level																			
		X Rolling																			
		X Low																			
		X High																			
		X Landscaped																			
		X Swamp																			
		X Wooded																			
		X Pond																			
		X Waterfront																			
		X Ravine																			
		X Wetland																			
		X Flood Plain																			
		X Private Road																			
		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
				2025		71,900		133,700		205,600										104,293C	
		TPC 09/18/2024		INSPECTED		2024		52,200		130,600		182,800								101,158C	
		TPC 05/30/2022		INSPECTED		2023		41,300		124,800		166,100								96,341C	
		TPC 04/30/2021		INSPECTED		2022		27,200		112,500		139,700								91,754C	

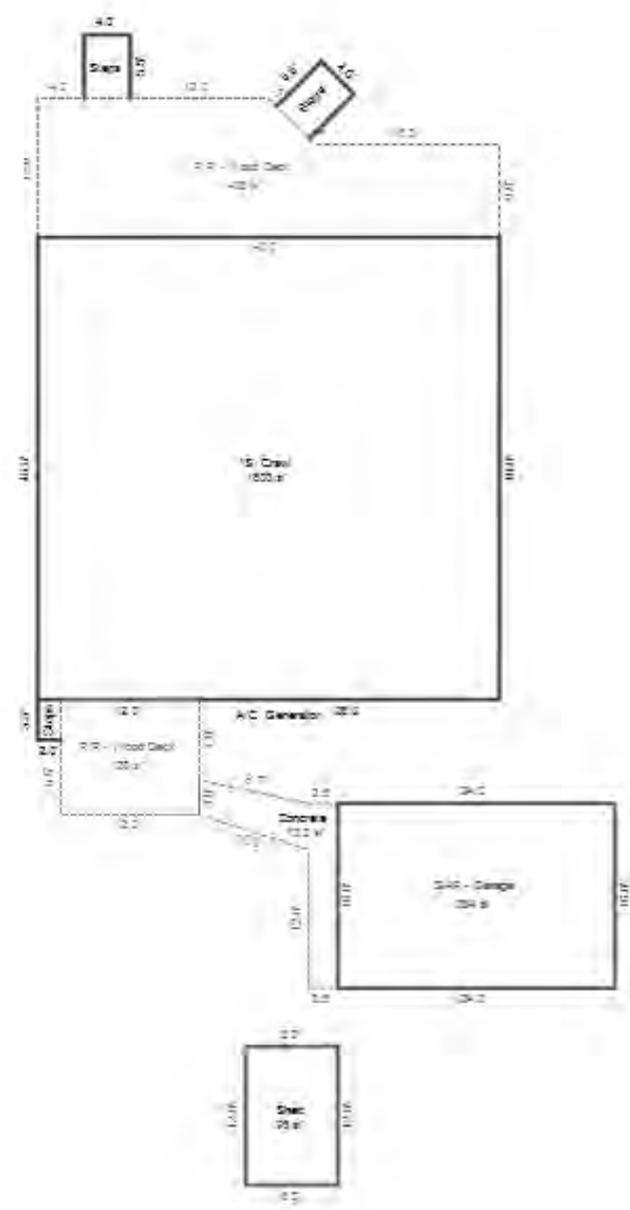


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 408 WPP 120 WPP		Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S													
Yr Built 1975	Remodeled 2004	Ex	X Ord	Min									
Condition: Average		Size of Closets											
Room List		Lg	X Ord	Small									
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid X	H.C.	X	Central Air Wood Furnace							
(1) Exterior		(5) Floors		(12) Electric									
		Kitchen: Other: Other:		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										
(2) Windows		(7) Excavation											
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement											
X	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: Metal		Joists: Unsupported Len: Cntr.Sup:											
		(14) Water/Sewer											
		1	Public Water										
		1	Public Sewer										
			Water Well										
			1000 Gal Septic										
			2000 Gal Septic										
		Lump Sum Items:											
		Notes:											
		ECF (4087 SAPPHERE LAKE) 1.500 => TCY:											
		Totals:											
		252,240											
		176,567											
		264,851											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZMYSLO DENNIS & LAURA	ZMYSLO DENNIS E & LAURA L	0	02/24/2023	WD	09-FAMILY	2023-00537	PROPERTY TRANSFER	0.0
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500	06/07/2012	WD	03-ARM'S LENGTH	2012-02076 WD	PROPERTY TRANSFER	100.0
COX JOAN S	WOLFINGER THERESA ET AL.	0	05/01/2010	PTA	07-DEATH CERTIFICATE	2010-2129DC	PROPERTY TRANSFER	100.0

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

1319 S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ZMYSLO DENNIS E & LAURA L 2755 SOUTHFORK DR STEVENSVILLE MI 49127	2025 Est TCV 394,177 TCV/TFA: 213.30

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50'@1600/ 74.00 211.91 0.8718 1.3006 1600 100 134,251
		74 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 134,251

Tax Description	Public Improvements	Land Improvement Cost Estimates																								
2012-02076 WD Pan:el "A" AS shown in Book of SURVeys S-3, page 211 through 213 inclusive, Missaukee County ReCords. (Being a paRT of Government Lot7, Section 10, T22N. R8W) Including INGRESS and egress OVER and across easemeNTS as shown in Book of Surveys S-1, page 4S and Liber214 page 552 through 554, inclusive, Mlssaukee COUNTY Records. SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. .35A.	X Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>28.43</td> <td>100 94</td> <td>2,672</td> </tr> <tr> <td colspan="4">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1 97</td> <td>2,425</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value = 5,097</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	Wood Frame	28.43	100 94	2,672	Residential Local Cost Land Improvements				Description	Rate	Size % Good	Cash Value	LAND IMPROVE 2500	2,500.00	1 97	2,425	Total Estimated Land Improvements True Cash Value = 5,097			
	Description		Rate	Size % Good	Cash Value																					
	Wood Frame		28.43	100 94	2,672																					
	Residential Local Cost Land Improvements																									
	Description		Rate	Size % Good	Cash Value																					
	LAND IMPROVE 2500		2,500.00	1 97	2,425																					
	Total Estimated Land Improvements True Cash Value = 5,097																									
	X Gravel Road																									
	X Paved Road																									
	X Storm Sewer																									
X Sidewalk																										
X Water																										
X Sewer																										
X Electric																										
X Gas																										
X Curb																										
X Street Lights																										
X Standard Utilities																										
X Underground Utils.																										



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Rolling	X Low	2025	67,100	130,000	197,100			125,347C
X High	X Landscaped	2024	48,600	128,300	176,900			121,579C
X Swamp	X Wooded	2023	38,500	122,500	161,000			115,790C
X Pond	X Waterfront	2022	30,400	110,500	140,900			110,277C
X Ravine	X Wetland							
X Flood Plain	X Private Road							

Who	When	What	2025	2024	2023	2022
TPC 04/30/2021	INSPECTED					
TPC 12/27/2017	INSPECTED					
TPC 11/04/2013	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 362 169 28	Type WPP Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,848 Total Base New : 261,366 Total Depr Cost: 169,886 Estimated T.C.V: 254,829			E.C.F. X 1.500		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1975	
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 1344 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.5 Story Siding Crawl Space 1,008						
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 336			Total: 208,956		135,820	
(1) Exterior		(6) Ceilings		No. of Fixtures			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex. X Ord. Min			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
(2) Windows		(8) Basement		Many X Ave. Few			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 336 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
(3) Roof		(10) Floor Support		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath					
X	Asphalt Shingle	(14) Water/Sewer		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
<p>*** Information herein deemed reliable but not guaranteed***</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)		Date	Number	Status		
3622 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
GTP TOWERS II, LLC PO BOX 723597 ATLANTA GA 31139		MAP #:		2025 Est TCV 18,300						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table .					
PERSONAL PROPERTY - LAKE TWP - WOODEN MONO POLE TOWER ON 009-024-015-00. PROPERTY ADDRESS 3622 S MOREY RD. Comments/Influences		Public Improvements		* Factors *				Value		
Wooden Monopole Tower WOODEN MONO POLE TOWER. RETURN RECEIVED 3-23-05. ORIGINALLY ESTIMATED AT 10,000 BUT REPORTED ON STATEMENT AS 4,284. CHGD VALUES. (4,284 X .97=4,155 TCV). CONTRUCTED 2004 PER RETURN.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Topography of Site		0.00 Total Acres				Total Est. Land Value =	0	
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		Who	When	What	2025	0	9,200	9,200		3,234C
		TPC 12/27/2017 INSPECTED			2024	0	9,200	9,200		3,137C
					2023	0	7,100	7,100		2,988C
					2022	0	7,000	7,000		2,846C

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

Bought	Bldgs. on			
During	Leased Land			
2004	15,000*122%			
Prior				
Total	15,000			
TCV->	18,300			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		15,000	TBL	18,300
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	15,000	TCV=	18,300	Assessed Value= 9,200

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

Property Address	Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
9590 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	01/30/2018	2018-0019	100%	

Owner's Name/Address	P.R.E. 0%	MAP #:	2025 Est TCV 2,596
AT&T MOBILITY LLC ATN: PROPERTY TAX DEPT 1010 PINE 6E-L-01 SAINT LOUIS MO 63101			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table .
BUILDING ON LEASED LAND				
Comments/Influences				

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



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	0	1,300	1,300			1,300S
2024	0	1,300	1,300			1,300S
2023	0	1,300	1,300			1,300S
2022	0	1,300	1,300			1,300S

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Bought	Leasehold			
During	Improvements			
2013	478*24%			
Prior	20,676*12%			
Total	21,154			
TCV->	2,596			
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		21,154	TBL	2,596
Section N. Buildings on Leased Land		0	TBL	0
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	21,154	TCV=	2,596	Assessed Value= 1,300

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

Property Address	Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD FA14293447						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2025 Est TCV 134,774					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table .					
BUILDING ON LEASED LAND LOCATED ON PARCEL 009-024-015-70				* Factors *					
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
FA CODE 14293447				0.00 Total Acres Total Est. Land Value =				0	

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
Dirt Road		Fencing: Gates, Mesh, 10'	761.19	1	100	761
Gravel Road		Fencing: Wire Mesh, #11	3.11	1740	100	5,411
Paved Road		Total Estimated Land Improvements True Cash Value =				6,172
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling	2025	0	67,400	67,400			57,808C
	Low	2024	0	67,400	67,400			56,070C
	High	2023	0	53,400	53,400			53,400S
	Landscaped	2022	0	51,600	51,600			51,600S
	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	0	67,400	67,400			57,808C
		TPC 04/30/2021 INSPECTED	2024	0	67,400	67,400			56,070C
			2023	0	53,400	53,400			53,400S
			2022	0	51,600	51,600			51,600S

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

Bought	Bldgs. on			
During	Leased Land			
2018	102,065*126%			
Prior				
Total	102,065			
TCV->	128,602			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		108,237	TBL	134,774
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Total Cost New=	108,237	TCV=	134,774	Assessed Value= 67,400

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL BUILDI	Zoning:	Building Permit(s)		Date	Number	Status			
3728 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
AT&T MOBILITY, LLC ATTN: PROPERTY TAX DEPT 1010 PINE 6E-L-01 Saint Louis MO 63101		MAP #:		2025 Est TCV 397							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table .						
Comments/Influences		Public Improvements		* Factors *				Value			
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	0	200	200		200S	
					2024	0	300	300		300S	
					2023	0	0	0		0	
					2022	0	0	0		0	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Bought	Cellular			
During	Equipment			
2019	2,833*14%			
Prior				
Total	2,833			
TCV->	397			
Pages 3 to 4. Other Personal Property				
		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		0	TBL	0
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		2,833	TBL	397
Total Cost New=	2,833	TCV=	397	Assessed Value= 200