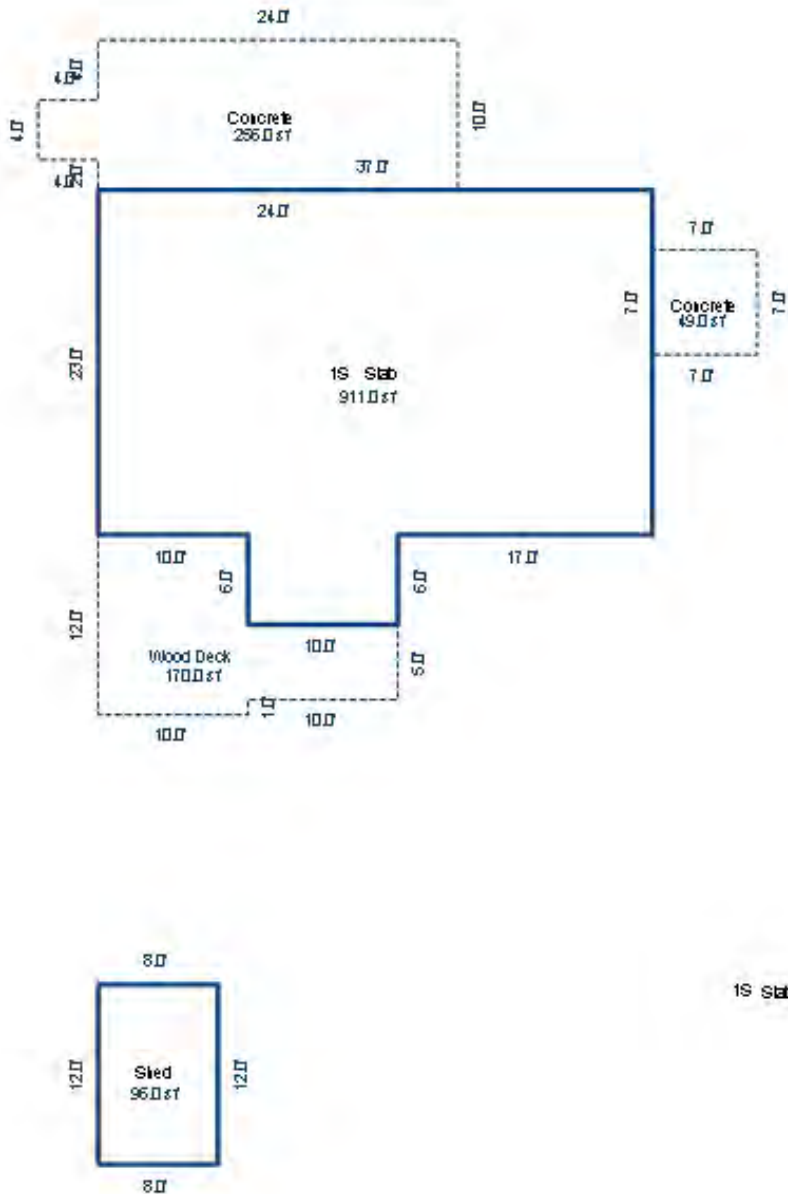


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JOHNSON TIMOTHY W & DEBORAH	JOHNSON TIMOTHY & DEBORAH	0	04/28/2020	WD	09-FAMILY/RELATED ENTITY	2020-01351	DEED	0.0			
MCGREGOR SUSAN D	JOHNSON TIMOTHY W & DEBORAH	157,500	05/11/2005	WD	03-ARM'S LENGTH	05-0/1917	DEED	100.0			
MCGREGOR JOHN E & JANET L	MCGREGOR SUSAN D	0	10/15/2004	QC	21-NOT USED/OTHER	04-0/4714	DEED	100.0			
		108,000	09/01/1998	WD	33-TO BE DETERMINED	311:1340	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1768 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
JOHNSON TIMOTHY & DEBORAH TRUST 5940 EDA JEAN RIDGE NE COMSTOCK PARK MI 49321		2026 Est TCV 307,639 TCV/TFA: 246.70									
		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'@1800/	67.00	194.00	0.9026	1.2610	1800 100	137,275	
				67 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =	137,275
				Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				D/W/P: 3.5 Concrete					6.16	305 50	939
		X Sewer		Wood Frame					26.22	96 50	1,258
		X Electric		Total Estimated Land Improvements True Cash Value =							2,197
		X 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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X Private Drive		2026	68,600	85,200	153,800			74,568C	
		Who When What		2026	68,600	85,200	153,800			74,568C	
		TPC 09/06/2018 INSPECTED		2025	61,000	72,200	133,200			72,608C	
		TPC 12/27/2017 INSPECTED		2024	44,100	71,300	115,400			70,425C	
		TPC 03/30/2015 INSPECTED		2023	34,900	68,100	103,000			67,072C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 Gas	Area 170	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	Drywall Paneled		Plaster Wood T&G								
Building Style: 1S		Trim & Decoration													
Yr Built 1962	Remodeled 1972	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													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(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													
		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)													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(10) Floor Support													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													
(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 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 911 SF Floor Area = 911 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 911 Total: 109,259 65,555 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 711 Deck Treated Wood 170 3,505 2,103 Water/Sewer Public Sewer 1 1,300 780 Water Well, 100 Feet 1 5,415 3,249 Built-Ins Appliance Allow. 1 1,897 1,138 Fireplaces Exterior 1 Story 1 5,597 3,358 Local Cost Items SANITARY SEWER 1 0 0 Totals: 128,158 76,894 Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 130,720															

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S			Drywall Paneled			Plaster Wood T&G									
Yr Built 1962		Remodeled 0	Ex			Ord		Min							
Condition: Average		Size of Closets			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Room List		Doors:			Solid		H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures											
				Ex.				Ord.		Min					
				No. of Elec. Outlets											
				Many				Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing											
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 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											
Few	Small														
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													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 2 Single Family 1S Cls CD Blt 1962

(11) Heating System: Wall/Floor Furnace

Ground Area = 336 SF Floor Area = 336 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	336			
Total:					43,773	24,075

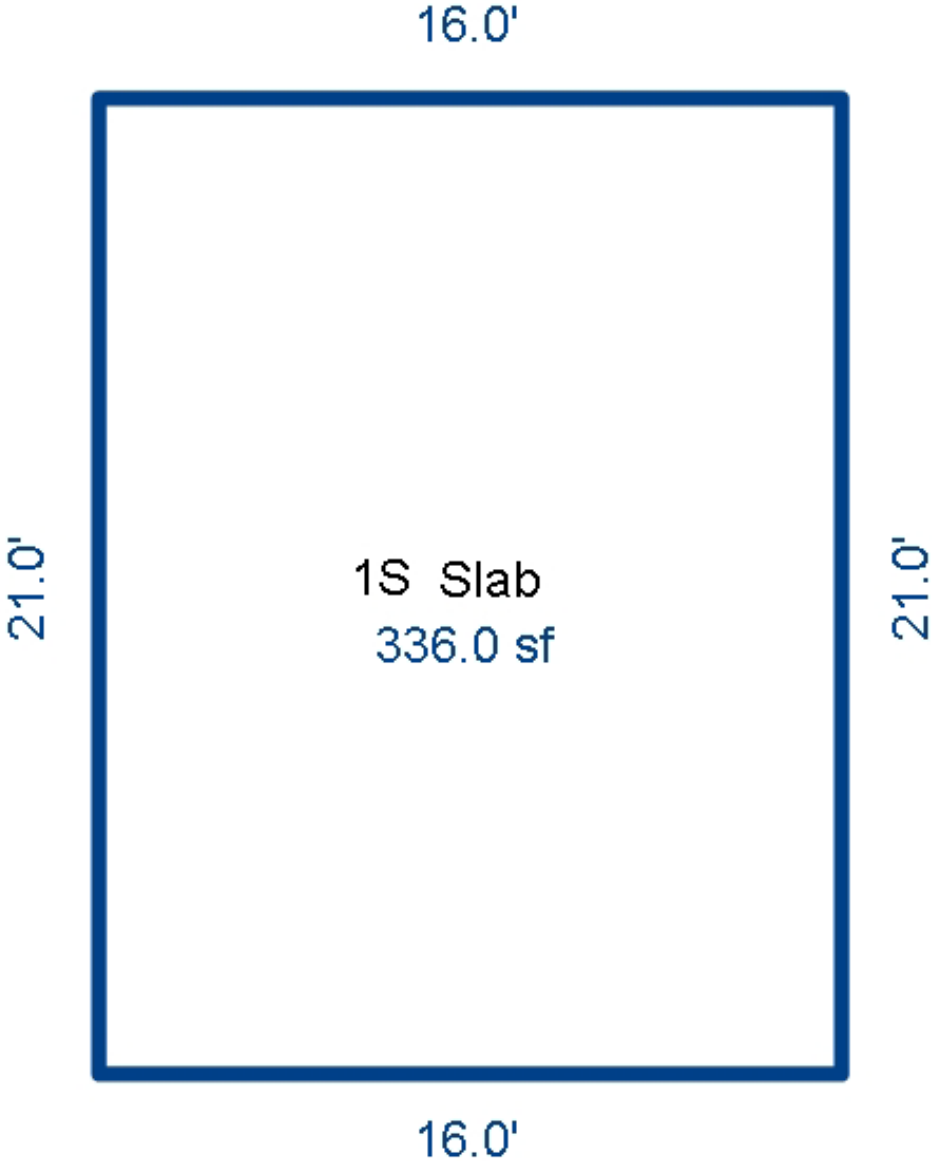
Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	-3,721	-2,047
Totals:		40,052	22,028

Notes:

ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 37,447

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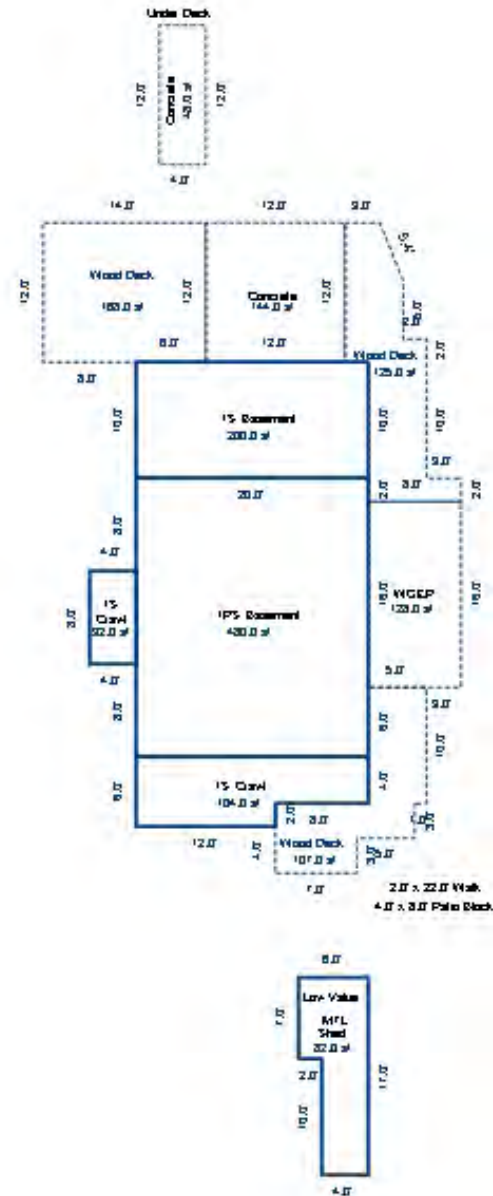
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)*	0	11/06/2009	QC	21-NOT USED/OTHER	2009/3888	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
1770 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Other		06/14/2006		20060156	Complete								
Owner's Name/Address		P.R.E. 100% 07/20/1994															
ST PIERRE M EILEEN (LE) 11424 LAKESIDE DR RIVERDALE MI 48877		MAP #:															
		2026 Est TCV 270,702 TCV/TFA: 331.74															
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
		Public Improvements			* Factors * EFF												
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
					A50'@1800/	45.00	196.50	1.0376	1.2667	1800	100		106,458				
					45 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =		106,458				
					Land Improvement Cost Estimates												
					Description									Rate	Size	% Good	Cash Value
					D/W/P: 3.5 Concrete									6.16	236	50	727
					D/W/P: Patio Blocks									14.26	32	50	228
					Metal Prefab/Conc.									23.38	82	50	958
					Total Estimated Land Improvements True Cash Value =									1,913			
					Work Description for Permit 20060156, Issued 06/14/2006: Enclosing existing 14x8 Deck Complete for 08.												
		Topography of Site															
		X	Level Rolling Low			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		X	High Landscaped Swamp Wooded Pond			2026	53,200	82,200	135,400			55,061C					
		X	Waterfront Ravine Wetland Flood Plain			2025	47,300	69,100	116,400			53,614C					
		X	Private Road			2024	32,800	68,200	101,000			52,002C					
		Who	When	What	2023	26,000	65,100	91,100				49,526C					
		TPC 09/06/2018 INSPECTED															
		TPC 12/27/2017 INSPECTED															
		TPC 03/30/2015 INSPECTED															
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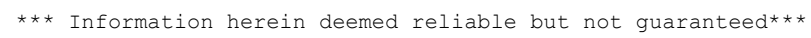
03/24/2026

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 1 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 Gas	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior												
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G								
Yr Built 1999 2020		Remodeled 0		Ex	X	Ord		Min						
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall									
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1736 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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1736 SF Floor Area = 1736 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,736 Total: 276,804 207,585		Cost New Depr. Cost		Cls C 5 Blt 1999		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Other Additions/Adjustments Recreation Room Exterior Brick Veneer Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Porches WPP WCP (1 Story) WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		276,804 207,585		21,341 4,173 4,090 1,066 6,717 7,082 5,454 5,454 1,667 1,250 25,369 -1,942 790 21,905 -1,942				
(3) Roof		(9) Basement Finish		1500 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		29,207 21,905		2,589 -1,942				
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								
X	Asphalt Shingle													

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



Parcel Number: 009-010-004-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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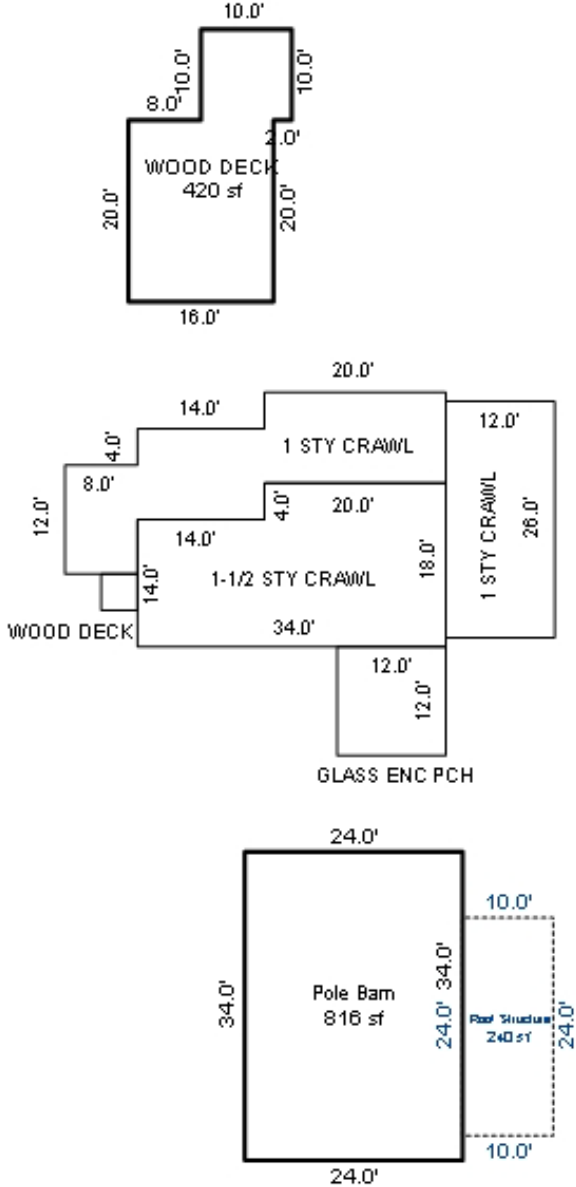
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CAMERON MAXINE LIFE ESTATE	MCCULLOUGH ELISE	0	09/22/2012	CD	09-FAMILY/RELATED ENTITY	2012-0616 DC	DEED	100.0			
CAMERON MAXINE		0	01/06/2010	QC	18-LIFE ESTATE	2010-4386QC	PROPERTY TRANSFER	0.0			
MC CULLOUGH ELISE	CAMERON MAXINE	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1260	DEED	0.0			
CAMERON MAXINE	MC CULLOUGH ELISE	1	11/17/2008	QC	21-NOT USED/OTHER	2009/0791	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1950 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MCCULLOUGH ELISE 1444 N CUMMINGS RD DAVISON MI 48423		2026 Est TCV 492,635 TCV/TFA: 311.40									
		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'@1800/	100.00	237.00	0.7846	1.3526	1800 100 191,018	
					100 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value = 191,018	
Tax Description											
SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE 415.3 FT N 04 DEG 48' 00" W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' 00" W 185.58 FT TOPOB TH N 88 DEG 24' 00" W 260.74 FT TH N 06 DEG 34' 30" W 100 FT S 89 DEG 34' 16" E 263.33 FT S 04 DEG 48' 00" E 105 FT TO POB. .5447 A.		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.								
Comments/Influences											
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		X	Private Drive								
		Who	When	What	2026	95,500	150,800	246,300			120,432C
		TPC 05/06/2018	INSPECTED		2025	84,900	127,800	212,700			117,266C
		TPC 12/27/2017	INSPECTED		2024	62,600	126,200	188,800			113,741C
		TPC 09/26/2017	INSPECTED		2023	49,600	120,400	170,000			108,325C
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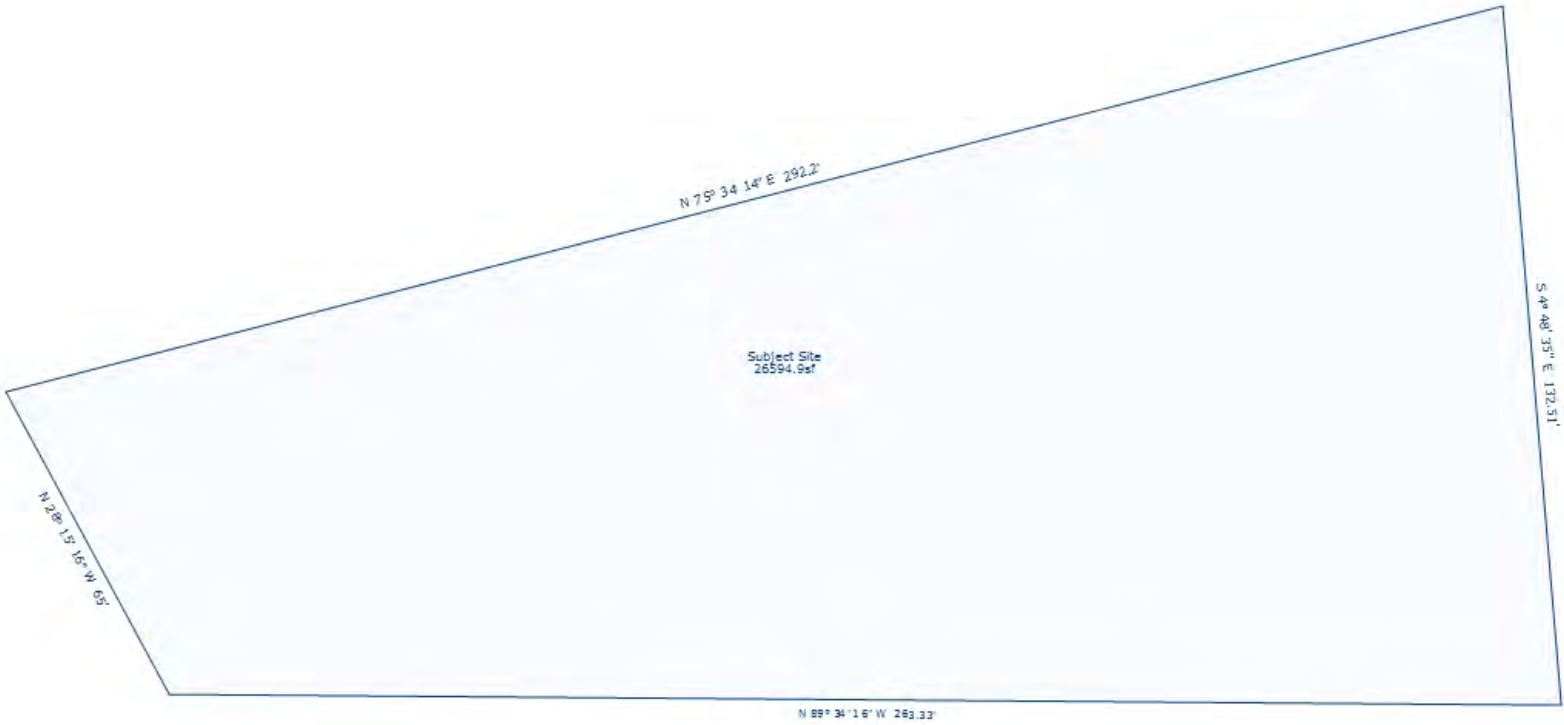


*** Information herein deemed reliable but not guaranteed***

03/24/2026

A photograph of a small, white, single-story building with a brown roof and a small porch, identified as the 'Cabin' in the text. The building is surrounded by snow and trees.

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

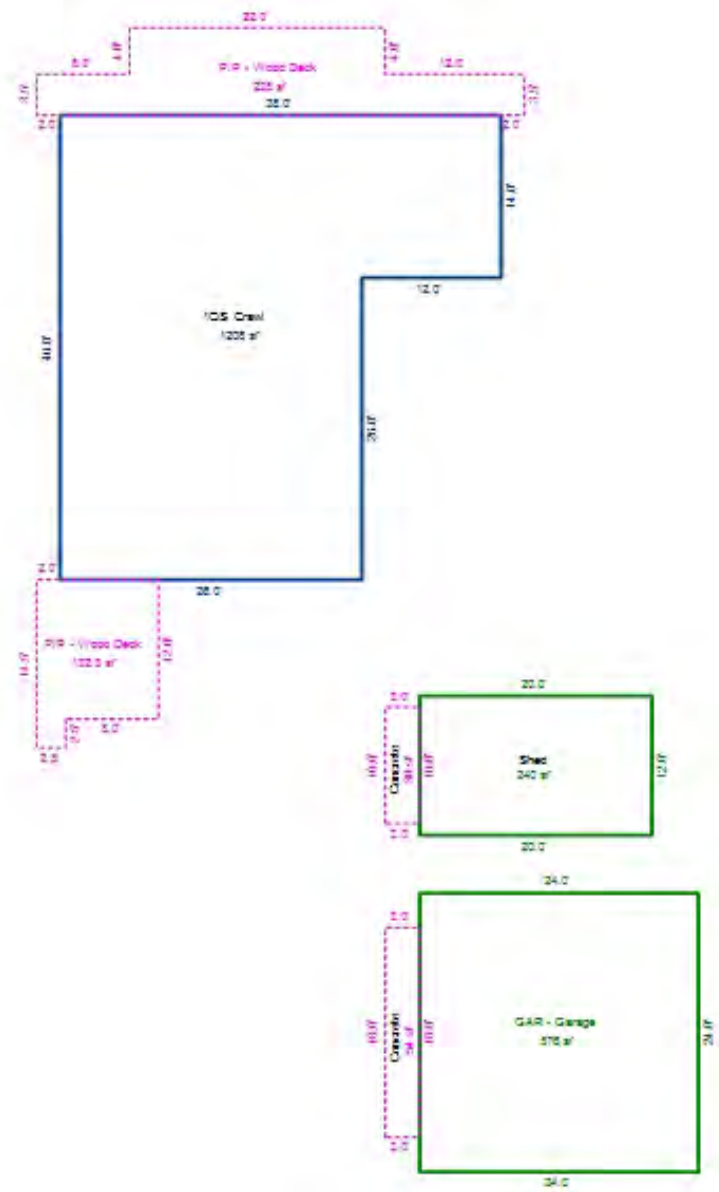


Sketch by Apex Sketch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 235 132	Type WPP Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			Class: CD Effec. Age: 40 Floor Area: 1,510 Total Base New : 210,092 Total Depr Cost: 126,056 Estimated T.C.V: 214,295		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S			Drywall											Plaster	
Yr Built 1970	Remodeled 0	Ex											Ord	X	Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:					(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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1208 SF Floor Area = 1510 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,208 Total: 167,128 100,277		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 711 3 Fixture Bath 1 3,721 2,233 Porches WPP 235 4,566 2,740 Deck Treated Wood 132 2,973 1,784 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,439 12,863 Door Opener 1 468 281 Water/Sewer Public Sewer 1 1,300 780 Water Well, 100 Feet 1 5,415 3,249 Built-Ins Appliance Allow. 1 1,897 1,138 Local Cost Items SANITARY SEWER 1 0 0				
X Wood/Shingle Aluminum/Vinyl Brick Stucco Insulation													(6) Ceilings		
(2) Windows		(7) Excavation					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 214,295				
X	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 1208 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 X Storms & Screens		(8) Basement					Lump Sum Items:		Totals: 210,092 126,056		*9				
(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)			Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Chimney:				
X Asphalt Shingle		(10) Floor Support													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
1930 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994								
Owner's Name/Address	MAP #:									
CHASE NELSON R 1930 SCHNEIDER PARK RD LAKE CITY MI 49651	2026 Est TCV 391,523 TCV/TFA: 322.24									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S SEC LINE 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT TH N 04 DEG 48' 00" W 423.35 FT TO POB TH S 75 DEG 33' 14" W 284.67 FT TO SHORE SAPPHIRE LAKE TH N 34 DEG 01' 52" W ALG SHORE 45 FT N 60 DEG 30' 29" E 142.78 FT S 78 DEG 18' 00" E 180.32 FT TO POB. APP .55 A.	Public Improvements		* Factors *							
	X Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X Gravel Road	A50'@1800/		45.00	322.50	1.0376	1.5066	1800 100	PROGRESSION	126,615
	X Paved Road	45 Actual Front Feet, 0.33 Total Acres		Total Est. Land Value =		126,615				
	X Storm Sewer	Land Improvement Cost Estimates								
Comments/Influences	X Sidewalk	Description		Rate	Size % Good	Cash Value				
	X Water	D/W/P: 4in Ren. Conc.		8.17	456 0	0				
	X Sewer	D/W/P: 3.5 Concrete		6.58	45 0	0				
	X Electric	Metal Prefab		18.86	96 50	905				
	X Gas	Residential Local Cost Land Improvements								
	X Curb	Description		Rate	Size % Good	Cash Value				
	X Street Lights	LAND IMPROVE 1000		1,000.00	1 95	950				
	X Standard Utilities	Total Estimated Land Improvements True Cash Value =		1,855						
	X Underground Utils.									
	Topography of Site									
	X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling			2026	63,300	132,500	195,800			70,563C
	X Low			2025	56,300	112,300	168,600			68,708C
	X High			2024	37,100	110,900	148,000			66,643C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X Landscaped			2023	29,400	105,900	135,300			63,470C
	X Swamp									
	X Wooded									
	X Pond									
	X Waterfront									
	X Ravine									
	X Wetland									
	X Flood Plain									
	X PRIVATE RD									
	Who	When	What	2026	63,300	132,500	195,800			70,563C
	TPC 12/27/2017	INSPECTED		2025	56,300	112,300	168,600			68,708C
	TPC 09/26/2017	INSPECTED		2024	37,100	110,900	148,000			66,643C
	TPC 03/30/2015	INSPECTED		2023	29,400	105,900	135,300			63,470C

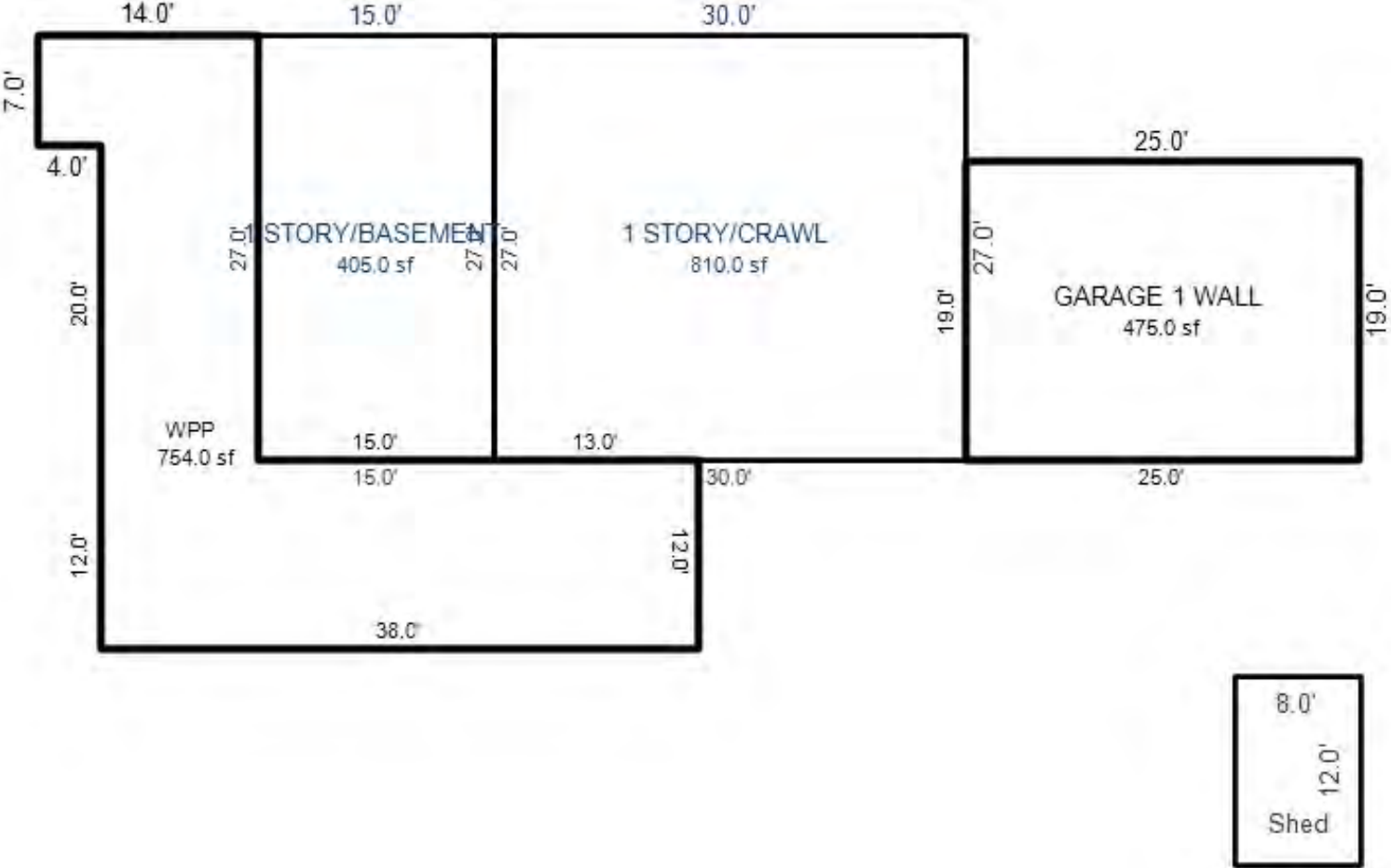


Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 Gas	Area 754	Type WPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 475 % 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 X Forced Heat & Cool Heat Pump No Heating/Cooling																																	
Building Style: 1S			Drywall X Paneled		Plaster Wood T&G																																	
Yr Built 1973		Remodeled 0			Ex	X	Ord		Min		Size of Closets																											
Condition: Average			Lg	X	Ord		Small																															
Room List		Doors:		Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:																																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min																													
(2) Windows		(7) Excavation			No. of Elec. Outlets																																	
	Many Avg. Few		Large Avg. Small		Many	X	Ave.		Few																													
	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing																																	
		Basement: 405 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																	
X	Gable Hip Flat		Gambrel Mansard Shed		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: Forced Heat & Cool Ground Area = 1215 SF Floor Area = 1215 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>405</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>810</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>182,095</td> <td>118,361</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 400 7,588 4,932 Plumbing Average Fixture(s) 1 1,422 924 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 475 21,000 13,650 Common Wall: 1 Wall 1 -2,589 -1,683 Door Opener 1 527 343 Water/Sewer Public Sewer 1 1,465 952 Water Well, 100 Feet 1 5,734 3,727 Built-Ins Appliance Allow. 1 2,713 1,763 Fireplaces Exterior 1 Story 1 6,387 4,152 Porches WPP 754 11,717 7,616 Local Cost Items SANITARY SEWER 1 0 0 Totals: 238,059 154,737															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	405			1 Story	Siding	Crawl Space	810			Total:				182,095	118,361
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Basement	405																																			
1 Story	Siding	Crawl Space	810																																			
Total:				182,095	118,361																																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																						

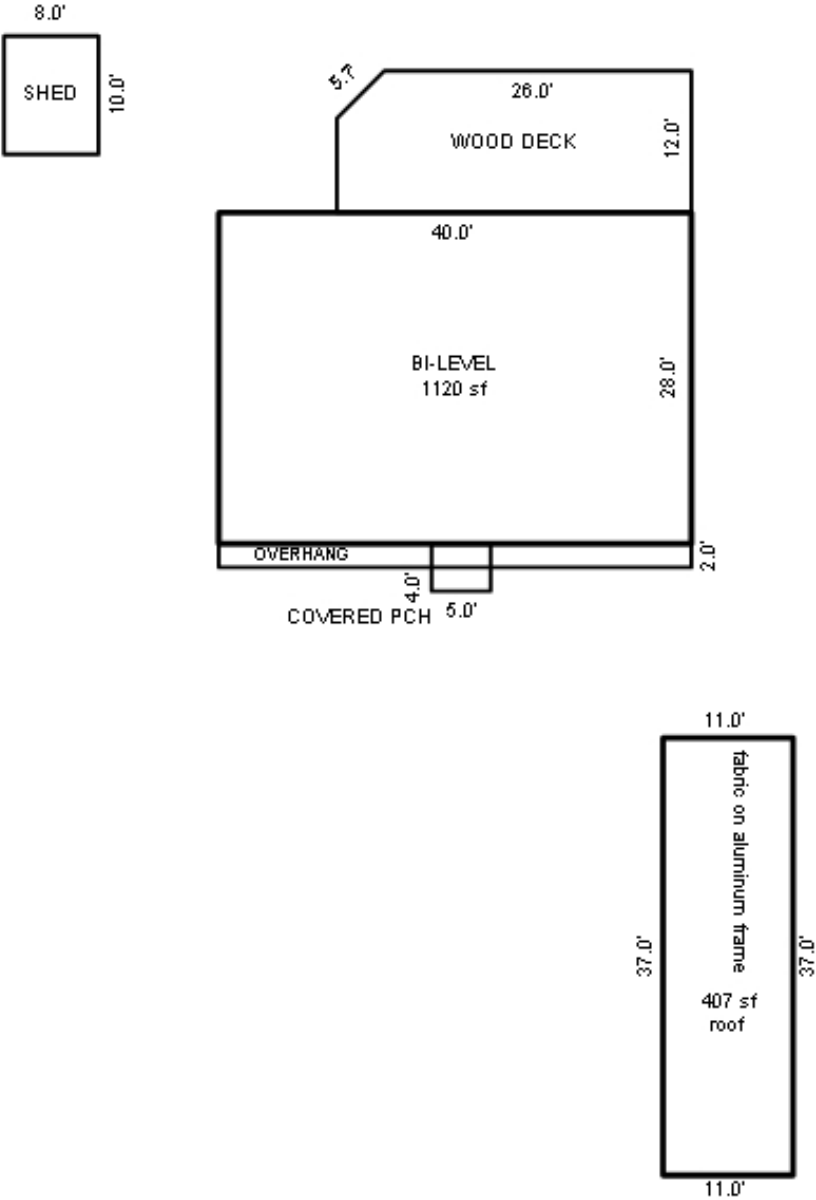
*** Information herein deemed reliable but not guaranteed***



03/24/2026

*** 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.		
VERPLANCK JACK A & MARY L	GWISDALA ROBERT & LORI TRU	84,900		07/12/2019	WD	03-ARM'S LENGTH		2019-02149	DEED	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 ES	VERPLANCK JACK A & MARY L	0		11/14/2007	WD	21-NOT USED/OTHER		2007/3969	DEED	100.0		
Property Address		Class: AGRICULTURAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status	
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 12/30/2019 Qual. Fr. PA 42										
Owner's Name/Address		MAP #:										
GWISDALA ROBERT & LORI TRUST 600 NORTHVIEW DR FRANKENMUTH MI 48734		2026 Est TCV 129,572										
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements				* Factors *						
						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description						Residentia 30 - 65	\$3800	34.10	Acres	3800	100	129,572
						Residentia ROW @ ZERO		0.59	Acres	0	100	0
						34.69 Total Acres Total Est. Land Value = 129,572						

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

Parcel Number: 009-010-008-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

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	19-MULTI PARCEL ARM'S LEN	2020-02280	PROPERTY TRANSFER	100.0					
HOLLINGSWORTH RICHARD L ES	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/14/2008		20080310		Complete			
		P.R.E. 100% 10/07/2022											
Owner's Name/Address		MAP #:											
SYKORA DANIEL & JAMIE 1830 S SCHNEIDER ST LAKE CITY MI 49651		2026 Est TCV 55,854 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					A 200' @ 110/FF 150.00 200.00 1.0746 0.8409 110 100						14,909		
					150 Actual Front Feet, 0.69 Total Acres						Total Est. Land Value = 14,909		
Tax Description					Land Improvement Cost Estimates								
					Description						Rate	Size % Good	Cash Value
					Residential Local Cost Land Improvements								
					Description						Rate	Size % Good	Cash Value
					LAND IMPROVE 1000						1,000.00	1 97	970
					Total Estimated Land Improvements True Cash Value =						970		
Comments/Influences					Work Description for Permit 20080310, Issued 07/14/2008: PB 40 X 30 & 40 X 12 ROOF STRUCTURE COMP. FOR 09.								
		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										
		X	PRIVATE RD										
		Who	When	What	2026	7,500	20,400	27,900				22,426C	
		TPC 05/26/2019	INSPECTED		2025	6,100	18,500	24,600				21,837C	
		TPC 05/06/2018	INSPECTED		2024	6,100	15,900	22,000				21,181C	
		TPC 12/27/2017	INSPECTED		2023	4,700	15,500	20,200				20,173C	
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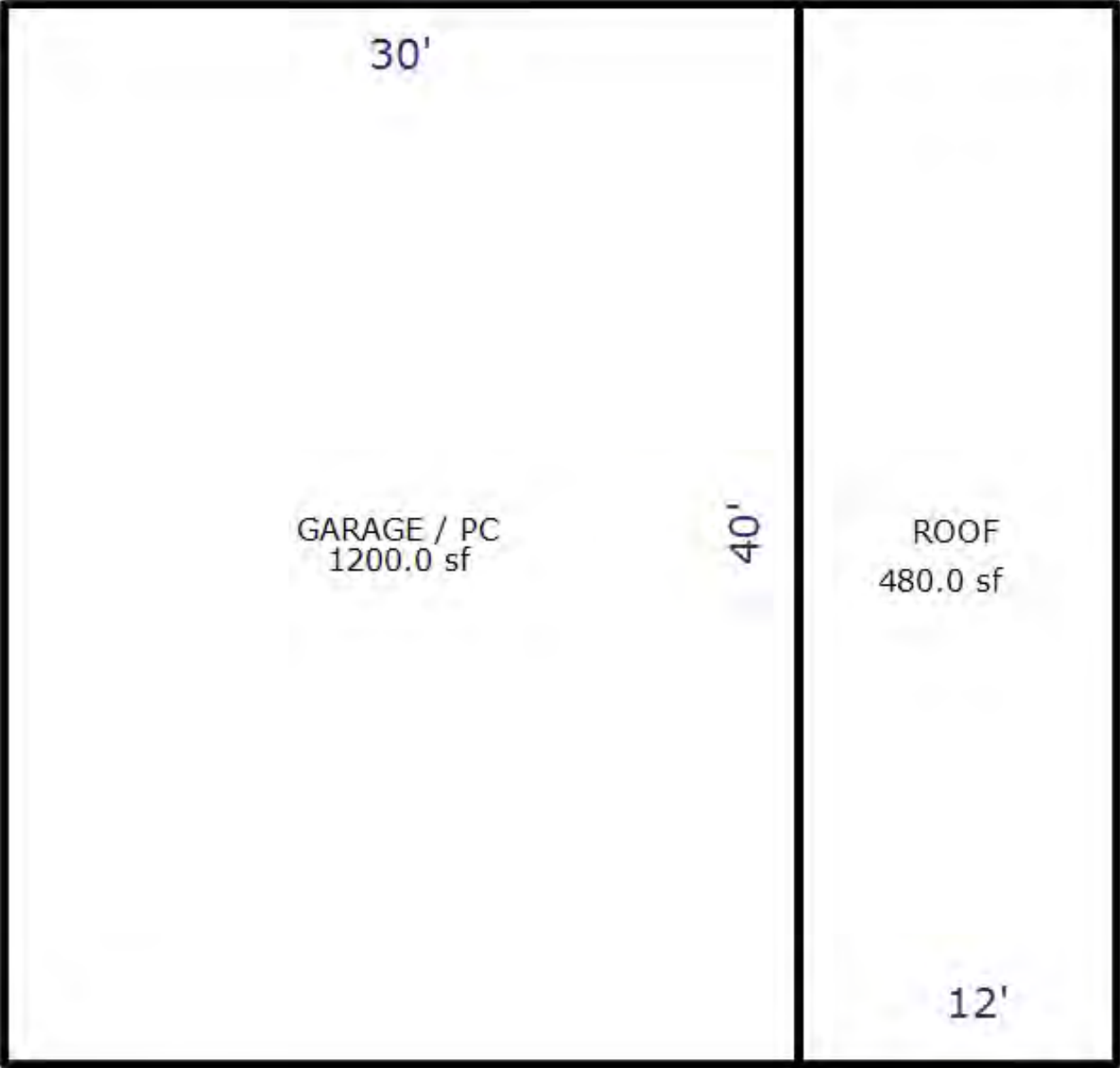


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 Gas	Area 480	Type Roof Cover Onl	Year Built: 2008 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 0 Total Base New : 36,112 Total Depr Cost: 32,500 Estimated T.C.V: 39,975		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2008		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 527 474 Base Cost 1200 28,380 25,542 Deck 480 7,205 6,484 Totals: 36,112 32,500 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,975						
		(5) Floors		(13) Plumbing										
		Kitchen: Other: Other:		Average Fixture(s)										
		No./Qual. of Fixtures		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets										
Wood/Shingle Aluminum/Vinyl Brick Insulation				Many Ave. Few										
(2) Windows		(7) Excavation		(14) Water/Sewer										
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		Lump Sum Items:										
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***

Parcel Number: 009-010-008-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LYNCH LISA	LYNCH MICHAEL P & LISA A TRUST	0	10/17/2018	WD	09-FAMILY/RELATED ENTITY	2018-03396	PROPERTY TRANSFER	0.0		
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY/RELATED ENTITY	2015-01044	PROPERTY TRANSFER	0.0		
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0		
STACHEL MARY M	STACHEL FAMILY TRUST	0	03/10/2011	QC	21-NOT USED/OTHER	2011-00738	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LYNCH MICHAEL P & LISA A TRUST 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		2026 Est TCV 53,968 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				I 200' @ 250/	110.00	245.00	1.1612	0.8847	250 100 R/T-5 LOC+5 28,250	
				110 Actual Front Feet,	0.62	Total Acres	Total Est. Land Value =		28,250	
Tax Description										
SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.										
Comments/Influences										
										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	PRIVATE RD	2026	14,100	12,900	27,000			12,914C
				2025	11,300	11,600	22,900			12,575C
				2024	6,000	11,600	17,600			12,197C
				2023	5,500	11,100	16,600			11,617C

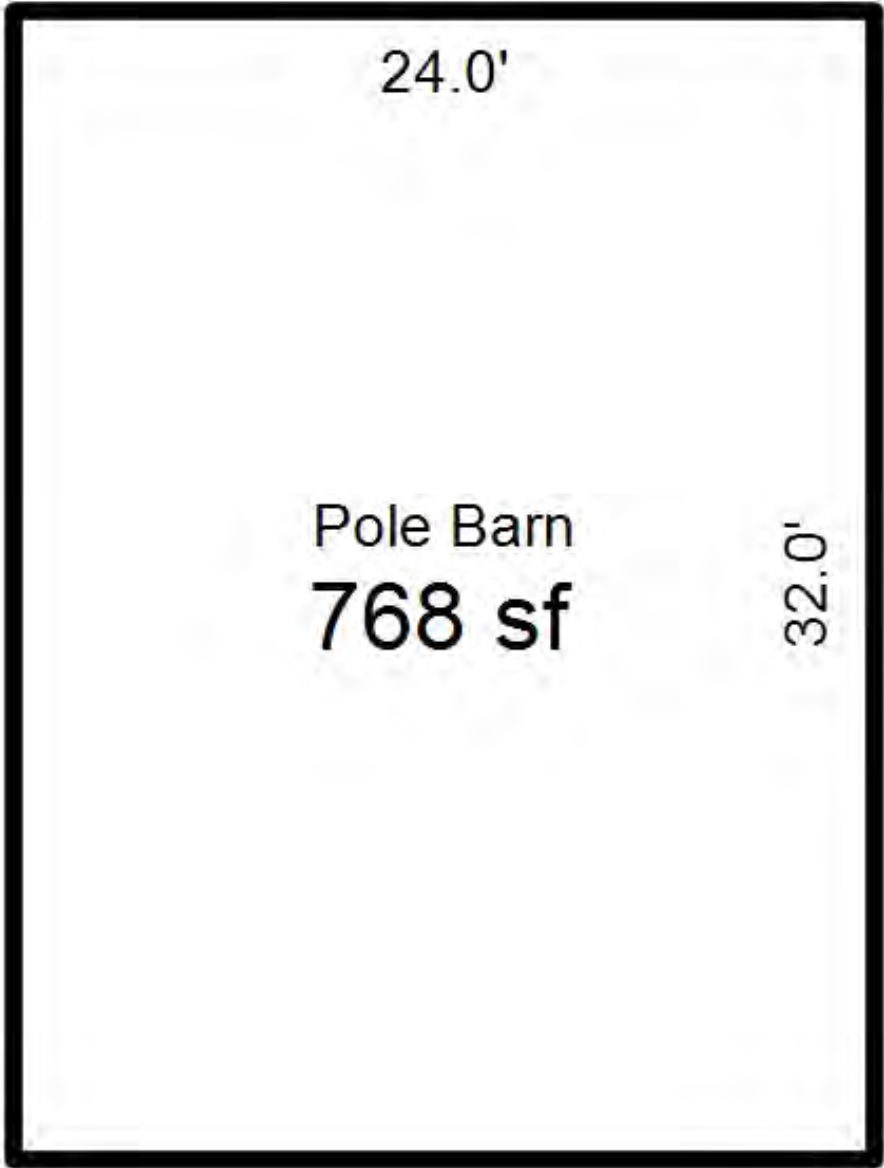


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 18,910 Total Depr Cost: 15,128 Estimated T.C.V: 25,718		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2000		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Base Cost 768 17,610 14,088 Water/Sewer Public Sewer 1 1,300 1,040 Totals: 18,910 15,128 Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 25,718						
(1) Exterior		(5) Floors			No./Qual. of Fixtures									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. Ord. Min									
Insulation					No. of Elec. Outlets									
(2) Windows		(7) Excavation			(13) Plumbing									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish			(10) Floor Support									
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:												

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



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

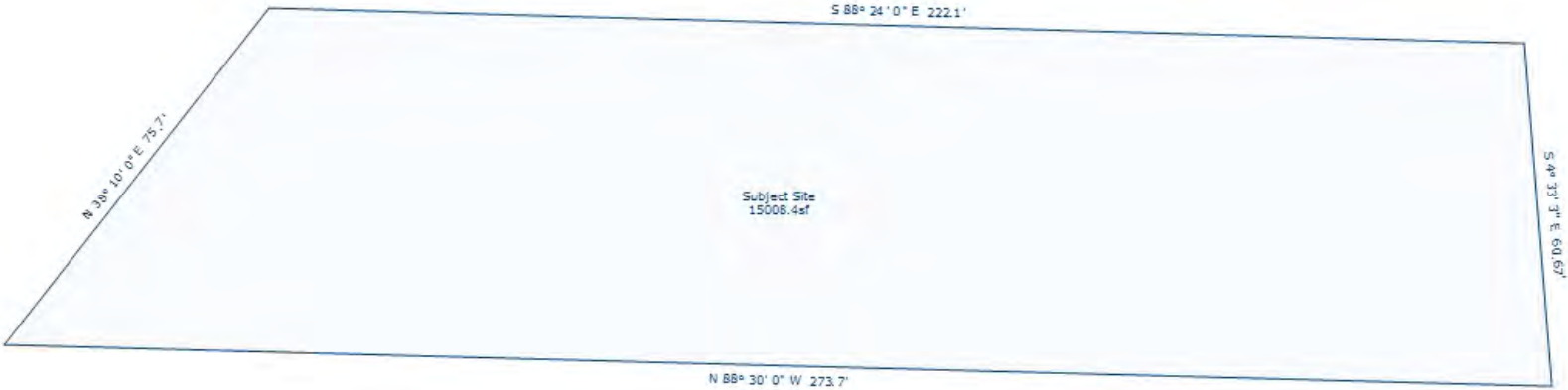
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2026 Est TCV 14,950									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * IRREGULAR SHAPE						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	40.00	399.66	1.4953	0.9998	250 100	14,950
					40 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =						14,950
Tax Description		X Dirt Road									
SEC 10 T22N R8W PCL 1 OF THE SURVEY		X Gravel Road									
RECORDED IN LIBER S-3 PG 307. .367A.		X Paved Road									
Comments/Influences		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
		Who	When	What	2026	7,500	0	7,500			1,806C
		TPC 04/30/2021 INSPECTED			2025	6,000	0	6,000			1,759C
		TPC 12/27/2017 INSPECTED			2024	5,000	0	5,000			1,707C
		TPC 03/30/2015 INSPECTED			2023	4,000	0	4,000			1,626C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
GRAY NORMA L FAMILY TRUST	SINKA WILLIAM & CORNELIA	168,000	10/22/2018	WD	03-ARM'S LENGTH	2018-03413	PROPERTY TRANSFER	100.0		
GRAY NORMA L	GRAY NORMA L FAMILY TRUST	0	03/22/2016	AFF	07-DEATH CERTIFICATE	2016-02454	PROPERTY TRANSFER	0.0		
GRAY RICHARD D	GRAY NORMA L	0	07/27/2005	AFF	07-DEATH CERTIFICATE	2011-01777	DEED	0.0		
GRAY RICHARD D & NORMA L	GRAY NORMA L FAMILY TRUST	1	01/17/2005	QC	09-FAMILY/RELATED ENTITY	2016-02452	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1970 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Alteration		10/21/2025		PE25-0234		
		P.R.E. 100% 04/21/2022		Alteration		10/21/2025		PM25-0181		
Owner's Name/Address		MAP #:								
SINKA WILLIAM & CORNELIA 1970 SCHNEIDER ST LAKE CITY MI 49651		2026 Est TCV 423,296 TCV/TFA: 376.60								
		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'@1800/	60.00	280.31	0.9382	1.4344	1800 100 145,339
					60 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 145,339					
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 3.5 Concrete	6.58		300 0		0
					D/W/P: 4in Concrete	6.96		160 0		0
					Residential Local Cost Land Improvements					
					Description	Rate		Size % Good		Cash Value
					LAND IMPROVE 1000	1,000.00		1 95		950
					Total Estimated Land Improvements True Cash Value = 950					
Comments/Influences					Work Description for Permit PE25-0234, Issued 10/21/2025: Online Application					
					Mechanical Permit PM25-0181 14 kw generator with 100 amp transfer switch					
					Work Description for Permit PM25-0181, Issued 10/21/2025: Online Application					
					Electrical Permit PE25-0234 14 kw generator with 100 amp transfer switch					
		Topography of Site								
		Level								
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		X	PRIVATE RD							
		Who	When	What	2026	72,700	138,900	211,600		119,113C
		TPC 12/27/2017	INSPECTED		2025	64,600	116,700	181,300		115,982C
		TPC 09/26/2017	INSPECTED		2024	44,500	115,200	159,700		112,495C
		TPC 03/30/2015	INSPECTED		2023	35,200	110,000	145,200		107,139C
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Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 156	Type CCP (1 Story) WGEP (1 Story)	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,124 Total Base New : 232,779 Total Depr Cost: 162,945 Estimated T.C.V: 277,007		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1990	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,124 Total: 177,104 123,973		Cls C Blt 1990						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Porches CCP (1 Story) WGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER		1,422 995 2,996 2,097 48 1,531 1,072 156 13,556 9,489 768 26,258 18,381 1 1,465 1,025 1 5,734 4,014 1 2,713 1,899		Totals: 232,779 162,945				
X	Many Avg. Few	X	Large Avg. Small										Basement: 1124 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		Lump Sum Items:			Notes:		ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 277,007		*9				
X	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			Totals: 232,779 162,945		ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 277,007		*9				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle														
Chimney: Metal															

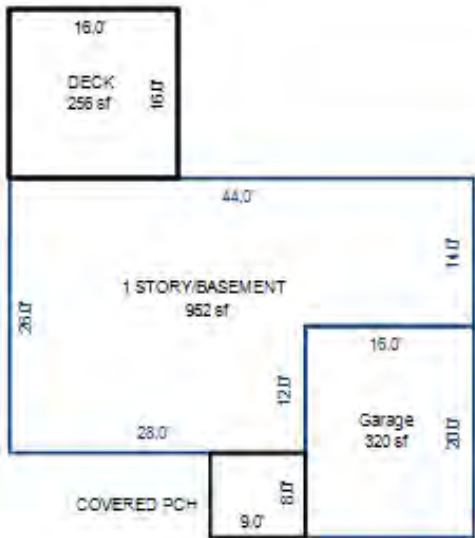
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHNEIDER JOHN III & SCHNE	KOETJE HALEY M	260,000	10/27/2021	WD	09-FAMILY/RELATED ENTITY	2021-03646	PROPERTY TRANSFER	100.0					
SCHNEIDER LUCILLE M LE	SCHNEIDER JOHN III & SCHNE	0	07/30/2021	OTH	18-LIFE ESTATE	2021-02668	DEED	0.0					
SCHNEIDER LUCILLE	SCHNEIDER LUCILLE	0	01/22/2003	QC	18-LIFE ESTATE	2003-00397	OTHER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
1988 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		08/19/2024	PE24-0147	100%					
		P.R.E. 100% 10/27/2021		Construction (new)		08/15/2024	PM24-0128	100%					
Owner's Name/Address		MAP #:		Construction (new)		05/01/2024	PB24-0049	100%					
KOETJE HALEY M 1988 S SCHNEIDER ST LAKE CITY MI 49651		2026 Est TCV 553,338 TCV/TFA: 581.24											
		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'@1800/	93.00	388.00	0.8048	1.6073	1800	100		216,529
					93 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 216,529								
Tax Description					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					Residential Local Cost Land Improvements								
					Description					Rate	Size % Good		Cash Value
					LAND IMPROVE 5000					5,000.00	1 95		4,750
					Total Estimated Land Improvements True Cash Value = 4,750								
Comments/Influences					Work Description for Permit PE24-0147, Issued 08/19/2024: New buildi garage.								
					Work Description for Permit PM24-0128, Issued 08/15/2024: New build garage.								
					Work Description for Permit PB24-0049, Issued 05/01/2024: Stick built								
					garageBuilding Systems Category Information: Construction (new) / Use and								
					Occupancy Classification: Storage-S / Story-1: 1344 sf / Slab on Grade: 1344 sf								
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		X	PRIVATE RD										
		Who	When	What	2026	108,300	168,400	276,700			177,095C		
		TPC 09/24/2024	INSPECTED		2025	96,200	143,700	239,900			172,440C		
		TPC 09/22/2021	INSPECTED		2024	67,100	114,800	181,900			140,679C		
		TPC 12/27/2017	INSPECTED		2023	53,100	109,700	162,800			133,980C		

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

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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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Parcel Number: 009-010-011-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

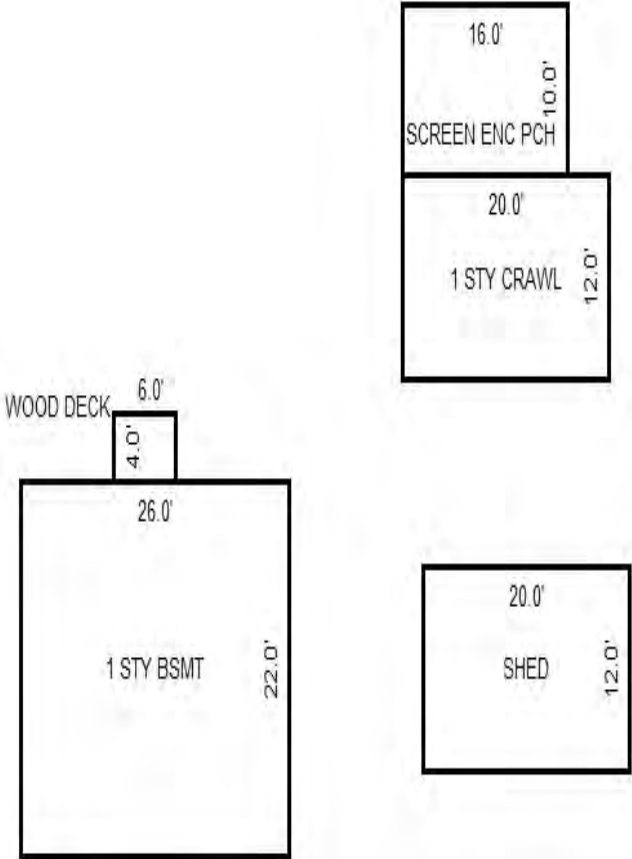
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENSER JOHN W ET AL	ELLIS JO ANNE DENSER	0	12/03/2010	OTH	06-COURT JUDGEMENT	2010-5372 OTH	DEED	0.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
1736 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
ELLIS JO ANNE DENSER 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152	2026 Est TCV 335,831 TCV/TFA: 413.58							
	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'@1800/ 100.00 264.00 0.7846 1.4046 1800 100 198,369 100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 198,369					
Tax Description	X Dirt Road		Land Improvement Cost Estimates					
. SEC 10 T22N R8W BEG 1320 FT W OF NE COR GOV'T LOT 1, TH S 100 FT, TH W TO SHORE OF SAPPHIRE LAKE, TH NE'LY TO A PT W OF POB, TH E TOPOB. .6061A.	X Gravel Road		Description Rate Size % Good Cash Value					
	X Paved Road		Wood Frame 19.19 240 94 4,330					
	X Storm Sewer		Total Estimated Land Improvements True Cash Value = 4,330					
	X Sidewalk							
	X Water							
Comments/Influences	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	2026	99,200	68,700	167,900			81,917C
	TPC 12/27/2017 INSPECTED	2025	88,200	57,700	145,900			79,764C
	TPC 03/30/2015 INSPECTED	2024	64,300	57,100	121,400			77,366C
	TPC 04/27/2014 INSPECTED	2023	50,900	54,400	105,300			73,682C



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Missaukee, Michigan

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

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



Sketch by Apex IV™

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

Parcel Number: 009-010-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

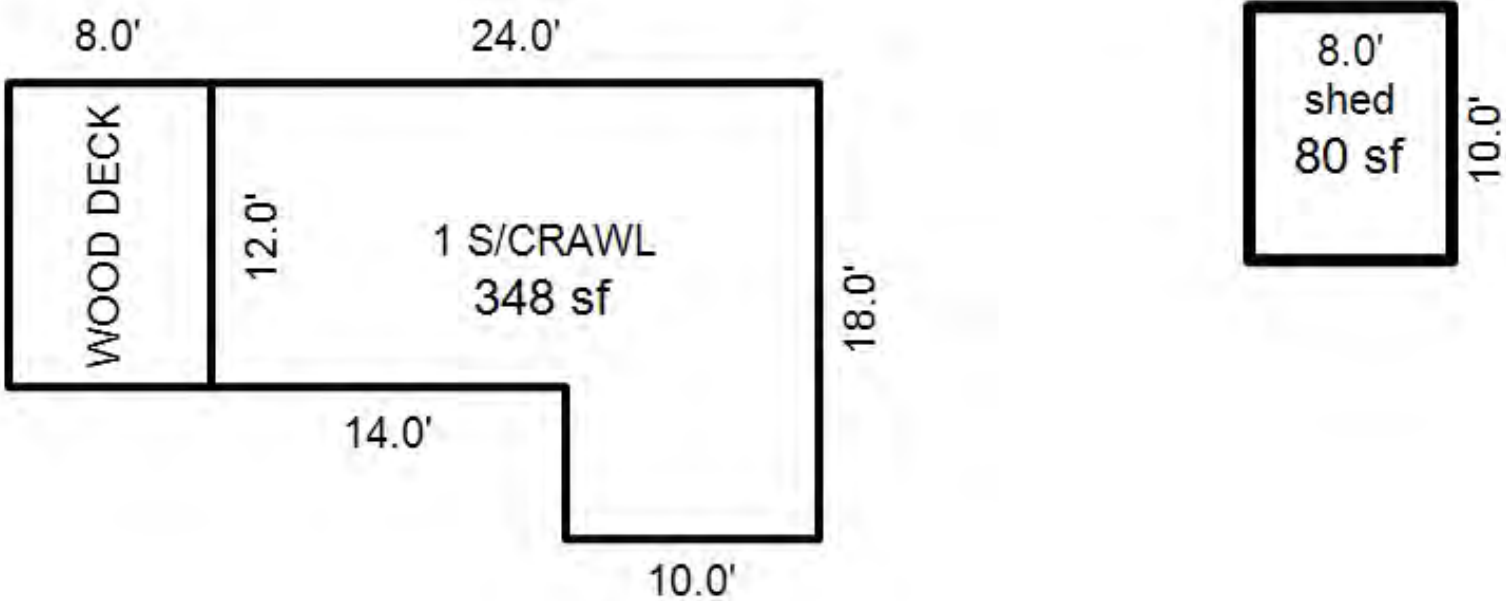
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date																											
1738 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST																																	
		P.R.E. 0%																																	
Owner's Name/Address		MAP #:																																	
ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2026 Est TCV 54,362 TCV/TFA: 156.21																																	
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																													
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.		Public Improvements		* Factors * <table> <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>I 200' @ 250/</td> <td>40.00</td> <td>90.00</td> <td>1.4953</td> <td>0.6887</td> <td>250</td> <td>100</td> <td> </td> <td>10,299</td> </tr> <tr> <td colspan="8">40 Actual Front Feet, 0.08 Total Acres</td> <td>Total Est. Land Value = 10,299</td> </tr> </tbody> </table>					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 250/	40.00	90.00	1.4953	0.6887	250	100		10,299	40 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 10,299
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
I 200' @ 250/	40.00	90.00	1.4953	0.6887	250	100		10,299																											
40 Actual Front Feet, 0.08 Total Acres								Total Est. Land Value = 10,299																											
Comments/Influences		X Sewer		Land Improvement Cost Estimates																															
		X Electric		<table> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Metal Prefab</td> <td>17.40</td> <td>80</td> <td>50</td> <td>696</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>696</td> </tr> </tbody> </table>					Description	Rate	Size	% Good	Cash Value	Metal Prefab	17.40	80	50	696	Total Estimated Land Improvements True Cash Value =				696												
Description	Rate	Size	% Good	Cash Value																															
Metal Prefab	17.40	80	50	696																															
Total Estimated Land Improvements True Cash Value =				696																															
		X Gas																																	
		Curb																																	
		Street Lights																																	
		Standard Utilities																																	
		Underground Utils.																																	
		Topography of Site																																	
		X Level																																	
		Rolling																																	
		Low																																	
		High																																	
		Landscaped																																	
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		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	2026	5,100	22,100	27,200		14,484C																									
		TPC 04/30/2021	INSPECTED		2025	4,100	22,600	26,700		14,104C																									
		TPC 12/27/2017	INSPECTED		2024	5,000	19,400	24,400		13,680C																									
		TPC 03/30/2015	INSPECTED		2023	3,500	16,700	20,200		13,029C																									



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Parcel Number: 009-010-013-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

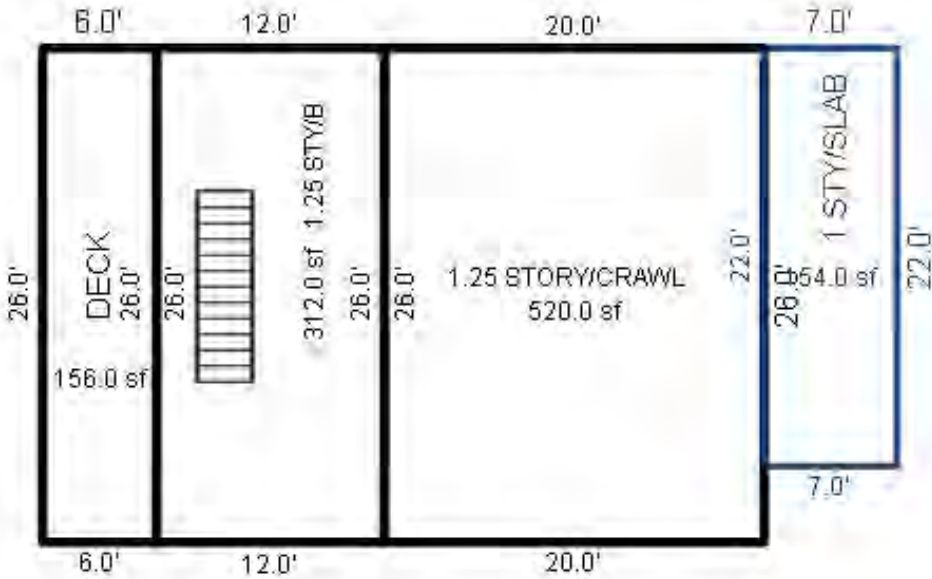
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
NORDIN BARBARA J TRUST	MACFARLANE JAMES C & TALIA A	449,000	06/10/2025	WD	19-MULTI PARCEL ARM'S LEN	2025-01695	DEED	100.0		
GOBERT KERRY L & NORDIN BARBARA J TRUST	NORDIN BARBARA J TRUST	0	04/22/2025	QC	14-INTO/OUT OF TRUST	2025-01214	PROPERTY TRANSFER	0.0		
ALDRICH STEVEN & ANNE	GOBERT KERRY L & NORDIN BARBARA J TRUST	145,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01742	PROPERTY TRANSFER	100.0		
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	03-ARM'S LENGTH	2012-04165	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1750 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
MACFARLANE JAMES C & TALIA A 3516 E JULIE ANN DR MIDLAND MI 48642		2026 Est TCV 355,557 TCV/TFA: 297.79								
		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'@1800/	50.00	110.00	1.0000	1.0339	1800 100 93,053
					50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value = 93,053
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 3.5 Concrete	6.58		70 0		0
					Residential Local Cost Land Improvements					
					Description	Rate		Size % Good		Cash Value
					LAND IMPROVE 1000	1,000.00		1 95		950
					Total Estimated Land Improvements True Cash Value = 950					
		Topography of Site								
		X	Level							
			Rolling							
			Low							
		X	High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	PRIVATE RD	2026	46,500	131,300	177,800			177,800S
				2025	41,400	80,300	121,700			84,924C
				2024	30,700	79,300	110,000			82,371C
				2023	24,300	75,700	100,000			78,449C
				2022	20,000	65,000	85,000			70,000S
				2021	15,000	50,000	65,000			60,000S
				2020	10,000	40,000	50,000			50,000S
				2019	5,000	20,000	25,000			25,000S
				2018	0	0	0			0S
				2017	0	0	0			0S
				2016	0	0	0			0S
				2015	0	0	0			0S
				2014	0	0	0			0S
				2013	0	0	0			0S
				2012	0	0	0			0S
				2011	0	0	0			0S
				2010	0	0	0			0S
				2009	0	0	0			0S
				2008	0	0	0			0S
				2007	0	0	0			0S
				2006	0	0	0			0S
				2005	0	0	0			0S
				2004	0	0	0			0S
				2003	0	0	0			0S
				2002	0	0	0			0S
				2001	0	0	0			0S
				2000	0	0	0			0S
				1999	0	0	0			0S
				1998	0	0	0			0S
				1997	0	0	0			0S
				1996	0	0	0			0S
				1995	0	0	0			0S
				1994	0	0	0			0S
				1993	0	0	0			0S
				1992	0	0	0			0S
				1991	0	0	0			0S
				1990	0	0	0			0S
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				1987	0	0	0			0S
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				1864	0	0	0			0S
				1863	0	0	0			0S
				1862	0	0	0			0S
				1861	0	0	0			0S
				1860	0	0	0			0S
				1859	0	0	0			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 Gas	Area 156	Type Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,194 Total Base New : 236,715 Total Depr Cost: 153,855 Estimated T.C.V: 261,554		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S			Drywall Paneled											Plaster Wood T&G	
Yr Built Remodeled 1962 2015 2024		Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace			(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 986 SF Floor Area = 1194 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 520 1.25 Story Siding Basement 312 1 Story Siding Slab 154 Total: 182,456 118,588 Other Additions/Adjustments Recreation Room 312 5,919 3,847 Basement, Outside Entrance, Below Grade 1 2,727 1,773 Plumbing Average Fixture(s) 1 1,422 924 3 Fixture Bath 1 4,478 2,911 Deck Treated Wood 156 3,388 2,202 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 23,910 15,541 Water/Sewer Public Sewer 1 1,465 952 Water Well, 100 Feet 1 5,734 3,727 Built-Ins Appliance Allow. 1 2,713 1,763 Fireplaces Wood Stove 1 2,503 1,627 Local Cost Items SANITARY SEWER 1 0 0 *9						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation									Basement: 312 S.F. Crawl: 520 S.F. Slab: 154 S.F. Height to Joists: 0.0				
(2) Windows		(8) Basement		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Many Avg. Few	X	Large Avg. Small								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(15) Fireplaces 1 Wood Stove Direct-Vented Gas		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
X	Asphalt Shingle	(10) Floor Support													
Chimney: Block															

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



Parcel Number: 009-010-014-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
NORDIN BARBARA J TRUST	MACFARLANE JAMES C & TALAI	449,000	06/10/2025	WD	19-MULTI PARCEL ARM'S LEN	2025-01695	DEED	100.0			
GOBERT KERRY L & NORDIN BA	NORDIN BARBARA J TRUST	0	04/22/2025	QC	14-INTO/OUT OF TRUST	2025-01214	PROPERTY TRANSFER	100.0			
ALDRICH STEVEN & ANNE	GOBERT KERRY L & NORDIN BA	70,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01744	PROPERTY TRANSFER	100.0			
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	03-ARM'S LENGTH	2012-04165	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1760 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MACFARLANE JAMES C & TALAI A 3516 E JULIE ANN DR MIDLAND MI 48642		2026 Est TCV 109,787 TCV/TFA: 175.94									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				I 200' @ 250/	90.00	100.00	1.2209	0.7071	250 100	19,425	
				90 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	19,425
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.							
Comments/Influences		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	
		X	PRIVATE RD								
		Who	When	What	2026	9,700	45,200	54,900			54,900S
		TPC 05/10/2025	INSPECTED		2025	7,800	38,900	46,700			33,335C
		TPC 04/30/2021	INSPECTED		2024	9,000	33,400	42,400			32,333C
		TPC 12/27/2017	INSPECTED		2023	9,000	28,800	37,800			30,794C
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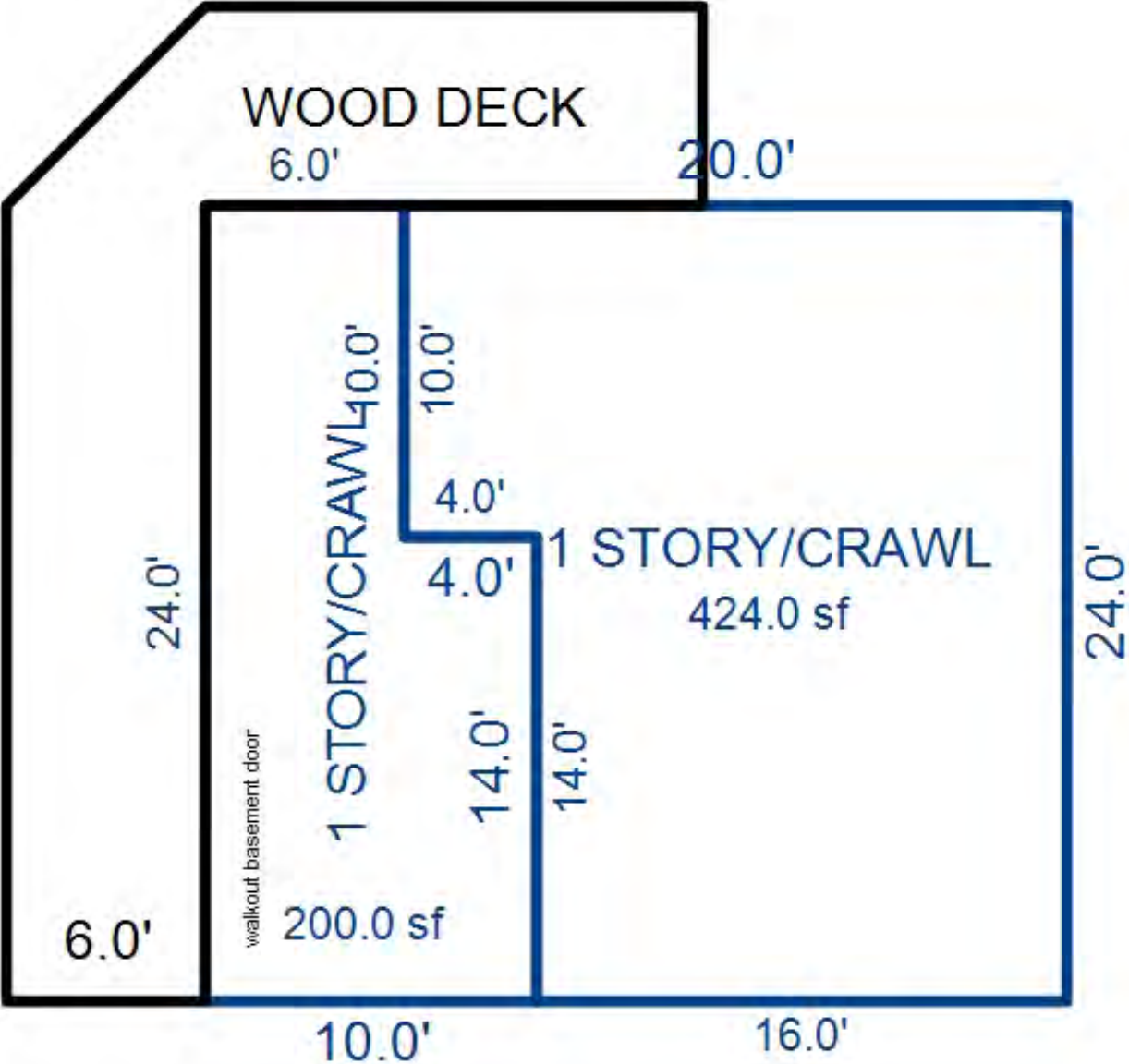
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Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220	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			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										
Yr Built 1942 1994	Remodeled 2024	Ex	X	Ord			Min								
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric 200 Amps Service						
(1) Exterior					No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.	X	Ord.		Min						
					No. of Elec. Outlets										
					Many	X	Ave.		Few						
(2) Windows		(7) Excavation			(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 624 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						
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													
(3) Roof					Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				(14) Water/Sewer						
X	Gable Hip Flat		Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 1942	
(11) Heating System: Space Heater			
Ground Area = 624 SF Floor Area = 624 SF.			
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
Building Areas			
Stories	Exterior	Foundation	Size
1 Story	Siding	Crawl Space	424
1 Story	Siding	Crawl Space	200
Total:		94,713	61,560
Other Additions/Adjustments			
Basement, Outside Entrance, Below Grade		1	2,727 1,773
Plumbing			
Average Fixture(s)		1	1,422 924
Deck			
Treated Wood		220	4,255 2,766
Water/Sewer			
Public Sewer		1	1,465 952
Water Well, 100 Feet		1	5,734 3,727
Built-Ins			
Appliance Allow.		1	2,713 1,763
Local Cost Items			
SANITARY SEWER		1	0 0
Totals:		113,029	73,465
Notes:			
ECF (4014 SAPPHIRE LAKE BACK LOTS) 1.230 => TCV:		90,362	

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



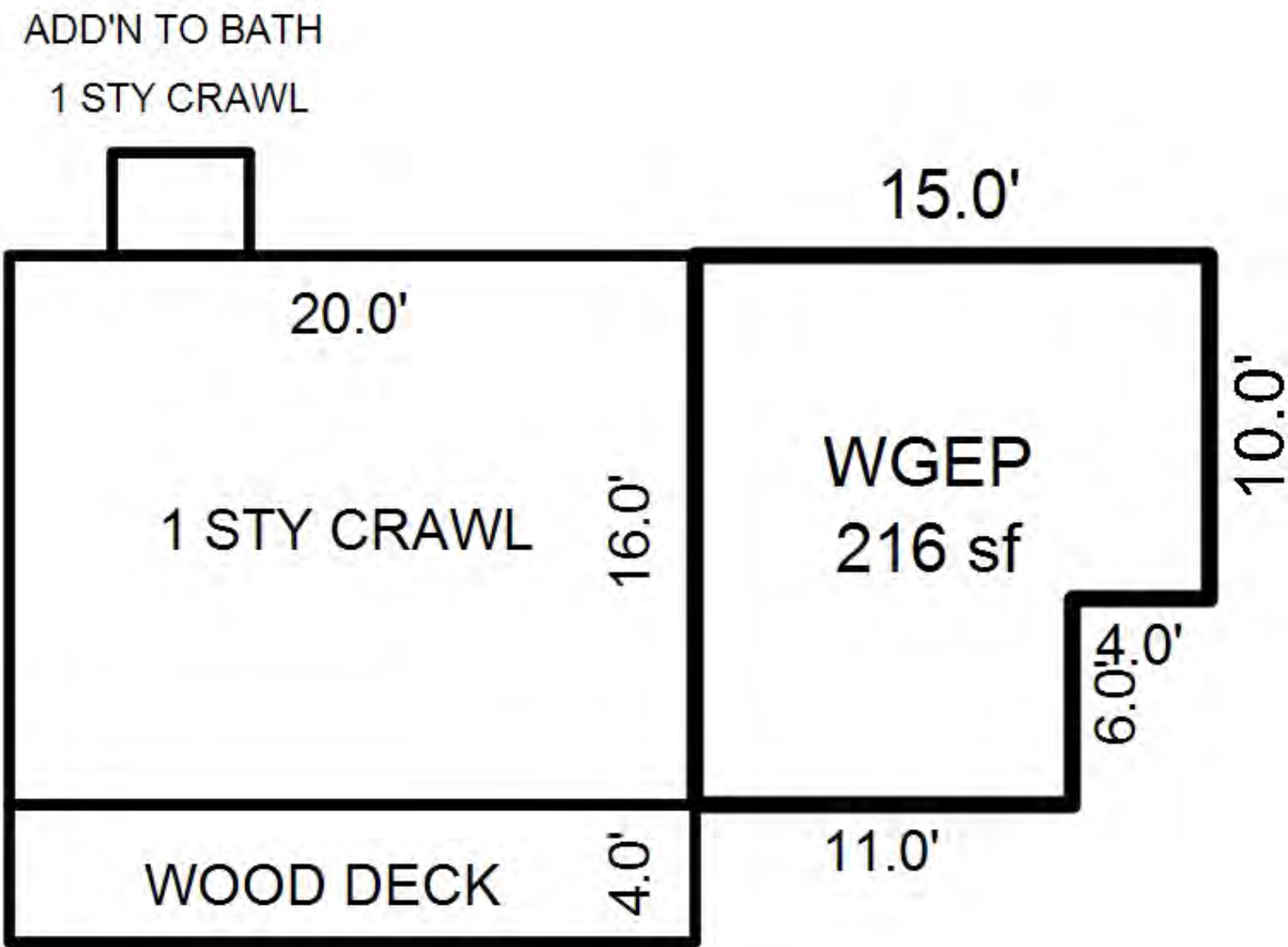
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

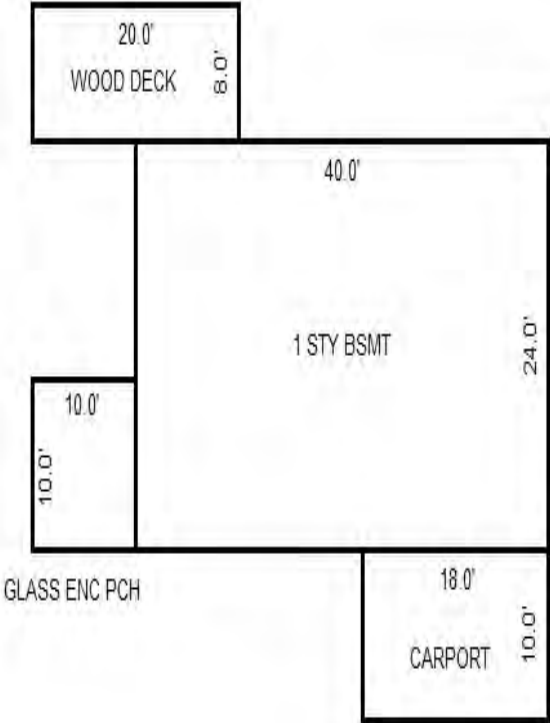
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 216 80	Type WGEP (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			Drywall Paneled		Plaster Wood T&G							
Building Style: 1S		Trim & Decoration		X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Yr Built 1946	Remodeled 0	Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small						
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:									
(1) Exterior														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
	Many Avg. X Few		Large Avg. X Small	Basement: 0 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									
		(9) Basement Finish												
(3) Roof														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 320 SF Floor Area = 320 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 320 Total: 42,704 25,622 Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 593 Porches WGEP (1 Story) 216 14,103 8,462 Deck Pine 80 1,665 999 Water/Sewer Public Sewer 1 1,152 691 Water Well, 100 Feet 1 5,150 3,090 Built-Ins Appliance Allow. 1 1,607 964 Local Cost Items SANITARY SEWER 1 0 0 Totals: 67,369 40,421 Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 68,715														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY/RELATED ENTITY	2015-01044	PROPERTY TRANSFER	0.0					
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0					
STACHEL CHARLES A (DECEASED)	STACHEL MARY M (WIFE)	0	08/29/2004	OTH	21-NOT USED/OTHER	2007/1521	DEED	0.0					
STACHEL CHARLES & MARY M	STACHEL FAMILY TRUST	0	09/26/2000	QC	21-NOT USED/OTHER	2014-04108	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
1764 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		2026 Est TCV 260,043 TCV/TFA: 270.88											
		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'@1800/ 50.00 110.00 1.0000 1.0339 1800 100 93,053								
					50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 93,053								
Tax Description		X	Dirt Road										
. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
Comments/Influences		X	Electric										
REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM		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	2026	46,500	83,500	130,000				72,035C	
		TPC 12/27/2017	INSPECTED		2025	41,400	69,700	111,100				70,142C	
		TPC 03/30/2015	INSPECTED		2024	30,700	68,900	99,600				68,033C	
		TPC 04/08/2013	INSPECTED		2023	24,300	65,800	90,100				64,794C	
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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

Parcel Number: 009-010-017-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0		
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	03-ARM'S LENGTH	2014-04155	PROPERTY TRANSFER	0.0		
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBERI	10,000	08/18/2014	WD	03-ARM'S LENGTH	2014-03496	DEED	0.0		
INDIAN LAKES L C	CLOVER JP & LORI	6,000	02/14/2014	WD	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 42,612								
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					Residentia LAKEMISS@	\$4000	10.65 Acres	4000	100	ADJ TO SUBDIVISON 42,612
					10.65 Total Acres					Total Est. Land Value = 42,612
Tax Description										
SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT. N 28 DEG 57'18"W 100 FT, N 61 DEG 58'47"E 50 FT, S POB EXC BEG N 28 1 DEG 03'W 50 FT AVEN BEACH, TH S DEG 57"W 50 FT, N DEG 57'E 50 FT TO EL 009-010-017-00 PARCEL N ON FILE***		X 								

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

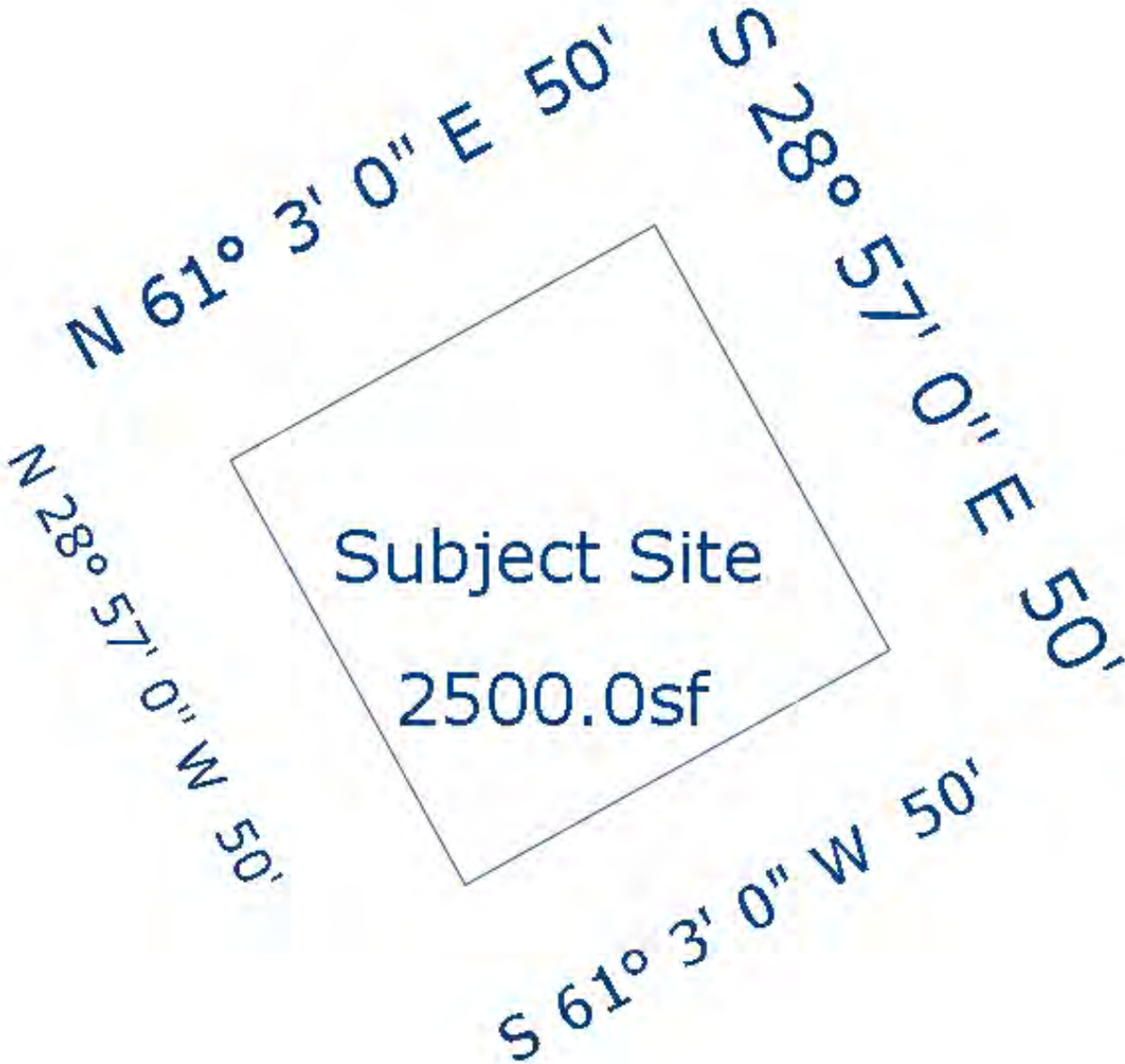
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FLEISCHMAN JOSEPH B & SUSAN	FLEISCHMAN JOSEPH B & SUSAN	0	03/07/2024	WD	15-LADY BIRD	2024-00558	DEED	0.0			
INDIAN LAKES L C	FLEISCHMAN JOSEPH B & SUSAN	1,000	11/13/2017	WD	03-ARM'S LENGTH	2018-00164	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353		2026 Est TCV 2,234									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110 100	2,234
					A 200' @ 110/FF	25.00	43.56	1.4142	0.5745	110 0 ROAD ENCROACHMENT	0
					50 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =		2,234
Tax Description											
SEC 10 T22N R8W (0*2017) (PCL 13B) BEG 61 DEG 03'W 39.37 FR FROM SE COR LOT 4, BIRCHAVEN BEACH UNIT NO 1, TH S 28 DEG 57'E 59.36 FT, N 89 DEG 00'W 57.70 FR, N 28 DEG 57'W 30.55 FT, N 61 DEG 03'E 50 FTTO POB .. 05A.											
SPLIT ON 11/08/2017 FROM 009-010-017-00; Comments/Influences											
Split/Comb. on 11/03/2017 completed 11/03/2017 TIM ;											
Parent Parcel(s): 009-010-017-00; Child Parcel(s): 009-010-017-58;											
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	2026	1,100	0	1,100			600C
		TPC 05/30/2022	INSPECTED		2025	900	0	900			585C
		TPC 04/30/2021	INSPECTED		2024	900	0	900			568C
		TPC 02/06/2018	INSPECTED		2023	700	0	700			541C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
MOORE SHERMAN W & JUDITH G	MOORE SHERMAN W & JUDITH G	0		12/21/2023	QC	15-LADY BIRD		2024-01745	PROPERTY TRANSFER	0.0				
INDIAN LAKES L C	MOORE SHERMAN W & JUDITH G	4,000		05/24/2017	WD	32-SPLIT VACANT		2017-01726	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 06/27/2017												
Owner's Name/Address		MAP #:												
MOORE SHERMAN W & JUDITH G PO BOX 382 LAKE CITY MI 49651		2026 Est TCV 10,511												
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Tax Description					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100			10,511
5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A Comments/Influences					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511									
Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ; Parent Parcel(s): 009-010-017-00; Child Parcel(s): 009-010-017-59; -----														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain X NEAR PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	5,300	0	5,300			3,186C			
					2025	4,200	0	4,200			3,103C			
					2024	4,500	0	4,500			3,010C			
		Who When What			2023	3,500	0	3,500			2,867C			
		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.			
DEBOER DON		0		02/22/2025	OTH	07-DEATH CERTIFICATE		2025-01613	OTHER	0.0			
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500		01/20/2015	WD	32-SPLIT VACANT		2015-00603	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DEBOER JULIE 2383 S MCGEE RD LAKE CITY MI 49651		2026 Est TCV 18,701											
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
					I 200' @ 250/	100.00	50.00	1.1892	0.5946	250	100	17,678	
					100 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	17,678
Tax Description					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					Wood Frame					25.57	80	50	1,023
					Total Estimated Land Improvements							True Cash Value =	1,023
2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE		X	Dirt Road										
		X	Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
		X	Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
		X	Low										
			High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	8,800	600	9,400			3,186C		
		TPC 04/22/2025	INSPECTED		2025	7,100	0	7,100			3,103C		
		TPC 04/30/2021	INSPECTED		2024	5,700	0	5,700			3,010C		
		TPC 12/27/2017	INSPECTED		2023	4,200	0	4,200			2,867C		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CLOVER JAMES P & LORI	CLOVER JAMES P & LORI	0	08/07/2025	WD	15-LADY BIRD	2025-02485	DEED	0.0			
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	32-SPLIT VACANT	2014-04155	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
CLOVER JAMES P & LORI 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2026 Est TCV 10,511									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511
					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511						
Tax Description											
2014-04155 SPLIT FROM 010-018-00 IN THE NORTHEAST 1/4 OF SECTION 10, R22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE N28°57'W 109.36 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF BIRCHAVEN BEACH DRIVE OF SAID PLAT, THENCE S61°03'W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'W 50.00 FEET, THENCE N28°57'W 50.00 FEET, THENCE S28°57'E OF BEGINNING.											
											
2014-04155 SPLIT FROM 010-018-00; 2017-017-61; 2017-0											



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

Parcel Number: 009-010-017-62

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBERLY	10,000	08/18/2014	WD	32-SPLIT VACANT	2014-03496	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SLACHTER MICHAEL & KIMBERLY 3533 92ND ST CALEDONIA MI 49316		2026 Est TCV 14,247												
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					I 200' @ 250/	50.00	50.00	1.2779	0.5946	250	100		9,498	
					I 200' @ 250/	25.00	50.00	1.2779	0.5946	250	100	1/2 OF 50'	4,749	
					75 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	14,247
Tax Description														
2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1; THENCE N28°57'00"W 159.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON SAID °57' 00"E 100.00 -WAY TO THE POINT		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			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	2026	7,100	0	7,100			4,594C			
		TPC 04/30/2021	INSPECTED		2025	5,700	0	5,700			4,474C			
		TPC 12/27/2017	INSPECTED		2024	9,000	0	9,000			4,340C			
		TPC 03/30/2015	INSPECTED		2023	7,000	0	7,000			4,134C			

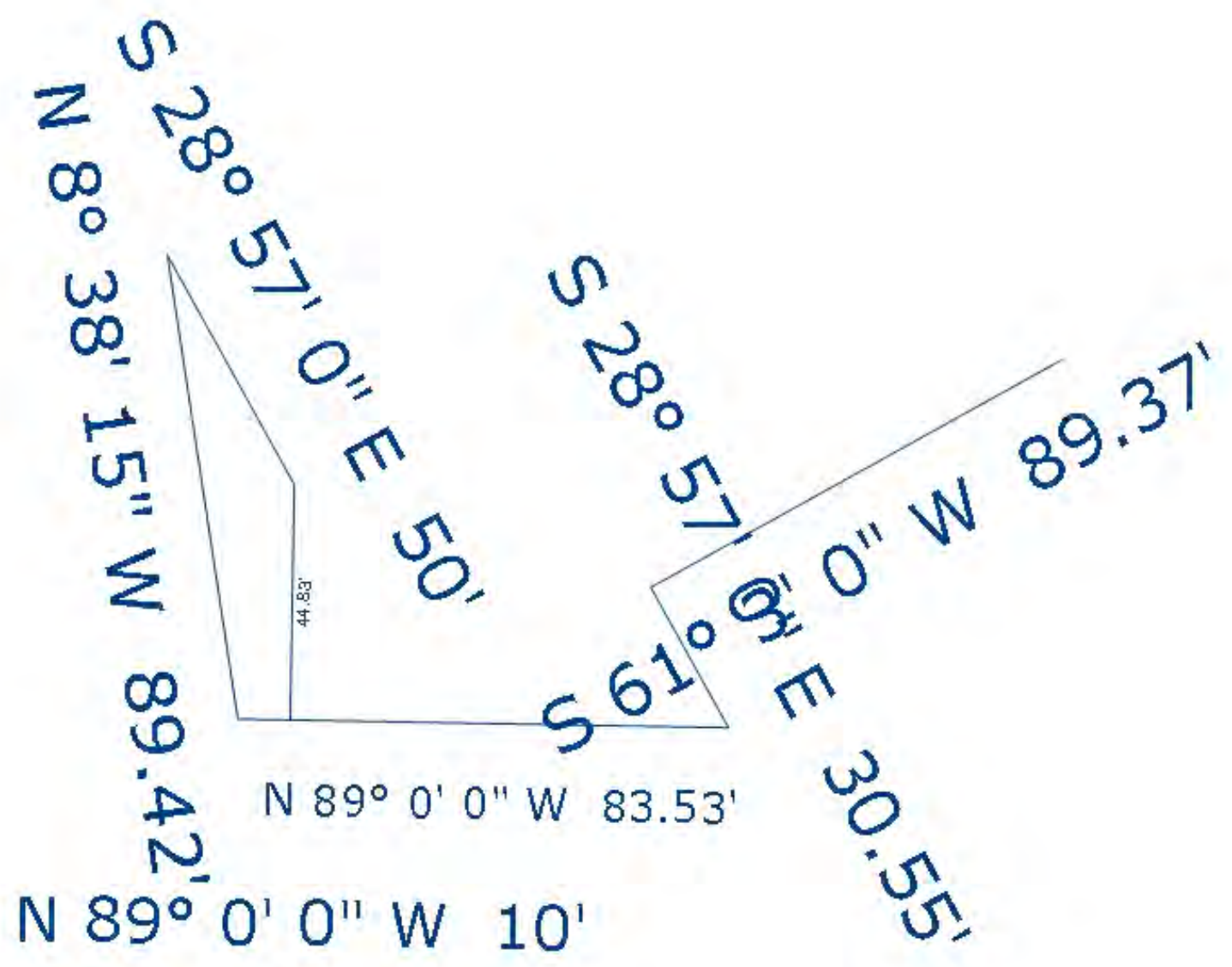


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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CLOVER JAMES P & LORI	CLOVER JAMES P & LORI	0	08/07/2025	WD	15-LADY BIRD	2025-02485	DEED	0.0				
INDIAN LAKES L C	CLOVER JAMES P & LORI A	1,400	08/01/2018	WD	32-SPLIT VACANT	2019-00045	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
CLOVER JAMES P & LORI 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		MAP #:		2026 Est TCV 1,503								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT, N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W .02A 2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00; Comments/Influences		Public Improvements		* Factors *								
Split/Comb. on 02/08/2019 completed 02/08/2019 TIM		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Parcel Shape 2022, Aerial 5/2021, Bldgs 2017		Gravel Road		A 200' @ 110/FF	10.00	87.12	2.0000	0.6831	110	100	1,503	
		Paved Road		10 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	1,503
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		TPC 04/30/2021	INSPECTED		2026	800	0	800			555C	
		TPC 05/06/2018	INSPECTED		2025	600	0	600			541C	
					2024	600	0	600			525C	
					2023	500	0	500			500S	
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-010-017-64

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CLOVER JAMES P & LORI	CLOVER JAMES P & LORI	0	08/07/2025	WD	15-LADY BIRD	2025-02485	DEED	0.0				
INDIAN LAKES L C	CLOVER JAMES P & LORI A	6,000	02/14/2014	PTA	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		04/25/2014		2014-0082		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
CLOVER JAMES P & LORI 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2026 Est TCV 60,939 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					I 200' @ 250/	50.00	87.12	1.4142	0.6831	250 100	12,076	
					50 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	12,076
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: 4in Ren. Conc.	8.17		809 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
					Work Description for Permit 2014-0082, Issued 04/25/2014: NEW POLE BLDG, POURED FOUNDATION 32X36=1152SQFT							
		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	2026	6,000	24,500	30,500		20,057C		
		TPC 04/30/2021	INSPECTED		2025	4,800	26,000	30,800		19,530C		
		TPC 12/27/2017	INSPECTED		2024	4,500	22,300	26,800		18,943C		
		TPC 03/30/2015	INSPECTED		2023	3,500	19,500	23,000		18,041C		
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Missaukee, Michigan

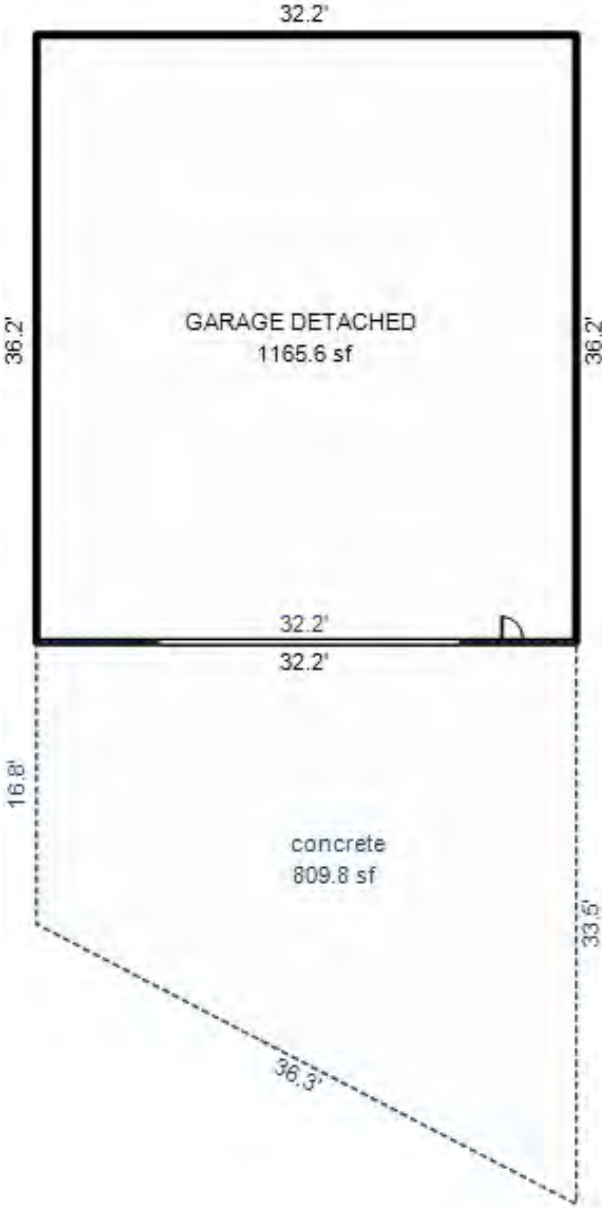
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2014 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: 1165 % 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: 0 Total Base New : 40,577 Total Depr Cost: 38,954 Estimated T.C.V: 47,913		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																														
	Building Style: GRG		Drywall Paneled													Plaster Wood T&G																												
Yr Built 2014	Remodeled 0	Ex													Ord		Min																											
Condition: Average		Size of Closets																																										
Room List		Doors:													Solid		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 Insulation	(6) Ceilings			No./Qual. of Fixtures																																							
	(2) Windows	(7) Excavation			Ex.																																							
	Many Avg. Few		Large Avg. Small		Ord.																																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Min																																							
	(3) Roof	(8) Basement			No. of Elec. Outlets																																							
	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many			Ave.			Few																																	
	Asphalt Shingle	(9) Basement Finish			(13) Plumbing																																							
	Chimney:	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																							
		(10) Floor Support			(14) Water/Sewer																																							
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																							
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2014 (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 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>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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>1165</td> <td>40,577</td> <td></td> <td>38,954</td> <td></td> </tr> <tr> <td>Totals:</td> <td>40,577</td> <td>38,954</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Notes: 12/19/2014 NO PLUMBING - POSTED 1 TO REMOVED NEGATIVE ADJUSTMENT - TIM ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 47,913															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages						Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)					Base Cost	1165	40,577		38,954		Totals:	40,577	38,954			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
Garages																																												
Class: C Exterior: Siding	Foundation: 42 Inch (Unfinished)																																											
Base Cost	1165	40,577		38,954																																								
Totals:	40,577	38,954																																										

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



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

Parcel Number: 009-010-017-65

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	07/17/2013	WD	05-CORRECTING TITLE	2013-04024&2013	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FINK ARNOLD & CAROLE 33992 OLD TIMBER FARMINGTON MI 48331		2026 Est TCV 11,399												
		Improved	X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
						50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =		10,511	
Tax Description						Land Improvement Cost Estimates								
						Description	Rate		Size % Good		Cash Value			
						Wood Frame	27.77		64 50		888			
						Total Estimated Land Improvements					True Cash Value =		888	

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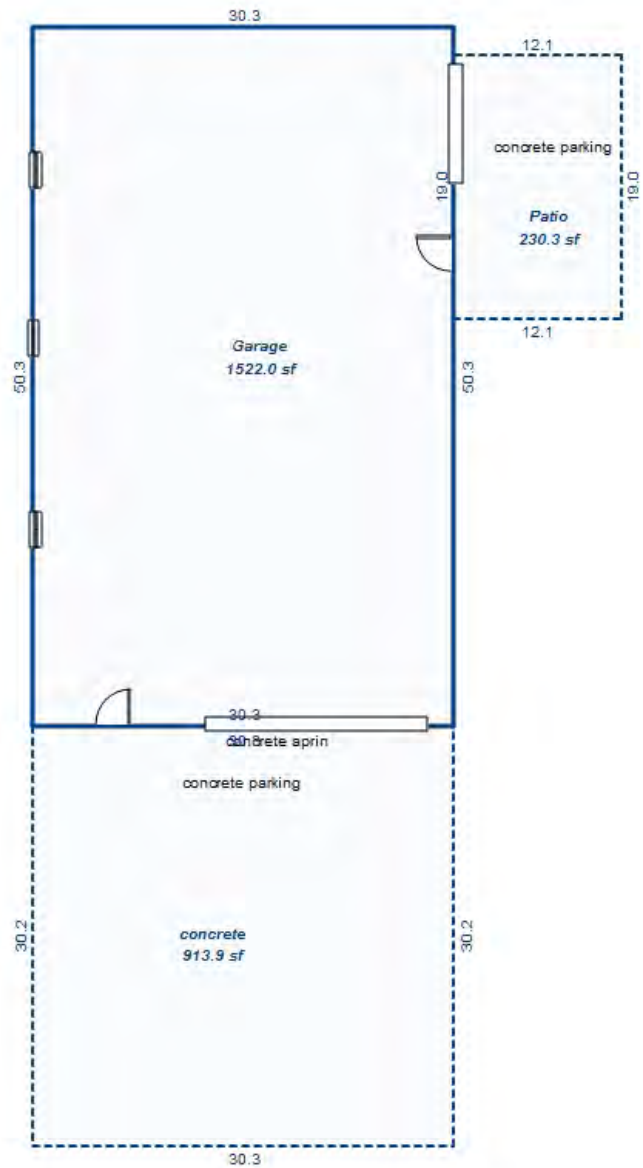
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
NORMAN RANDALL & CHRISTIE	NORMAN RANDALL M & CHRISTIE	0	07/18/2025	QC	09-FAMILY/RELATED ENTITY	2025-02117	PROPERTY TRANSFER	0.0						
INDIAN LAKES L C	NORMAN RANDALL & CHRISTIE	14,000	10/22/2010	WD	32-SPLIT VACANT	2010-4964SPLIT	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
SIXTH ST		School: LAKE CITY AREA SCHOOL DIST		Garage		05/03/2011		2011-0149		100%				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
NORMAN RANDALL M & CHRISTIE M TRUST 1562 S HILL ST LAKE CITY MI 49651		2026 Est TCV 106,117 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors * 93 & 94									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100		10,511	
					I 200' @ 250/	50.00	100.00	1.1892	0.7071	250	100		10,511	
					100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		21,022	
					Land Improvement Cost Estimates									
					Description				Rate	Size	% Good	Cash Value		
					D/W/P: 4in Ren. Conc.				8.17	913	0	0		
					D/W/P: Crushed Rock				2.26	230	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			Work Description for Permit 2011-0149, Issued 05/03/2011: DETACHED GARAGE 1500 SQ FT, 1 S,									
		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											
		X	PRIVATE RD											
		Who	When	What	2026	10,500	42,600	53,100			26,255C			
		TPC 12/27/2017 INSPECTED			2025	8,400	37,900	46,300			25,565C			
		TPC 04/19/2016 INSPECTED			2024	6,300	37,400	43,700			24,797C			
		TPC 06/17/2011 INSPECTED			2023	5,000	35,800	40,800			23,617C			
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Missaukee, Michigan



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 Gas	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: 2 Mech. Doors: 0 Area: 1522 % 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 X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 54,065 Total Depr Cost: 48,659 Estimated T.C.V: 82,720		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2011		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,054 949 Base Cost 1522 53,011 47,710 Totals: 54,065 48,659 Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 82,720						
		(5) Floors			No./Qual. of Fixtures									
		Kitchen: Other: Other:			Ex. Ord. Min									
		Lg Ord Small			No. of Elec. Outlets									
(1) Exterior		(6) Ceilings			(13) Plumbing									
Wood/Shingle Aluminum/Vinyl Brick Insulation					Many Ave. Few									
(2) Windows		(7) Excavation			Average Fixture(s)									
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish			Lump Sum Items:									
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



Sketch by Apex Sketch

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

Parcel Number: 009-010-017-67

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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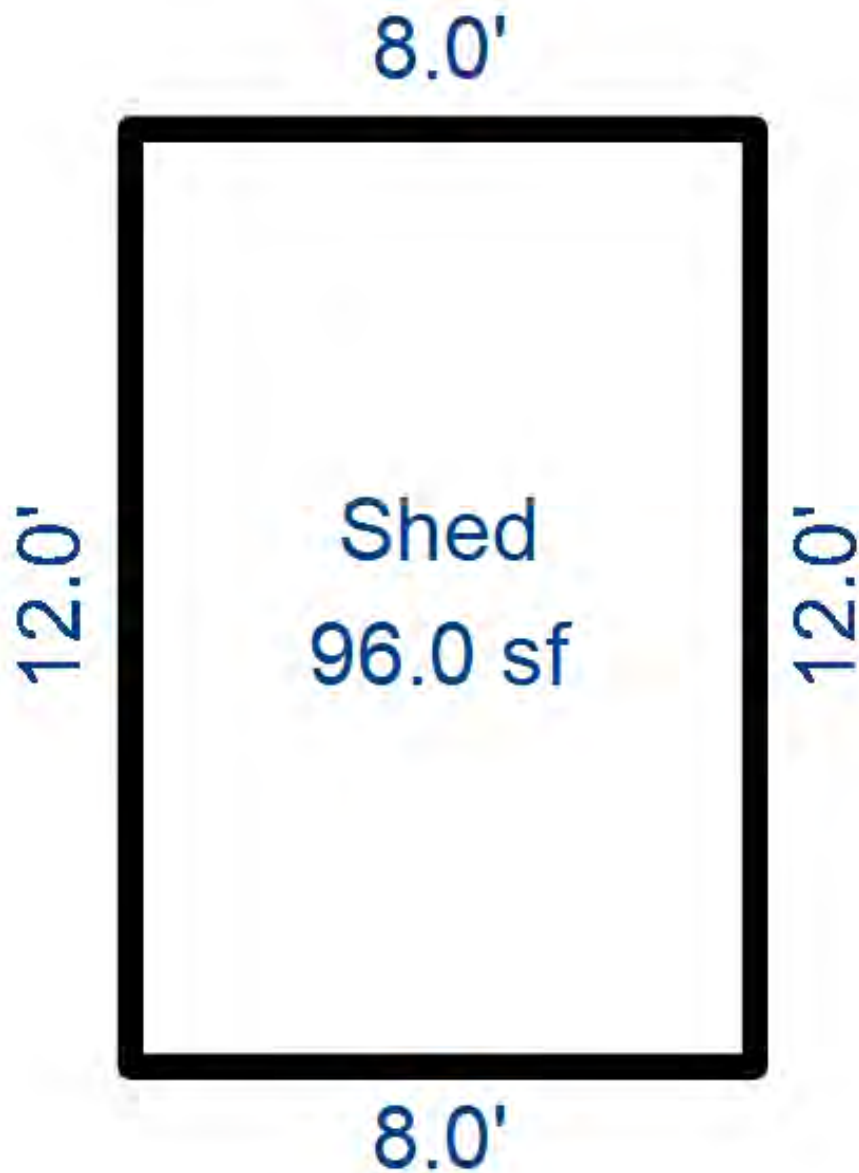
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0			
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0			
FISH THOMAS E LIVING TRUST	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	21-NOT USED/OTHER	2013-02542 QD	DEED	0.0			
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUST	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		2026 Est TCV 1,875									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors * PART OF LOT							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				A 200' @ 110/FF	15.00	50.00	1.9109	0.5946	110 100	1,875	
				15 Actual Front Feet, 0.02 Total Acres					Total Est. Land Value =		1,875
Tax Description											
2006P284 BEG N 28DEG 58' 47" W 265.18 FT FROM NE COR LOT 49 BIRCHAVEN BEACH THENCE S 64 DEG 54' 54" W 50.14 FT, N26 DEG 38' 26" W 14.98 FT, N64 DEG 54' 37" E 49.53 FT, S 28 DEG 58'47" E 15.01 FT TO POB. .0172 AC. SEC 10 T22N, R8W,		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							
		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		PRIVATE RD	2026	900	0	900			549C
				Who When What	2026	900	0	900			549C
				TPC 04/30/2021 INSPECTED	2025	800	0	800			535C
				TPC 12/27/2017 INSPECTED	2024	800	0	800			519C
				TPC 10/27/2015 INSPECTED	2023	600	0	600			495C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
CHECINSKI ANDRZEJ & MALGOR	MUDREY MICHAEL S & GINA M	277,700	12/19/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-03916	PROPERTY TRANSFER	100.0					
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGOR	0	05/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-02041	DEED	0.0					
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	16-LC PAYOFF	2016-02040	DEED	0.0					
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	16-LC PAYOFF	2015-02920	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MUDREY MICHAEL S & GINA M 1378 FOXCROFT RD EAST LANSING MI 48823		2026 Est TCV 11,769											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value			
				I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511			
				50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	10,511		
Tax Description				Land Improvement Cost Estimates									
BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W		X		Description							Rate	Size % Good	Cash Value
		X		Wood Frame							26.22	96 50	1,258
Comments/Influences		X		Total Estimated Land Improvements							True Cash Value =	1,258	
		X											



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Parcel Number: 009-010-017-69

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0			
INDIAN LAKES LLC	ZYSK DONALD & CAROLYN (H/W)	7,000	09/08/2005	WD	32-SPLIT VACANT	05-0/3460	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2026 Est TCV 17,678									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	100.00	50.00	1.1892	0.5946	250 100	17,678
					100 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 17,678						
Tax Description											
BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574 A 8/2017 SPLIT .0574 A TO 009-010-017-96		X									
BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28E 57M E 100 FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48 AC-- SEC 10 T22N R8W		X									
Comments/Influences		X									
8/2017 SPLIT .574 A TO 010-017-96											
05-0/3460 11-12 FROM 010-017-00 FOR 06											
											
		X									

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
MOORE SHERMAN W & JUDITH G	MOORE SHERMAN W & JUDITH G	0		12/21/2023	QC	15-LADY BIRD		2024-01747	PROPERTY TRANSFER	0.0		
INDIAN LAKES LLC	MOORE SHERMAN & JUDITH (H/	3,900		09/05/2005	WD	32-SPLIT VACANT		05-0/3577	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MOORE SHERMAN & JUDITH G P O BOX 382 Lake City MI 49651		2026 Est TCV 10,511										
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements				* Factors *						
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC-- SEC 10 T22N R8W						I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511
Comments/Influences						50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511						
05 Split .057 Ac from 010-017 for 06												
		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				2026	5,300	0	5,300			3,890C		
TPC 05/30/2022 INSPECTED				2025	4,200	0	4,200			3,788C		
TPC 04/30/2021 INSPECTED				2024	4,500	0	4,500			3,675C		
TPC 12/27/2017 INSPECTED				2023	3,500	0	3,500			3,500S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0			
FISH THOMAS E LIVING TRUST	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	21-NOT USED/OTHER	2013-02543	DEED	0.0			
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUST	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0			
INDIAN LAKES LLC	FISH THOMAS (NO MARITAL ST	5,200	04/25/2005	WD	32-SPLIT VACANT	05-0/1436	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		2026 Est TCV 16,335									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				I 200' @ 250/	90.00	50.00	1.2209	0.5946	250 100	16,335	
				90 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =	16,335
Tax Description											
SEC 10 T22N R8W (0*2005) BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28 DEG 58'47"E 88.76 TO POB. .1040A		X									
Comments/Influences		X									
05 Split .10 from 017-00 for 06		X									



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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH GLENN	SMITH GLEN & SARAH	0	10/07/2020	WD	09-FAMILY/RELATED ENTITY	2020-03214	PROPERTY TRANSFER	0.0			
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	WD	09-FAMILY/RELATED ENTITY	2020-03213	PROPERTY TRANSFER	0.0			
SMITH ROBERT I	SMITH ROBERT I TRUST	0	11/19/2019	WD	09-FAMILY/RELATED ENTITY	2019-03697	DEED	0.0			
INDIAN LAKES LLC	SMITH ROBERT I & IRENE M	7,000	02/11/2005	WD	32-SPLIT VACANT	05-0/526	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SMITH GLEN & SARAH 16802 YORKSHIRE LIVONIA MI 48154		2026 Est TCV 17,810									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		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	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	101.00	50.00	1.1863	0.5946	250 100	17,810
Tax Description					101 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 17,810						
SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L											
Comments/Influences											
05 Split from 017-00 for 06											
		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			2026	8,900	0	8,900			4,000C
		TPC 12/27/2017 INSPECTED			2025	7,100	0	7,100			3,895C
		TPC 03/30/2015 INSPECTED			2024	5,700	0	5,700			3,778C
					2023	4,300	0	4,300			3,599C

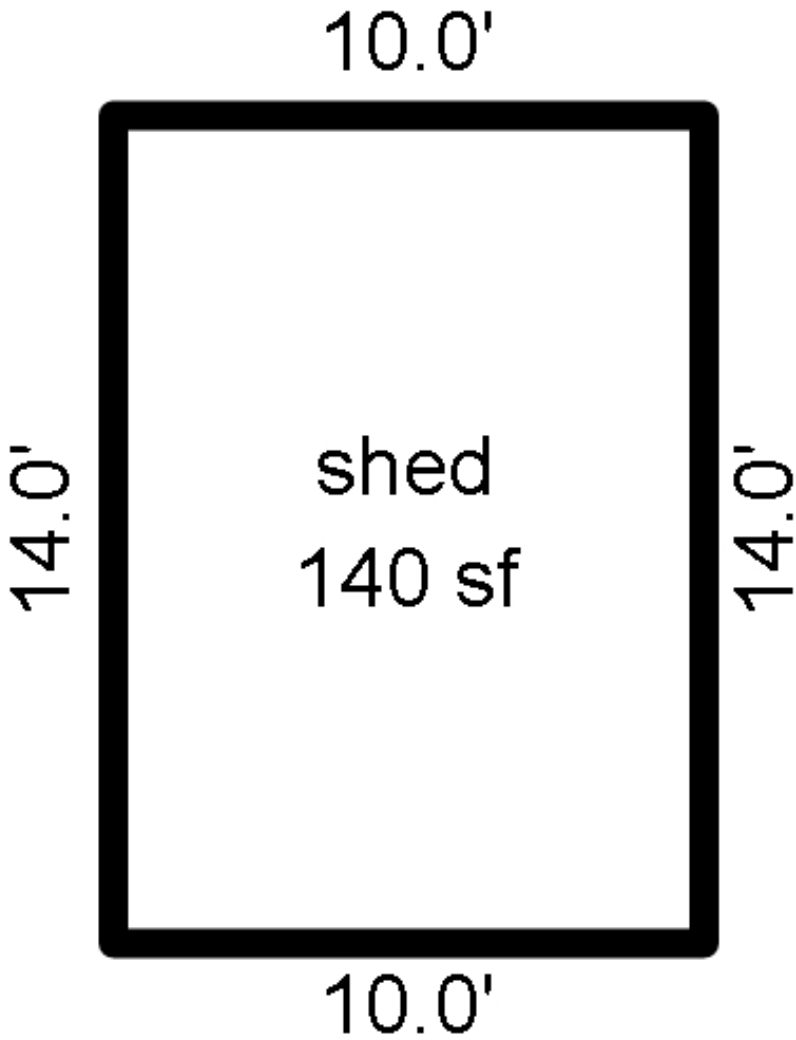
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*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

concrete parking



03/24/2026

A photograph of a tan-colored garage with a dark brown door and two small windows, situated next to a white house. A black SUV is parked in the driveway. The background shows trees with autumn foliage.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	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 Gas	Area	Type	Year Built: 2010 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: 912 % Good: 0 Storage Area: 228 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S			Drywall Paneled													Plaster Wood T&G		
Yr Built 2010		Remodeled 0	Ex												X	Ord		Min
Condition: Average		Size of Closets																
Room List		Doors:													Solid	X	H.C.	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures														
				Ex.			X	Ord.		Min								
				No. of Elec. Outlets														
				Many			X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
		(8) Basement																
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	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 Cls C Blt 2010

(11) Heating System: Forced Air w/ Ducts

Ground Area = 0 SF Floor Area = 0 SF.

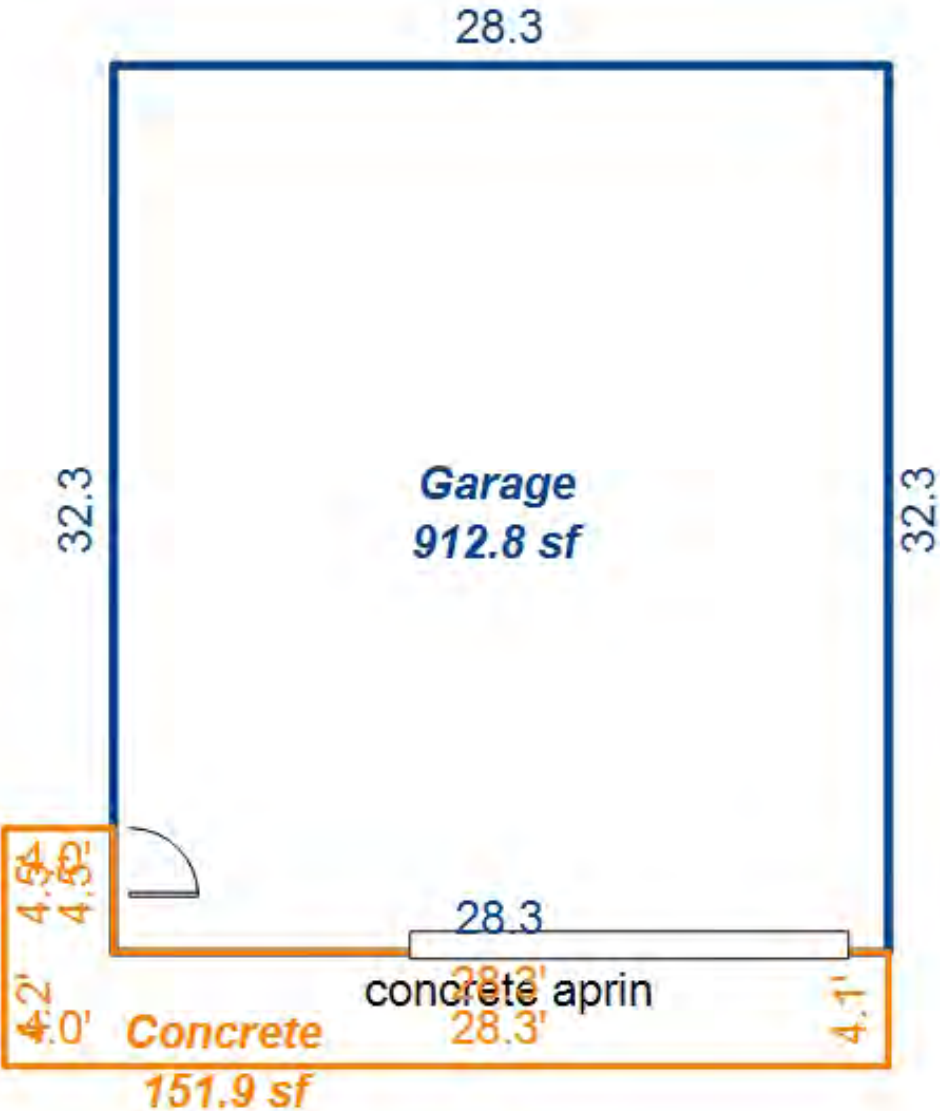
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				912	33,197	29,877
Storage Over Garage				228	3,019	2,717
Door Opener				1	527	474
Totals:					36,743	33,068

Notes: GARAGE

ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 40,674

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

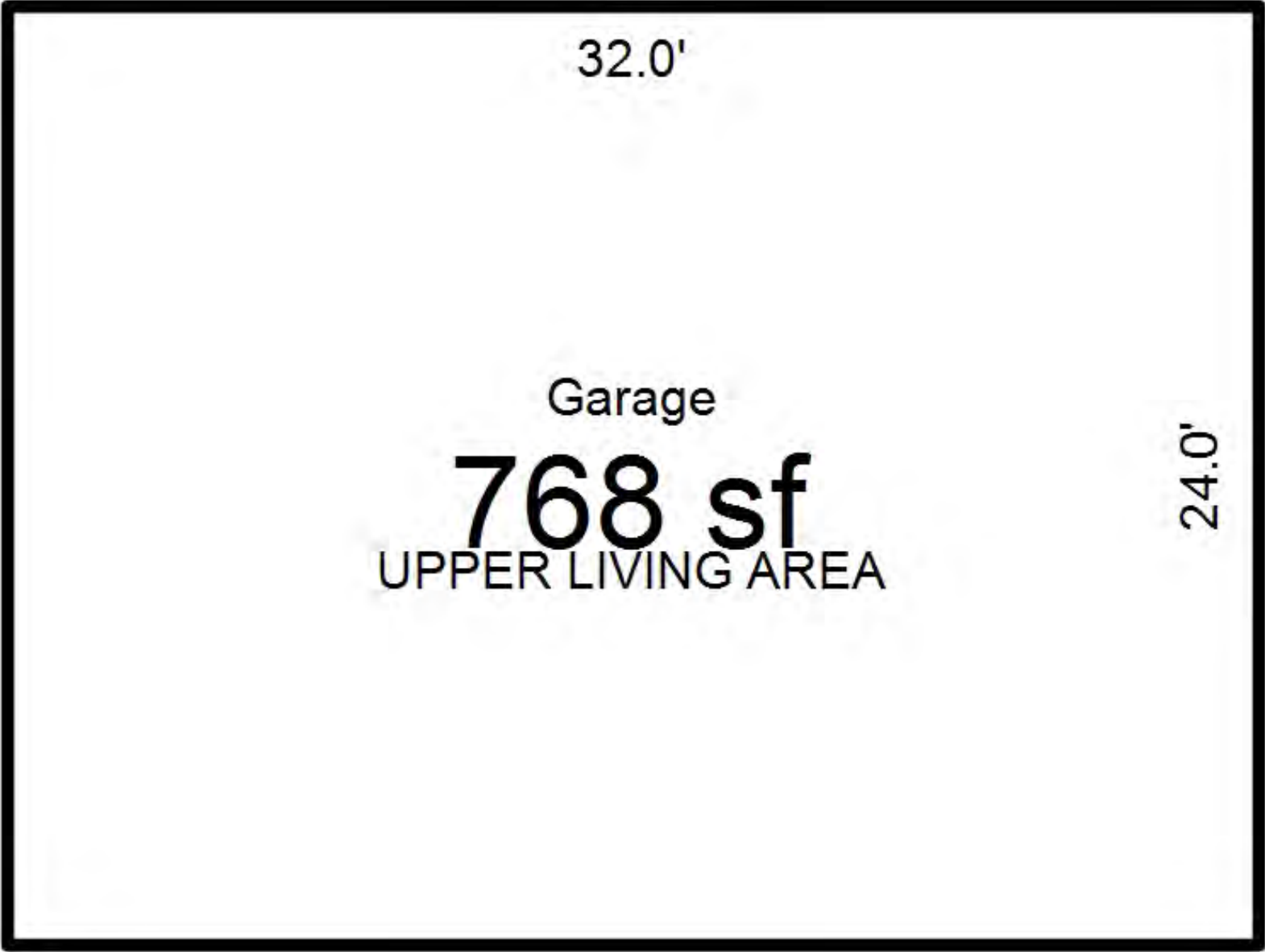


03/24/2026

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G								
Building Style: GRG		Trim & Decoration		Size of Closets					Class: C Effec. Age: 15 Floor Area: 512 Total Base New : 94,030 Total Depr Cost: 79,926 Estimated T.C.V: 98,309		E.C.F. X 1.230				
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 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service								
(1) Exterior		(6) Ceilings		X Drywall			No./Qual. of Fixtures Ex. X Ord. Min								
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			No. of Elec. Outlets Many X Ave. Few								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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	(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joints: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle														
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2006 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 512 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 Overhang 512 Total: 44,431 37,766 Other Additions/Adjustments Exterior Stone Veneer 50 1,829 1,555 Plumbing Average Fixture(s) 1 1,422 1,209 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 768 35,382 30,075 Door Opener 2 1,054 896 Water/Sewer Public Sewer 1 1,465 1,245 Water Well, 100 Feet 1 5,734 4,874 Built-Ins Appliance Allow. 1 2,713 2,306 Local Cost Items SANITARY SEWER 1 0 0 Totals: 94,030 79,926 Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 98,309															

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



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

Parcel Number: 009-010-017-78

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		0	05/25/2022	PTA	09-FAMILY/RELATED ENTITY	2022-01736	PROPERTY TRANSFER	0.0				
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN E	300,000	10/24/2016	LC	09-FAMILY/RELATED ENTITY	2016-03618	PROPERTY TRANSFER	0.0				
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0				
INDIAN LAKES, LLC	PAPENFUSS MARJORIE	5,000	06/01/2004	WD	21-NOT USED/OTHER	04-0/2628	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 HIGHBROOK MIDLAND MI 48642		2026 Est TCV 14,247										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					I 200' @ 250/	75.00	50.00	1.2779	0.5946	250	100	.
					75 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =	14,247
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.										
SEC 10 T22N R8W (0*2004) .0861 A M/L												
BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.												
Comments/Influences												
		Topography of Site										
		X 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	
		Who When What			2026	7,100	0	7,100			817C	
		TPC 04/30/2021 INSPECTED			2025	5,700	0	5,700			796C	
		TPC 12/27/2017 INSPECTED			2024	4,500	0	4,500			773C	
		TPC 03/30/2015 INSPECTED			2023	3,500	0	3,500			737C	
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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.				
FLEISCHMAN JOSEPH B & SUSA	FLEISCHMAN JOSEPH B & SUSA	0	03/07/2024	WD	15-LADY BIRD	2024-00558	PROPERTY TRANSFER	0.0				
		3,500	09/01/2002	WD	33-TO BE DETERMINED	02-0:5181	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		11/12/2010		20100703		100%		
Owner's Name/Address		P.R.E. 0%										
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353		MAP #:										
		2026 Est TCV 43,301 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511	
					50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value = 10,511	
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: Asphalt Paving				3.10	360	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							
					Work Description for Permit 20100703, Issued 11/12/2010: DETACHED GARAGE, POURED FOUNDATION WOOD FRAME							
		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	2026	5,300	16,400	21,700				13,700C
		TPC 04/30/2021	INSPECTED		2025	4,200	17,700	21,900				13,340C
		TPC 12/27/2017	INSPECTED		2024	4,500	15,300	19,800				12,939C
		TPC 03/30/2015	INSPECTED		2023	3,500	13,300	16,800				12,323C

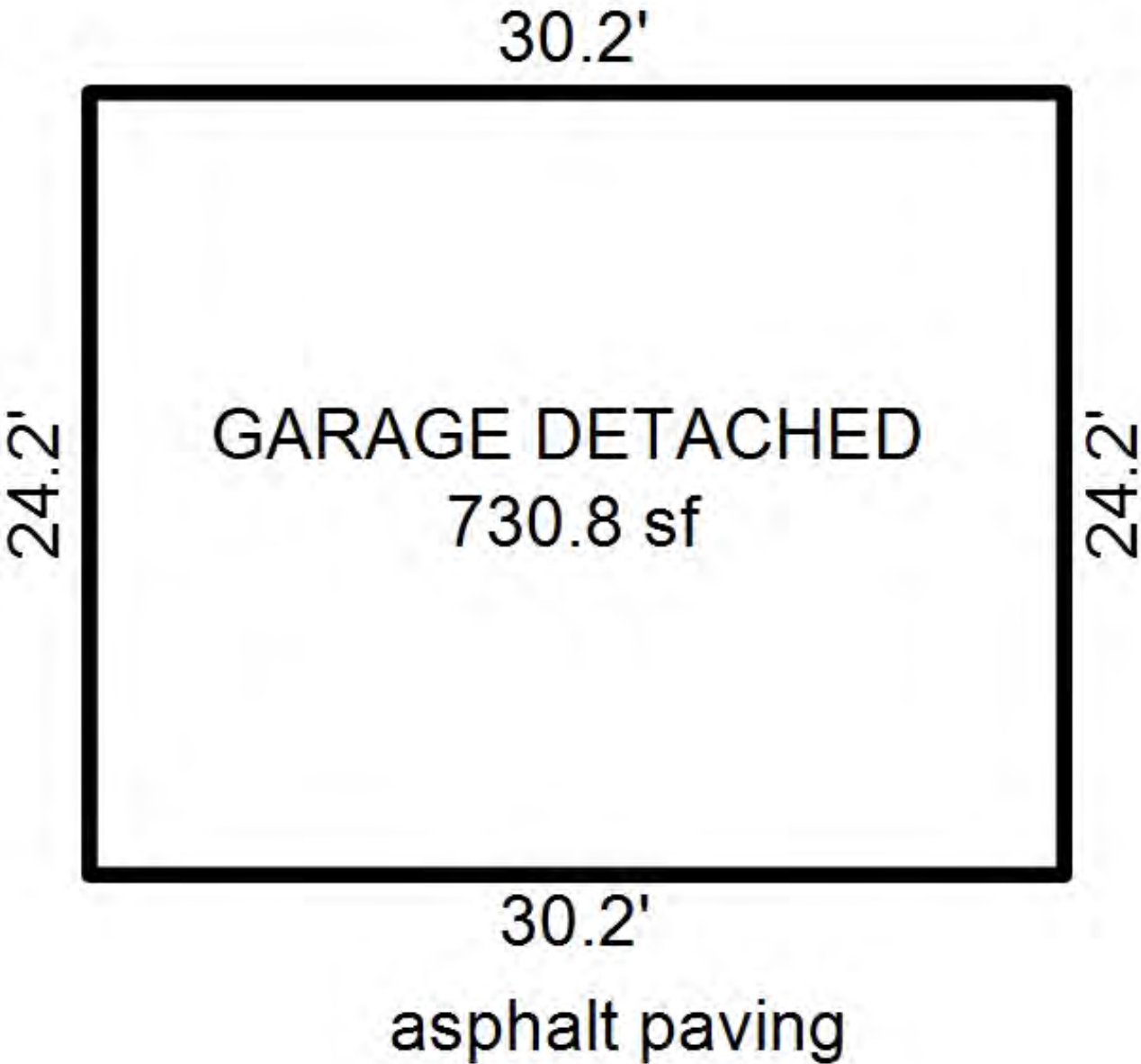
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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 Gas	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 730 % 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											
Building Style: GRG			Drywall Paneled		Plaster Wood T&G											
Yr Built 2011		Remodeled 0			Ex		Ord		Min		Trim & Decoration					
Condition: Average		Size of Closets			Lg		Ord		Small		X No Heating/Cooling					
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace		(12) Electric					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				0 Amps Service		No./Qual. of Fixtures					
(1) Exterior		(6) Ceilings			Ex.		Ord.		Min		No. of Elec. Outlets					
	Wood/Shingle Aluminum/Vinyl Brick Insulation										(13) Plumbing					
(2) Windows		(7) Excavation			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Cost Est. for Res. Bldg: 1 Single Family GRG					
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0							(14) Water/Sewer					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
(3) Roof		(9) Basement Finish			Lump Sum Items:						Notes:					
	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:					
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:							Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,763 Total Depr Cost: 25,886 Estimated T.C.V: 31,840		E.C.F. X 1.230			
Chimney:											Bsmnt Garage:					
											Carport Area: Roof:					

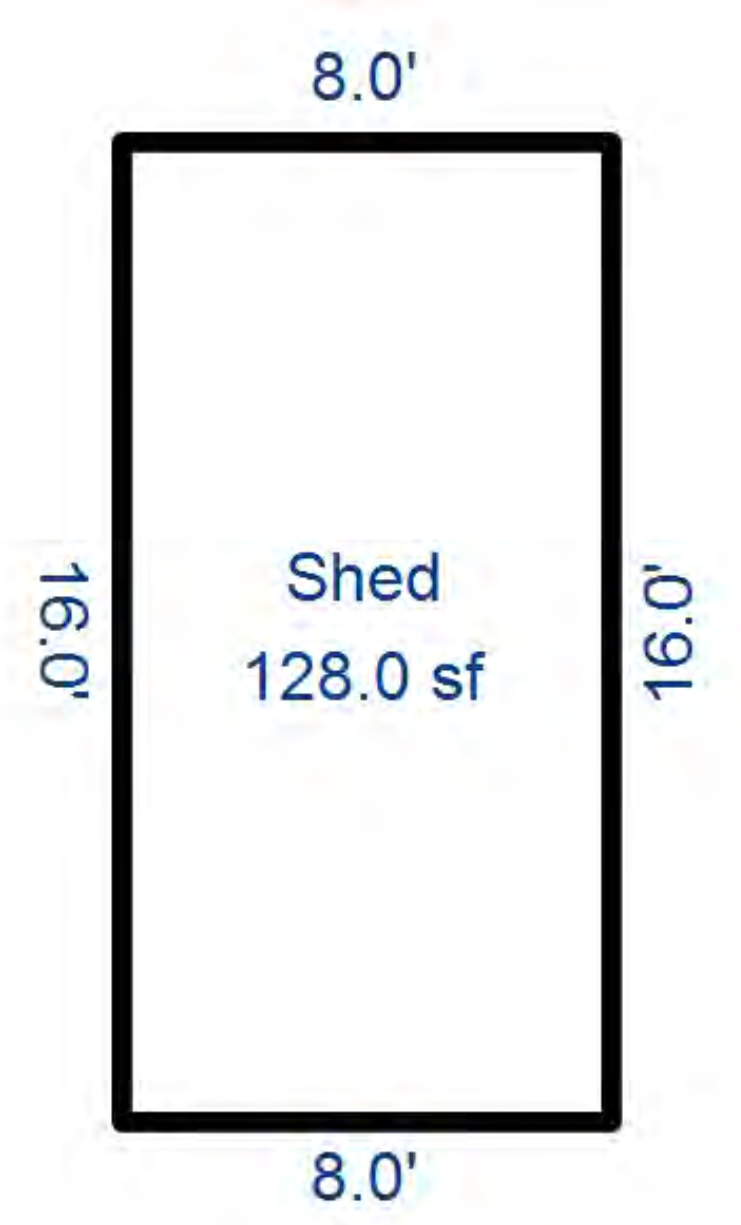
*** Information herein deemed reliable but not guaranteed***



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

03/24/2026

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



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

Parcel Number: 009-010-017-82

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FORCHE LIVING TRUST KURT &	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY/RELATED ENTITY	2106-01523	DEED	0.0				
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY/RELATED ENTITY	2016-01525	DEED	0.0				
HUMMEL GREGORY & COURTNEY	FORCHE LIVING TRUST KURT &	183,500	05/16/2014	WD	03-ARM'S LENGTH	2014-01799	PROPERTY TRANSFER	100.0				
CLIFF THOMAS E & WEIGAND	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	03-ARM'S LENGTH	2011-01763	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015		2026 Est TCV 10,511										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511	
				50 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	10,511
Tax Description												
SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1, THS 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT S 28 DEG 58'47"E 50 FT TO POB. .0574A.		X										
Comments/Influences		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.					
DEBOER DONALD A ESTATE		DEBOER JULIE		0		12/11/2025		WD		06-COURT JUDGEMENT		2026-00081		DEED		0.0					
DEBOER DON				0		02/22/2025		OTH		07-DEATH CERTIFICATE		2025-01613		OTHER		0.0					
Property Address				Class: RESIDENTIAL-VACANT				Zoning:		Building Permit(s)				Date		Number		Status			
S BIRCHAVEN BEACH DR				School: LAKE CITY AREA SCHOOL DIST																	
				P.R.E. 0%																	
Owner's Name/Address				MAP #:																	
DEBOER JULIE 2383 S MCGEE RD LAKE CITY MI 49651				2026 Est TCV 10,511																	
				Improved		X		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
				Public Improvements				* Factors *													
								Description		Frontage		Depth		Front		Depth		Rate %Adj. Reason		Value	
Tax Description								I 200' @ 250/		50.00		50.00		1.4142		0.5946		250 100		10,511	
SEC 10 T22N R8W (0*2002) PCL 14A AS RECORDED IN BOOK OF SURVEYS S-4 P 166. .0574A.				X				50 Actual Front Feet,		0.06		Total Acres				Total Est. Land Value =		10,511			
Comments/Influences																					
				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																	
				X PRIVATE RD				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
				Who		When		What		2026		5,300		0		5,300				321C	
				TPC 04/22/2025		INSPECTED				2025		4,200		600		4,800				313C	
				TPC 04/30/2021		INSPECTED				2024		4,500		600		5,100				304C	
				TPC 03/20/2018		INSPECTED				2023		3,500		500		4,000				290C	
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Parcel Number: 009-010-017-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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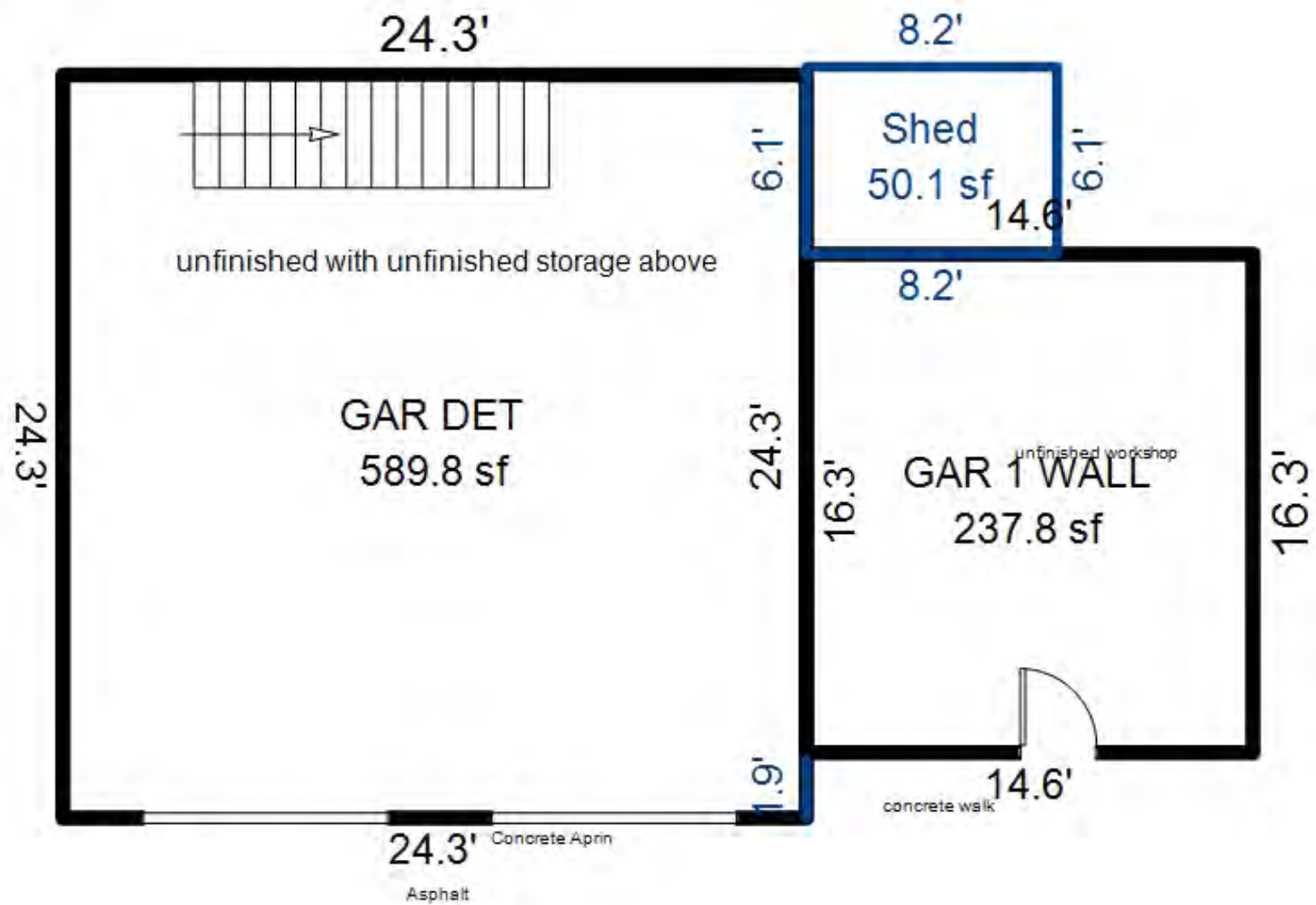
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
WARD DAVID & MARILYN FAMIL	RYAN DAVID & PAMELA M	1	10/21/2014	QC	21-NOT USED/OTHER	2014-03644	DEED	100.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
1374 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
RYAN DAVID & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	2026 Est TCV 54,048 TCV/TFA: 0.00								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 10 T22N R8W (0*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50 FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value I 200' @ 250/ 50.00 50.00 1.4142 0.5946 250 100 10,511 50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511						
Comments/Influences	X	Dirt Road	Land Improvement Cost Estimates						
	X	Gravel Road	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 650 0 0 Wood Frame 37.46 50 50 936						
	X	Paved Road	Residential Local Cost Land Improvements						
	X	Storm Sewer	Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 94 940 Total Estimated Land Improvements True Cash Value = 1,876						
	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
	Who	When	What	2026	5,300	21,700	27,000		19,184C
	TPC 04/30/2021	INSPECTED		2025	4,200	23,300	27,500		18,680C
	TPC 12/27/2017	INSPECTED		2024	4,500	20,200	24,700		18,119C
	TPC 04/04/2016	INSPECTED		2023	3,500	17,600	21,100		17,257C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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 Gas	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: 2 Mech. Doors: 0 Area: 589 % Good: 0 Storage Area: 484 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 X No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 42,339 Total Depr Cost: 33,871 Estimated T.C.V: 41,661		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG			Drywall Paneled											Plaster Wood T&G
Yr Built 2002	Remodeled 0	Ex	Ord	X	Min	Central Air Wood Furnace			Total Base New : 42,339 Total Depr Cost: 33,871 Estimated T.C.V: 41,661		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets												
Room List		Doors:	Solid	X	H.C.	(12) Electric 100 Amps Service			Total Base New : 42,339 Total Depr Cost: 33,871 Estimated T.C.V: 41,661		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 589 24,279 19,423 Storage Over Garage 484 6,408 5,126 Door Opener 2 1,054 843 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,589 -2,071 Base Cost 237 13,187 10,550 Totals: 42,339 33,871		Cls C Blt 2002				
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												
(2) Windows		(8) Basement			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		Notes: GARAGE & WORKSHOP ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 41,661				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

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



Parcel Number: 009-010-017-86

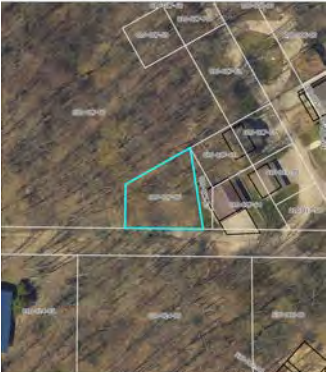
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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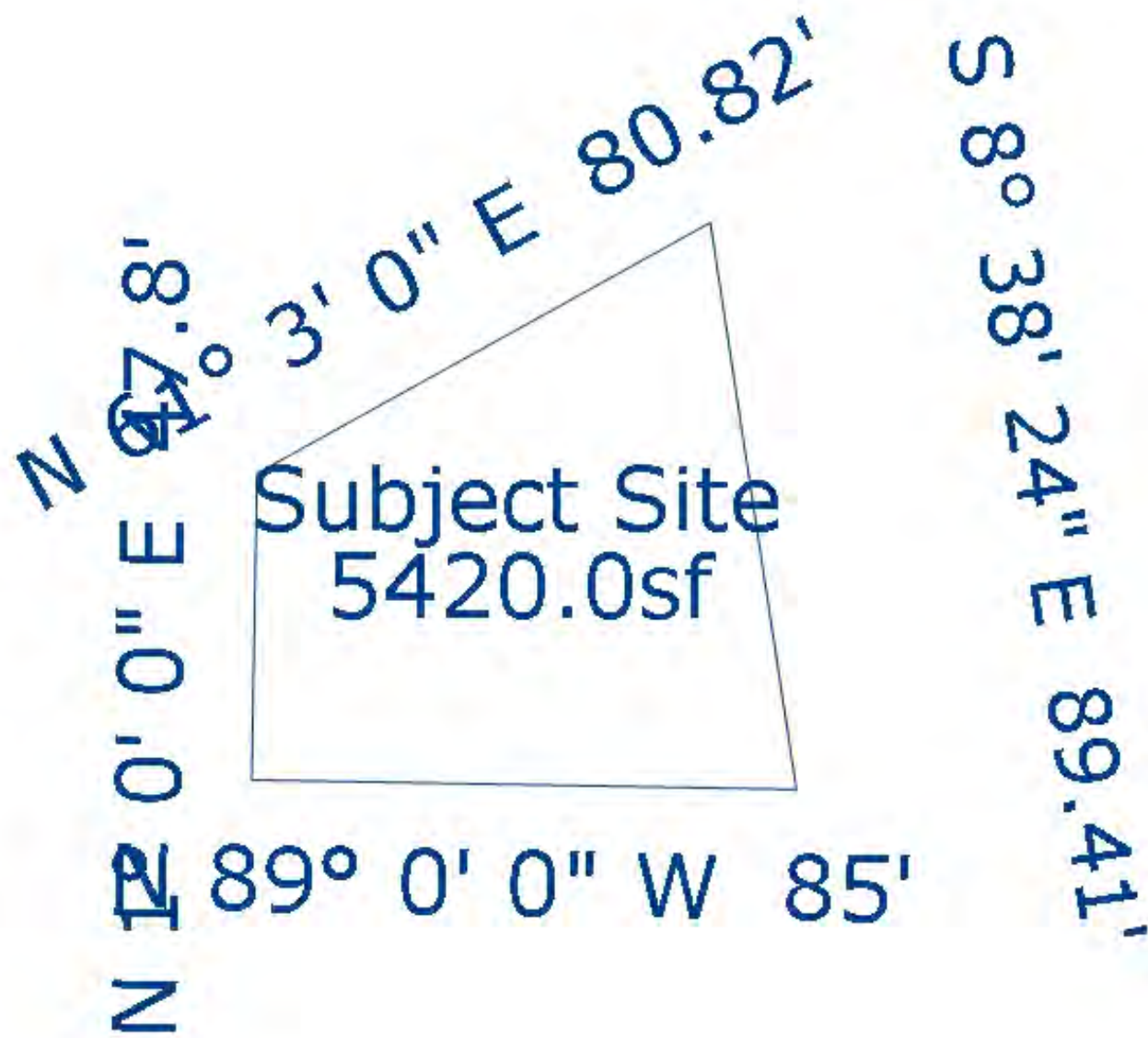
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES L C	MCGRAW KENNETH E TRUST	12,000	10/15/2019	WD	32-SPLIT VACANT	2019-03218	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MCGRAW KENNETH E TRUST C/O MCGRAW SCOTT 61644 WINDRIDGE COURT CENTREVILLE MI 49032		2026 Est TCV 16,630									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	85.00	63.77	1.2385	0.6319	250 100	16,630
					85 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 16,630						
Tax Description											
SEC10T22NR8W BEG S61DEG03'W89.37FT S28DEG57'E 30.55FT, N89DEGW93.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N89DEGW85FT, 01DEGE47.8 FT, N61DEG03'E 80.8FT, S08DEG38'15"E 89.42FT TO POB. 9/9/2019 SPLIT FROM 010-017-00											
Comments/Influences											
Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ; Parent Parcel(s): 009-010-017-00; Child Parcel(s): 009-010-017-86;											

											
Topography of Site											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2026	8,300	0	8,300			2,047C			
TPC 04/30/2021 INSPECTED		2025	6,700	0	6,700			1,994C			
		2024	5,000	0	5,000			1,935C			
		2023	3,500	0	3,500			1,843C			

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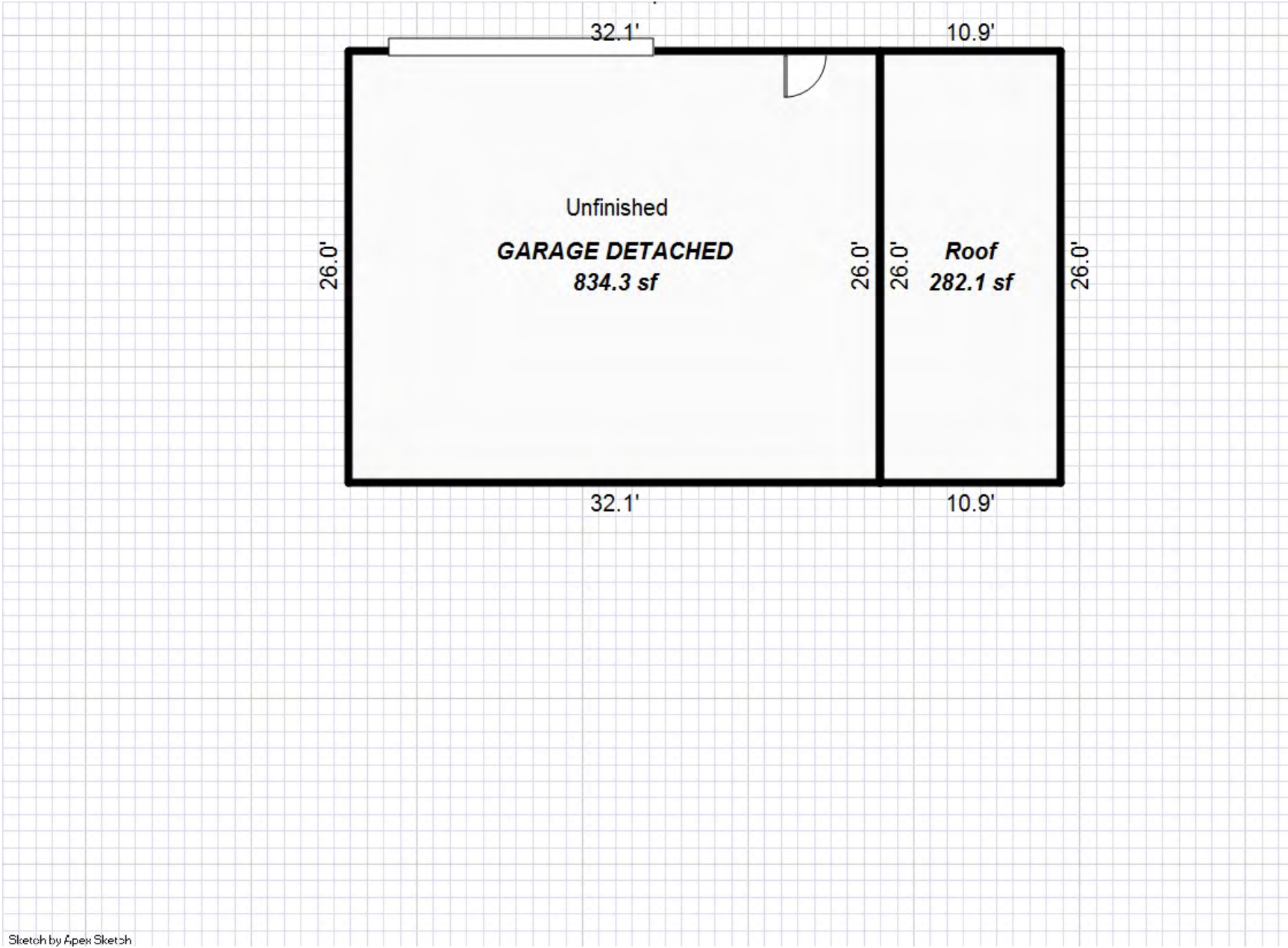


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331		2026 Est TCV 53,528 TCV/TFA: 0.00									
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	65.80	50.00	1.3204	0.5946	250 100	12,915
					66 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =						12,915
Tax Description					Land Improvement Cost Estimates						
SEC 10 T22N R8W (0*2024) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 65.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG 13'32"W 65.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. ..0755A.		X	Dirt Road								
SPLIT 10/01/2024 FROM 009-010-017-81;			Gravel Road								
Comments/Influences			Paved Road								
Split/Comb. on 10/01/2024 completed 10/01/2024 TIM ;			Storm Sewer								
Parent Parcel(s): 009-010-017-81;			Sidewalk								
Child Parcel(s): 009-010-017-87,			Water								
		X	Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			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		2026	6,500	20,300	26,800			15,032C			
TPC 04/30/2021 INSPECTED		2025	5,200	21,800	27,000			14,637C			
		2024	0	0	0			0			
		2023	0	0	0			0			

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 282	Type Roof Cover Onl	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: 834 % 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									
Building Style: GRG			Drywall Paneled		Plaster Wood T&G									
Yr Built 2013		Remodeled 0			Ex		Ord		Min					
Condition: Average		Size of Closets			Lg		Ord		Small					
Room List		Doors:		Solid			H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family GRG				Cls C Blt 2013	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Ex.		Ord.		Min		(11) Heating System: No Heating/Cooling			
(2) Windows		(8) Basement			No. of Elec. Outlets				Ground Area = 0 SF Floor Area = 0 SF.					
	Many Avg. Few		Large Avg. Small		Many				Ave.		Few			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(13) Plumbing				Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
(3) Roof		(10) Floor Support			Average Fixture(s)				Building Areas					
	Gable Hip Flat		Gambrel Mansard Shed		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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	
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer				Other Additions/Adjustments					
Chimney:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
					Lump Sum Items:				Base Cost				834 30,966 27,869	
									Door Opener				1 527 474	
									Deck					
									w/Roof (Roof portion)				282 4,337 3,903	
									Totals:				35,830 32,246	
									Notes:					
									ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:				39,663	

*** 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-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MAXWELL TODD & MAXWELL NANCY 36851 LANSBURY LN FARMINGTON MI 48335		2026 Est TCV 15,649									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	85.00	50.00	1.2385	0.5946	250 100	15,649
					85 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =						15,649
Tax Description											
SEC 10 T22N R8W BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 24 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 35 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 85 FT N 66 DEG 48'19"E 50 FT, S18 DEG 13'32" E 50 FT TO POB. .098A. COMBINE ON 10/30/2025 FROM 009-010-017-76 & 009-010-017-88.		X									
Comments/Influences											
Split/Comb. on 07/21/2025 completed 07/21/2025 TIM ; Parent Parcel(s): 009-010-017-88, 009-010-017-76											
											
		Topography of Site									
		Level									
		Rolling									
		X Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		X Wetland									
		X Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	7,800	0	7,800			4,629C
		TPC 04/22/2025 INSPECTED			2025	0	0	0			0
		TPC 04/30/2021 INSPECTED			2024	0	0	0			0
					2023	0	0	0			0

Parcel Number: 009-010-017-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2026 Est TCV 54,334 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100	10,511		
					50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	10,511	
Tax Description													
SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
Comments/Influences		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	5,300	21,900	27,200			16,421C		
		TPC 04/30/2021	INSPECTED		2025	4,200	23,600	27,800			15,990C		
		TPC 12/27/2017	INSPECTED		2024	4,500	20,300	24,800			15,510C		
		TPC 03/30/2015	INSPECTED		2023	3,500	17,800	21,300			14,772C		
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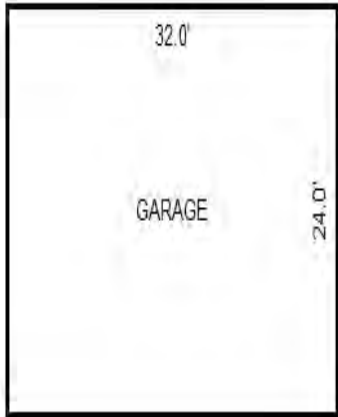


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*** Information herein deemed reliable but not guaranteed***

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	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	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: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 500 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: 15 Floor Area: 0 Total Base New : 41,016 Total Depr Cost: 34,864 Estimated T.C.V: 42,883		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																																																																																	
Building Style: GRG			Drywall Paneled												Plaster Wood T&G																																																																														
Yr Built 2002		Remodeled 0	Ex												Ord		Min																																																																												
Condition: Average		Size of Closets																																																																																											
Room List		Doors:												Solid		H.C.																																																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 1,209 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 29,207 24,826 Storage Over Garage 500 6,620 5,627 Door Opener 2 1,054 896 Built-Ins Appliance Allow. 1 2,713 2,306 Totals: 41,016 34,864 Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 42,883		Cls C Blt 2002																																																																																			
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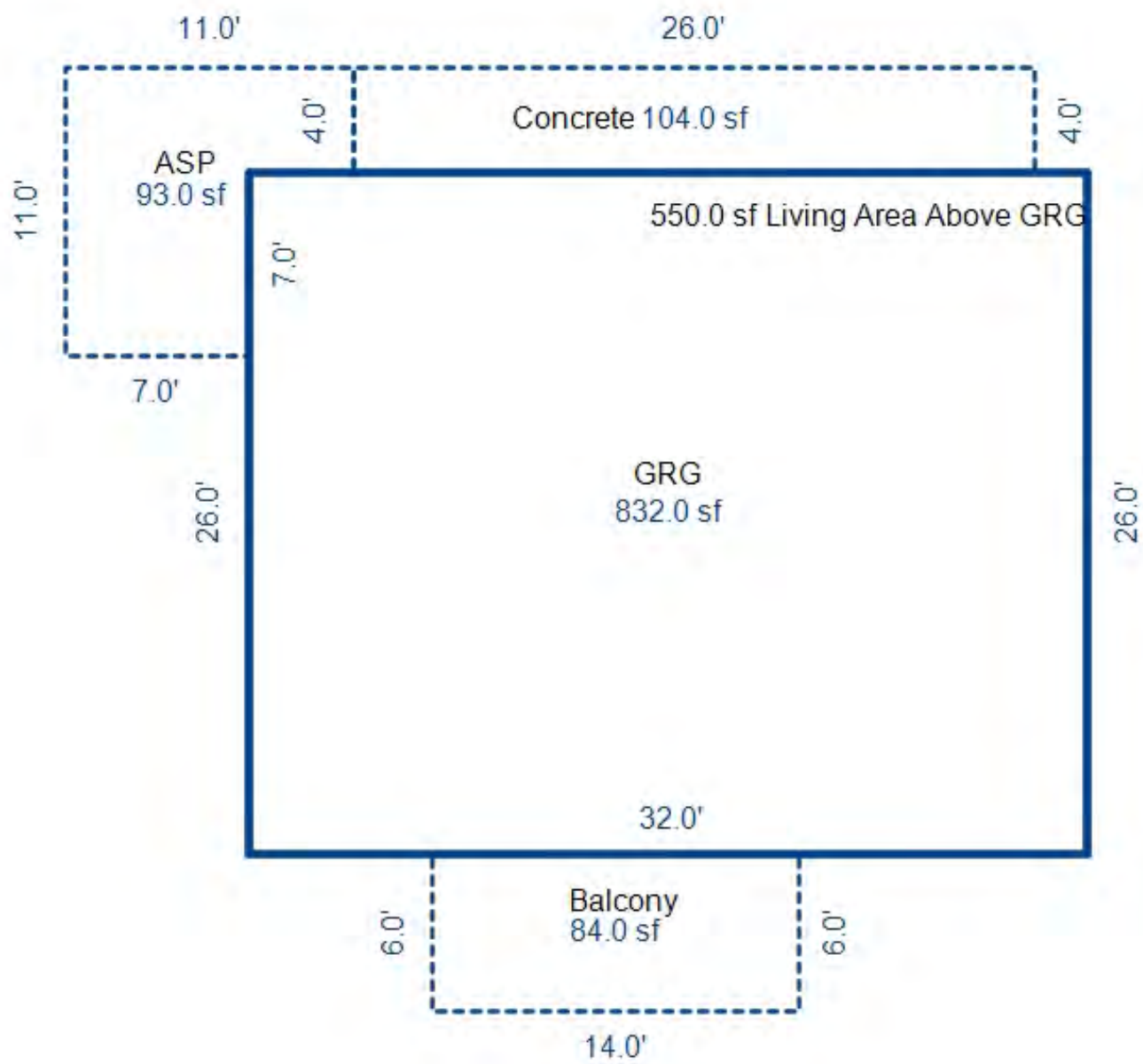
Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	03-ARM'S LENGTH	2016-02874	PROPERTY TRANSFER	100.0				
SAVAGE JOSEPH EDWARD		0	12/07/2010	AFF	07-DEATH CERTIFICATE	2011-00365DC	PROPERTY TRANSFER	0.0				
SAVAGE JOSEPH E & STEPAHNI	SAVAGE WILLIAM ETAL	0	09/09/2004	QC	07-DEATH CERTIFICATE	2011-364QC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
1514 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023		2026 Est TCV 87,606 TCV/TFA: 210.59										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					I 200' @ 250/	50.00	40.00	1.4142	0.5623	250 100	9,941	
					50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =	9,941
Tax Description												
2016-02874 COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO 1 OF MISSAUKEE LAKE; THENCE S28DEGS7'00"E 47.88 FEET ALONG THE WEST LINE OF A 40 FOOT EASEMENT TO THE POINT OF BEGINNING; THENCE S28DEGS7'00"E 50 FEET ALONG SAID EASEMENT LINE; THENCE S61DEG03'00"W 40 FEET; THENCE N28DEGS7'00"W 50 FEET; THENCE N6LDEG03'00"E 40 FEET TO THE POINT OF BEGINNING. (BEING A PART OF THE NE Y. OF SECTION 10, T22N, R8W) FORMERLY ABV AS: SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water							
		X			Sewer			D/W/P: Asphalt Paving 3.10 1000 0 0				
		X			Electric			D/W/P: 4in Ren. Conc. 8.17 104 0 0				
		X			Gas			Residential Local Cost Land Improvements				
					Curb			Description				
					Street Lights			Rate				
					Standard Utilities			Size % Good				
					Underground Utils.			Cash Value				
								LAND IMPROVE 1000 1,000.00 1 95 950				
								Total Estimated Land Improvements True Cash Value = 950				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	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: 2 Mech. Doors: 0 Area: 832 % 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						84	Wood Balcony																																																								
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Yr Built 2002		Remodeled 0			Ex		Ord		Min																																																											
Condition: Average		Size of Closets			Lg		Ord		Small																																																											
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace																																																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric 0 Amps Service																																																											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex.		Ord.		Min																																																							
	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets				Many		Ave.		Few																																																							
(2) Windows		(7) Excavation			(13) Plumbing				1 Average Fixture(s)																																																											
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer																																																											
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																											
	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support				Lump Sum Items:																																																											
Chimney:					Joists: Unsupported Len: Cntr.Sup:																																																															
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002 (11) Heating System: Electric Baseboard Ground Area = 0 SF Floor Area = 416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>416</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>36,100</td> <td>28,880</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,422</th> <th>1,138</th> </tr> </thead> <tbody> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>84</td> <td>3,669</td> <td>2,935</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>832</th> <th>30,909</th> <th>24,727</th> </tr> </thead> <tbody> <tr> <td>Door Opener</td> <td>2</td> <td>1,054</td> <td>843</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>1</th> <th>1,465</th> <th>1,172</th> </tr> </thead> <tbody> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>2,675</td> </tr> </tbody> </table> Local Cost Items <table border="1"> <thead> <tr> <th>SANITARY SEWER</th> <th>1</th> <th>0</th> <th>0</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td></td> <td>77,963</td> <td>62,370</td> </tr> </tbody> </table> Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 76,715															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	416			Total:				36,100	28,880	Average Fixture(s)	1	1,422	1,138	Balcony				Wood Balcony	84	3,669	2,935	Base Cost	832	30,909	24,727	Door Opener	2	1,054	843	Public Sewer	1	1,465	1,172	Water Well, 50 Feet	1	3,344	2,675	SANITARY SEWER	1	0	0	Totals:		77,963	62,370
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ZYSK CAROLYN D	CHECINSKI ANDRZEJ & CHECINSKI	1	08/10/2017	QC	09-FAMILY/RELATED ENTITY	2017-02483	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
1543 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		08/22/2017		2017-0395		100%			
Owner's Name/Address		P.R.E. 100% 06/16/2023											
CHECINSKI ANDRZEJ & CHECINSKI MALGO 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		MAP #:											
		2026 Est TCV 56,771 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100		10,511
					50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =		10,511
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					Residential Local Cost Land Improvements								
					Description					Rate	Size % Good		Cash Value
					LAND IMPROVE 1000				0.00	0 50		500	
					Total Estimated Land Improvements True Cash Value = 500								
					Work Description for Permit 2017-0395, Issued 08/22/2017: NEW RESI R4 USE DETACHED GARAGE, POURED FOUNDATION. N/A=FUEL & MECHANIAL. PUB LIC SEWAGE, PRIVATE WELL. 2 STORIES.								
		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	2026	5,300	23,100	28,400			23,097C		
		JWV	10/19/2021	INSPECTED	2025	4,200	25,000	29,200			22,490C		
		JWV	11/01/2018	INSPECTED	2024	4,500	21,500	26,000			21,814C		
		JWV	12/16/2017	INSPECTED	2023	3,500	18,900	22,400		22,400A	20,776C		

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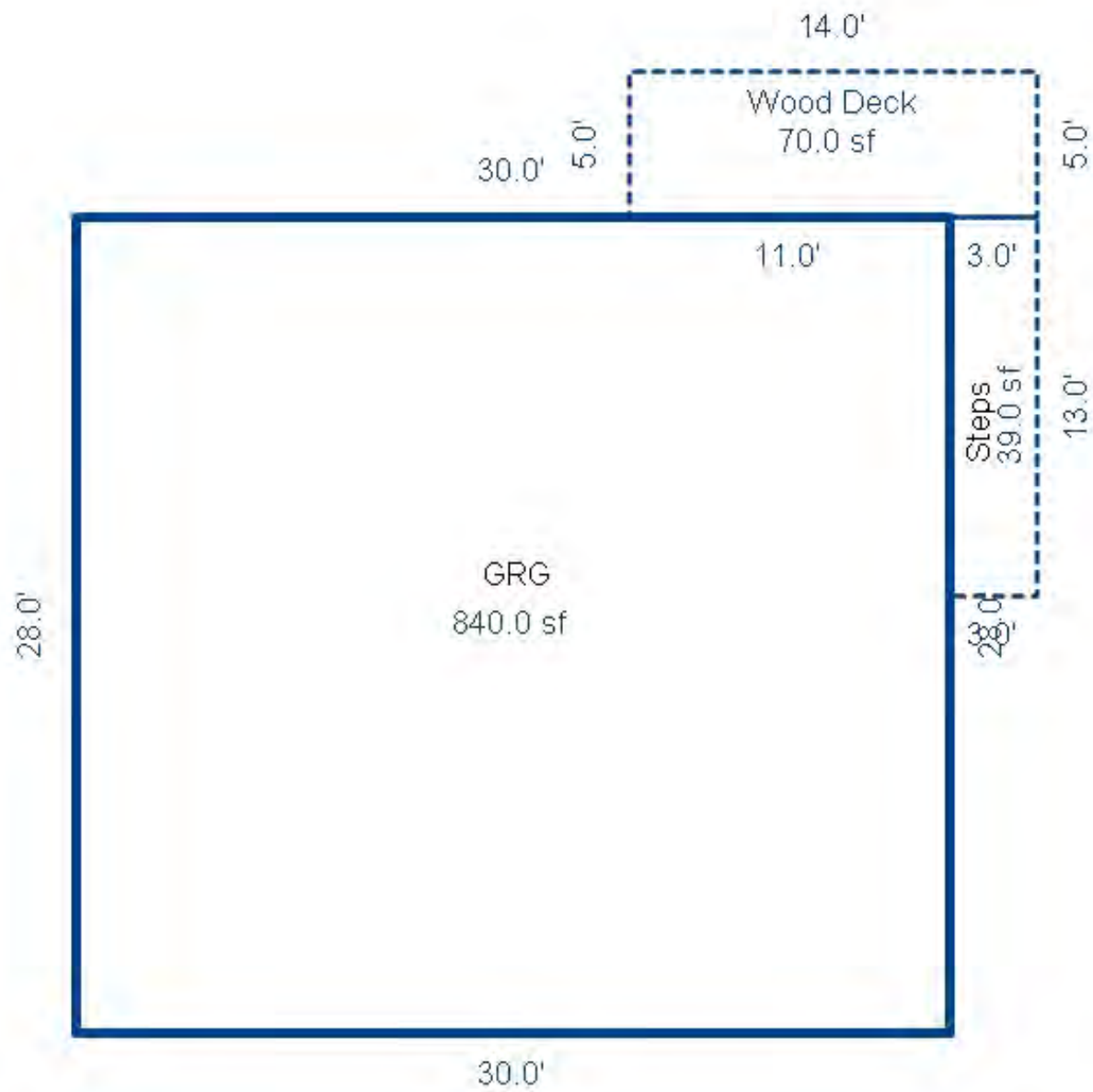


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 Gas	Area 109	Type Treated Wood	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: 2 Area: 810 % Good: 0 Storage Area: 810 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									
Building Style: GRG			Drywall Paneled		Plaster Wood T&G									
Yr Built 2018		Remodeled 0			Ex		Ord		Min					
Condition: Average		Size of Closets			Lg		Ord		Small					
Room List		Doors:			Solid		H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family GRG					
	Wood/Shingle Aluminum/Vinyl Brick				Ex.				Ord.		Min			
	Insulation				No. of Elec. Outlets				Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					
(2) Windows		(7) Excavation			Many				Ave.		Few			
	Many Avg. Few		Large Avg. Small		(13) Plumbing				Building Areas					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories Exterior Foundation					
(3) Roof		(8) Basement			(14) Water/Sewer				Other Additions/Adjustments					
	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Plumbing					
	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:				Deck					
Chimney:		(10) Floor Support							Treated Wood					
		Joists: Unsupported Len: Cntr.Sup:							Garages					
									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
									Base Cost					
									Storage Over Garage					
									Totals:					
									Notes:					
									ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV:					

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



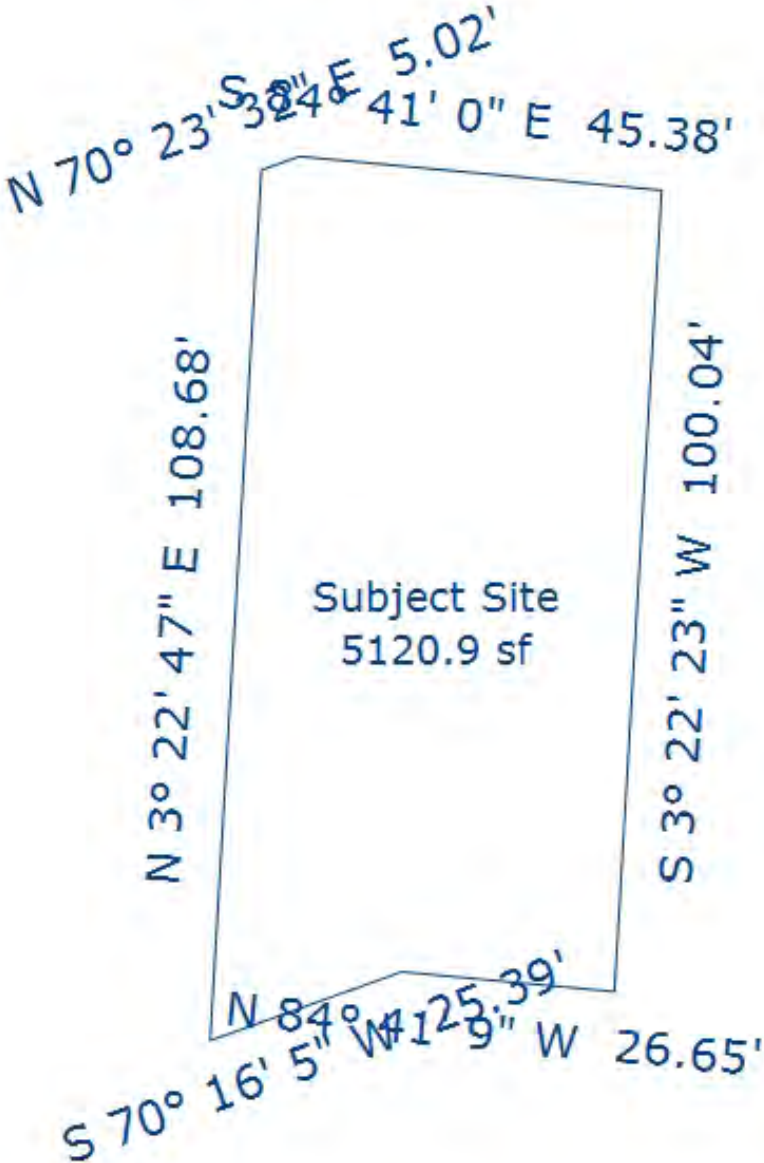
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	08/02/2013	WD	03-ARM'S LENGTH	2013-02654	DEED	0.0			
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	03-ARM'S LENGTH	2012-03281 WD	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		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 #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 260,505									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					Residentia 9K/A		28.95 Acres	9000	100	260,505	
						28.95 Total Acres		Total Est. Land Value =		260,505	
Tax Description											
2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT, N 86°46'32"W 37.62 FT, S 60°11'27"E 17.21 FT TO POB & NE COR OF LOT 2; TH N84°41'09"W 06 FT, S 6°44'00"E 29.27 ON FILE***		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level								
		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	2026	130,300	0	130,300			130,300S
		TPC 05/06/2018	INSPECTED		2025	130,300	0	130,300			130,300S
		TPC 12/27/2017	INSPECTED		2024	144,700	0	144,700			144,700S
		TPC 04/27/2015	INSPECTED		2023	144,700	0	144,700			141,379C

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

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 LEN	2022-03477	PROPERTY TRANSFER	100.0			
KLAFT CRYSTAL	KLAFT CRYSTAL & RINDLISBACH	0	10/28/2022	QC	09-FAMILY/RELATED ENTITY	2022-03577	DEED	50.0			
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000	08/28/2012	WD	03-ARM'S LENGTH	2012-03281 WD	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 10/28/2022									
Owner's Name/Address		MAP #:									
KLAFT CRYSTAL & RINDLISBACHER TREVO 8510 W SAPPHIRE AVE LAKE CITY MI 49651		2026 Est TCV 12,506									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
				I 200' @ 250/	50.00	100.19	1.4142 0.7074	250 100	12,506		
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value = 12,506		
Tax Description											
2012-03281 LOT 191 ON SAPPHIRE LAKE PLAT NO. 2 IN LIBER 2 OF PLATS, PAGES 59 THROUGH 61 INCLUSIVE, MISSAUKEE COUNTY RECORDS, MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT LOCATED AT THE EASTERLY CORNER OF LOT 119, SAPPHIRE LAKE PLAT NO. 2 OF SAID POINT BEING A PROPERTY CONTROLLING CORNER ON THE WESTERN RIGHT OF WAY LINE OF OAK DR; THENCE N36"44'00"W 84.87 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE NORTHERN RIGHT OF WAY OF SAPPHIRE AVE; ,THENCE N84"41'09" W 168.01 FEET ALONG SAID RIGHT		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
		TPC 04/30/2021	INSPECTED		2026	6,300	0	6,300			3,890C
		TPC 12/27/2017	INSPECTED		2025	5,000	0	5,000			3,788C
		JWV 10/08/2016	INSPECTED		2024	5,000	0	5,000			3,675C
					2023	3,500	0	3,500			3,500S
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*** Information herein deemed reliable but not guaranteed***



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

03/24/2026

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
MERCHANT JOSHUA D & CARRIE	MERCHANT JOSHUA D & CARRIE	0		01/20/2025	WD	14-INTO/OUT OF TRUST		2025-00268	PROPERTY TRANSFER	0.0			
DONNER LIVING TRUST	MERCHANT JOSHUA D & CARRIE	243,700		09/21/2018	WD	19-MULTI PARCEL ARM'S LEN		2018-03097	PROPERTY TRANSFER	100.0			
DONNER TRUST	DONNER C & DONNER S	0		09/05/2018	QC	09-FAMILY/RELATED ENTITY		2018-03093	DEED	0.0			
DONNER CYNTHIA APPLGATE	DONNER STEVEN	0		09/05/2018	QC	09-FAMILY/RELATED ENTITY		2018-03095	DEED	50.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MERCHANT JOSHUA D & CARRIE L TRUST 2810 HARTWICK DR UNIT 116 ROCHESTER MI 48307		2026 Est TCV 18,074											
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
			Public Improvements		* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					I 200' @ 250/	103.00	50.00	1.1805	0.5946	250	100	18,074	
					103 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	18,074
Tax Description		X	Dirt Road										
SEC 10 T22N, R8W, BEG S46°01'51" W 41.26			Gravel Road										
FT FROM COR OF LOTS 35 & 36 OF BIRCHAVEN			Paved Road										
BEACH, TH S 60°11'27"E 28.90 FT, TH S			Storm Sewer										
53°26'34"W 50 FT, TH N 62°11'52"W 25.86			Sidewalk										
FT, TH N 29°49;55"W 74.24 FT, TH N		X	Water										
47°36'22"E 50.02 FT, TH S 29°53'00"E		X	Sewer										
76.18 FT TO POB. .11Ac. M/L		X	Electric										
Split on 11/28/2007 from 009-010-018-00;		X	Gas										
Comments/Influences			Curb										
Split/Comb. on 11/28/2007 completed			Street Lights										
11/28/2007 RAY ;			Standard Utilities										
Parent Parcel(s): 009-010-018-00;			Underground Utils.										
009-010-018-90;			Topography of Site										
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		X	PRIVATE RD										
		Who	When	What	2026	9,000	0	9,000			4,084C		
		TPC 04/30/2021	INSPECTED		2025	7,200	0	7,200			3,977C		
		TPC 05/06/2018	INSPECTED		2024	5,800	0	5,800			3,858C		
		TPC 12/27/2017	INSPECTED		2023	4,300	0	4,300			3,675C		
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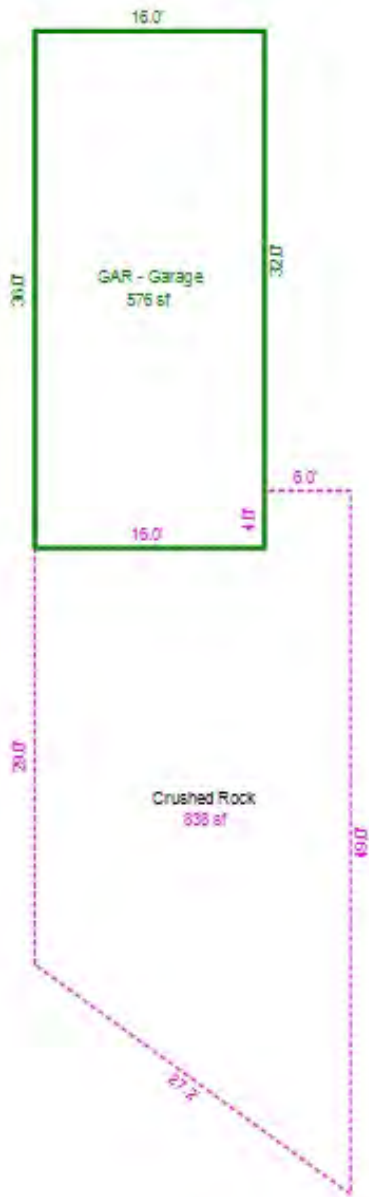
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
GLASS CASEY & JENNIFER	UELAND STEVE & KELLY	7,000	06/10/2017	WD	03-ARM'S LENGTH	2017-01913	PROPERTY TRANSFER	100.0									
JONES DEAN & PAM	GLASS CASEY R & JENNIFER S	0	04/30/2017	QC	09-FAMILY/RELATED ENTITY	2017-01558	PROPERTY TRANSFER	0.0									
GLASS CASEY R & JENNIFER S	GLASS CASEY R & JENNIFER S	0	08/28/2014	WD	03-ARM'S LENGTH	2014-02978	PROPERTY TRANSFER	0.0									
INDIAN LAKES LLC	JONES DEAN & PAM ETAL	4,500	09/23/2005	WD	32-SPLIT VACANT	05-0/3851	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
UELAND STEVE & KELLY 3713 ATWATER HILLS COURT GRAND RAPIDS MI 49525		2026 Est TCV 27,268 TCV/TFA: 0.00															
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value							
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250 100 10,511							
					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511												
Tax Description					Land Improvement Cost Estimates												
SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM NW COR LOT 41 BIRCHAVEN BEACH, TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, NW'LY TO A PT N 29 DEG 53'W 65 FT FROM POB, TH S 29 DEG 53'E 65 FT TO POB. 06660A. SPLIT FROM 009-010-018-94 ON 7/6/2017; ... FORMERLY SEC 10 T22N R8W BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 40 BIRCHAVEN BEACH; TH S 46D 48' 30" W 50 FT N 29D 53' 00" W 50 FT, N 46D 48' 30" E 50 FT S 29D 53' 00" E 50 FT TO POB		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												
					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			2026	5,300	8,300	13,600			10,969C
		JWV			05/26/2022			INSPECTED			2025	4,200	9,100	13,300			10,681C
		TPC			12/27/2017			INSPECTED			2024	4,500	7,800	12,300			10,360C
		TPC			06/05/2017			INSPECTED			2023	3,500	7,000	10,500			9,867C
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 576			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 13,251 Total Depr Cost: 12,854 Estimated T.C.V: 15,810	E.C.F. X 1.230			Bsmnt Garage:			
Building Style: GRG			Drywall Paneled										Plaster Wood T&G	
Yr Built 2021	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Total Base New : 13,251 Total Depr Cost: 12,854 Estimated T.C.V: 15,810		E.C.F. X 1.230		Carport Area: Roof:		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. Ord. Min		No. of Elec. Outlets Many Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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=97/100/100/100/97 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -4,344 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,479 20,835 No Concrete Floor 576 -3,750 -3,638 Totals: 13,251 12,854		Notes: ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 15,810					
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												
(2) Windows		(8) Basement		Lump Sum Items:										
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Gable Hip Flat	Gambrel Mansard Shed													
Asphalt Shingle														
Chimney:														

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



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

Parcel Number: 009-010-018-92

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES LLC	HAMILTON JOSEPH & AMY	3,700	12/03/2004	WD	21-NOT USED/OTHER	04-0/5311	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HAMILTON JOSEPH & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49525		2026 Est TCV 10,458									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	50.00	49.00	1.4142	0.5916	250 100	10,458
					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,458						
Tax Description											
SEC 10 T22N R8W (0*2004) --.0567 A-- BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 39 BIRCHAVEN BEACH, TH S 29D 53' 00"E 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49' 10"W 49.12 FT, N 45D 48' 30"E 50 FT TO POB.		X									
Comments/Influences											
04 SPLIT FROM 018-00 FOR 05											
											



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

Parcel Number: 009-010-018-93

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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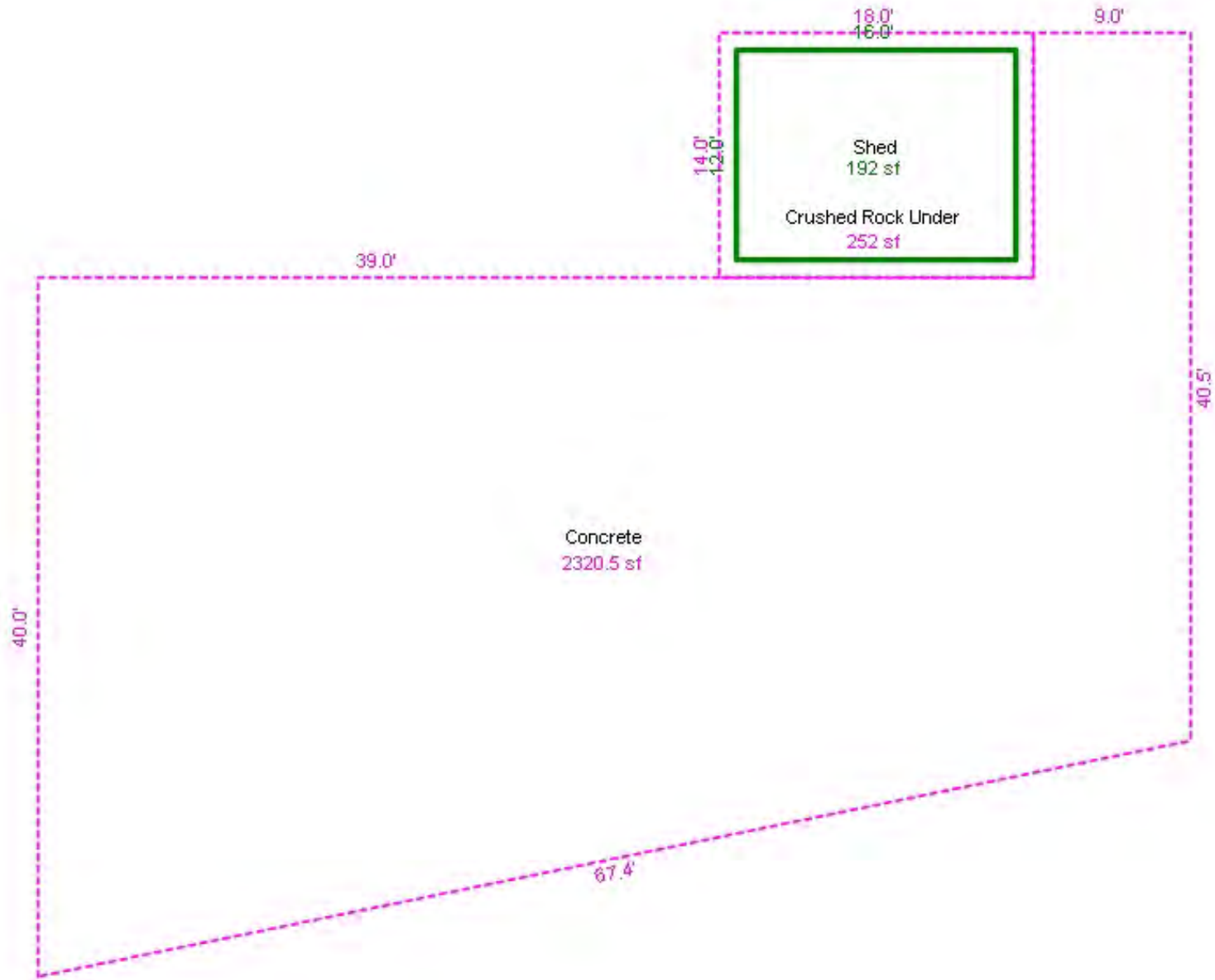
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROEHLICH GAIL & FROEHLICH	LAROSE RYAN & ERIN N	220,000	09/19/2017	PTA	19-MULTI PARCEL ARM'S LEN	PTA	PROPERTY TRANSFER	100.0
INDIAN LAKES LLC	FROEHLICH GAIL & DONNA	3,700	10/18/2004	WD	21-NOT USED/OTHER	04-0/4568	DEED	100.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331	2026 Est TCV 19,684							
	Improved X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		I 200' @ 250/	50.00	35.00	1.4142	0.5439	250 100	9,615
		50 Actual Front Feet, 0.04 Total Acres						Total Est. Land Value = 9,615
		Land Improvement Cost Estimates						
		Description	Rate	Size	% Good			Cash Value
		D/W/P: 4in Ren. Conc.	7.33	2320	50			8,503
		D/W/P: Crushed Rock	2.18	252	50			274
		Metal Prefab	13.46	192	50			1,292
		Total Estimated Land Improvements True Cash Value =						10,069
	Topography of Site							
	Level							
	X 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	2026	4,800	5,000	9,800			7,744C
	JWV 05/24/2022 INSPECTED	2025	3,800	5,000	8,800			7,541C
	TPC 12/27/2017 INSPECTED	2024	4,500	5,000	9,500			7,315C
	TPC 10/23/2017 INSPECTED	2023	3,500	4,700	8,200			6,967C



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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.			
JONES DEAN & PAM	GLASS CASEY R & JENNIFER S	0	04/30/2017	QC	09-FAMILY/RELATED ENTITY	2017-01558	PROPERTY TRANSFER	0.0			
GLASS CASEY R & JENNIFER S	GLASS CASEY R & JENNIFER S	0	08/28/2014	QC	21-NOT USED/OTHER	2014-02978	PROPERTY TRANSFER	0.0			
INDIAN LAKES LLC	JONES DEAN, PAM & GLASS, C	6,000	09/20/2004	WD	32-SPLIT VACANT	04-0/4427	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)	Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418		2026 Est TCV 13,135									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
					I 200' @ 250/	70.00	44.43	1.3001 0.5773	250 100	13,135	
					70 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =	13,135
Tax Description											
BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A		X			Dirt Road						
6/2017 TRANSFER PART TO 010-018-91					Gravel Road						
FORMERLY SEC 10 T22N R8 W (0*2004).					Paved Road						
BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT, S 46 DEG 48' 30" W 50 FT, N 86					Storm Sewer						
N 14 DEG 36' 46" M/L--					Sidewalk						
O 01-018-91					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						
					X PRIVATE RD						
		Who	When	What	2026	6,600	0	6,600			817C
		TPC 12/27/2017 INSPECTED			2025	5,300	0	5,300			796C
		TPC 06/05/2017 INSPECTED			2024	4,500	0	4,500			773C
		TPC 10/27/2015 INSPECTED			2023	3,500	0	3,500			737C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-010-018-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHLICK DAVID R & MARIANNE	SCHLICK DAVID R & MARIANNE	0	01/08/2021	WD	09-FAMILY/RELATED ENTITY	2021-00508	PROPERTY TRANSFER	0.0					
COWDREY PHILLIP & LINDA	SCHLICK DAVID R & MARIANNE	305,000	06/10/2005	WD	20-MULTI PARCEL SALE REF	05-0/2291	DEED	100.0					
INDIAN LAKES LLC	COWDREY PHILLIP & LINDA	3,700	09/20/2004	WD	21-NOT USED/OTHER	04-0/4308	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SCHLICK DAVID R & MARIANNE TRUST 2700 OAKWOOD DR SE GRAND RAPIDS MI 49506		2026 Est TCV 15,090											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					I 200' @ 250/	50.00	45.00	1.4142	0.5791	250 100	10,238		
					50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =	10,238	
Tax Description					Land Improvement Cost Estimates								
SEC 10 T22N R8W BEG S 57 DEG 57' 11" W 45.81 FT FROM NW COR LOT 33 BIRCHAVEN BEACH, TH S 60 DEG 11' 27" E 43.22 FT; S 61 DEG 45' 27" W 50 FT, N 62 DEG 33' 01" W 40.38 FT, N 57 DEG 57' 11" E 50 FT TO POB. -- .048 A M/L--		X			Description						Rate	Size % Good	Cash Value
Comments/Influences		X			D/W/P: 4in Concrete						6.47	1500 50	4,852
		X			Total Estimated Land Improvements						True Cash Value =		4,852
		X											
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Parcel Number: 009-010-018-96

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

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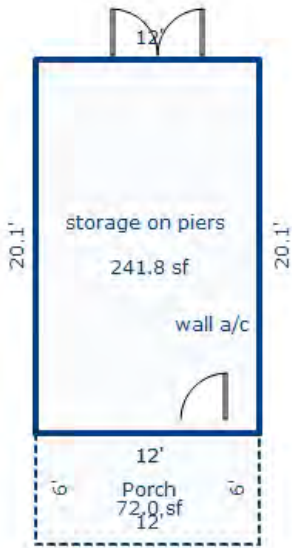
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FERGUSON DAVID C & ROSEMARY	FERGUSON DAVID C & ROSE MARY	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2088	DEED	0.0				
INDIAN LAKES LLC	FERGUSON DAVID C & ROSEMARY	0	06/25/2004	WD	21-NOT USED/OTHER	04-0/3094	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FERGUSON DAVID C & ROSE MARY (TTEE) BIRCHAVEN COTTAGE TRUST 113 E MADISON DR DEWITT MI 48820		2026 Est TCV 40,509 TCV/TFA: 168.09										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					I 200' @ 250/	47.18	50.00	1.4349	0.5946	250 100	10,063	
					47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 10,063							
Tax Description												
SEC 10 T22N R8 W (0*2004) .0527 A M/L BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water									
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
Comments/Influences		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2026	5,000	15,300	20,300			7,125C
			TPC 04/30/2021 INSPECTED			2025	4,000	16,900	20,900			6,938C
			TPC 12/27/2017 INSPECTED			2024	4,500	14,500	19,000			6,730C
			TPC 10/27/2015 INSPECTED			2023	3,500	12,900	16,400			6,410C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72	Type WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 20 Floor Area: 241 Total Base New : 30,942 Total Depr Cost: 24,753 Estimated T.C.V: 30,446	E.C.F. X 1.230		Bsmnt Garage:			
Building Style: 1S			Drywall Paneled		Plaster Wood T&G									
Yr Built 2004		Remodeled 0		Ex		X	Ord		Min					
Condition: Average		Size of Closets		Lg		X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 241 SF Floor Area = 241 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 Piers 241 Total: 28,248 22,598						
(3) Roof		(9) Basement Finish				(14) Water/Sewer		Other Additions/Adjustments Porches WCP (1 Story) Foundation: Shallow		Totals: 30,942 24,753				
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		Notes: SHED/SLEEPING ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 30,446						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								

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



Sketch by Apex Sketch

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

Parcel Number: 009-010-018-97

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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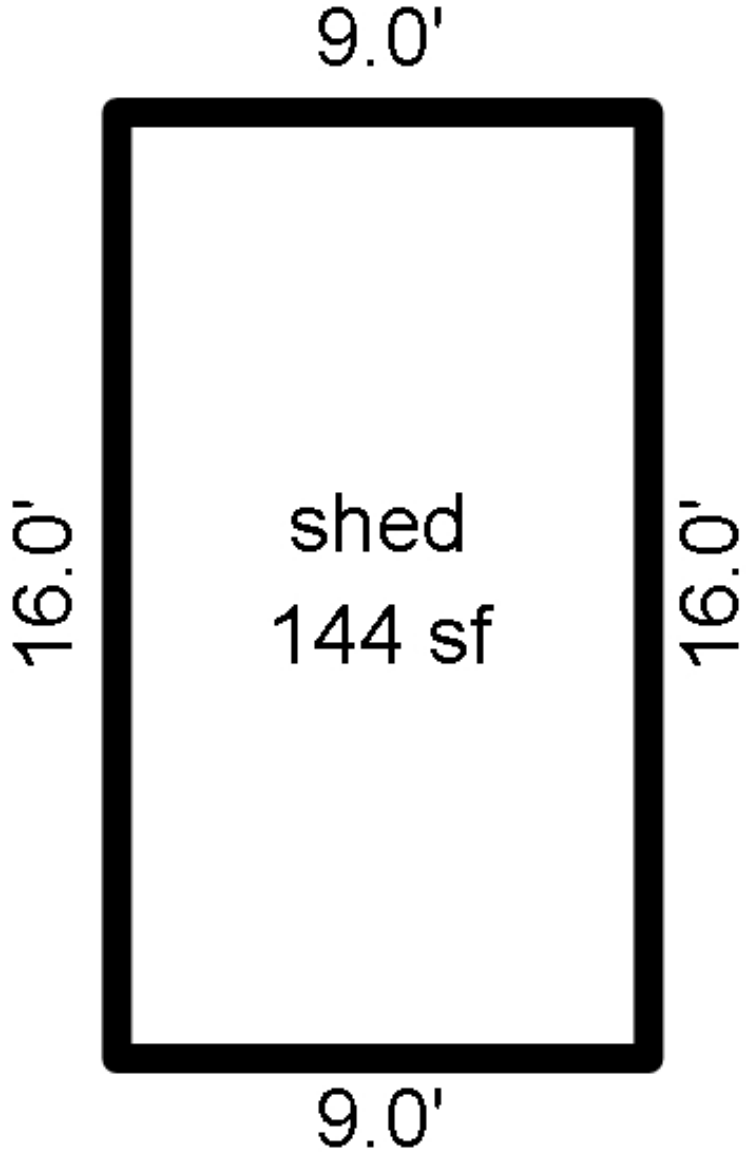
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COWLBECK DAVID R & CONSTAN	CHECINSKI ANDRZEJ & MARLOC	223,500	04/27/2011	WD	03-ARM'S LENGTH	2011-01425	PROPERTY TRANSFER	100.0			
NOLES ROBERT & ANITA	COWLBECK DAVID R & CONSTAN	0	01/22/2008	WD	03-ARM'S LENGTH	2008/227	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
CHECINSKI ANDRZEJ & MARLOGORZATA 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2026 Est TCV 14,221									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * .09 AC						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	74.82	50.00	1.2787	0.5946	250 100	14,221
					75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 14,221						
Tax Description											
SEC 10 T22N R8W BEG S 47 DEG 21'45"W 41.03 FT FROM NW COR LOT 38 BIRCHAVEN BEACH, TH S 29 DEG 53'00"E 74.82 FT, S 47 DEG 36'22"W 50.02 FT, N 29 DEG 49'45"W 74.61 FT, N 47 DEG 21'45"E 50 FT TO POB. .09A.		X									
Comments/Influences		X									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON DAVID C & ROSE MA	FERGUSON DAVID C & ROSE MA	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2086	DEED	0.0
		2,500	02/01/2003	WD	33-TO BE DETERMINED	03-0:0757	DEED	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
FERGUSON DAVID C & ROSE MARY (TTEE) BIRCHAVEN COTTAGE TRUST 113 E MADISON DEWITT MI 48820		MAP #:						
		2026 Est TCV 12,539						
		Improved	X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				I 200' @ 250/	50.00	56.00	1.4142 0.6117	250 100 10,813
				50 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value = 10,813
				Land Improvement Cost Estimates				
				Description		Rate	Size % Good	Cash Value
				Wood Frame		23.98	144 50	1,726
				Total Estimated Land Improvements True Cash Value =				1,726
</								

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



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	0		10/02/2024	WD	16-LC PAYOFF		2024-02658	DEED	0.0		
RIETSMA KLAAS & KATHY	HAMILTON JOE & AMY	0		10/02/2024	WD	16-LC PAYOFF		PTA	PROPERTY TRANSFER	0.0		
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	135,000		10/22/2020	WD	19-MULTI PARCEL ARM'S LEN		2020-0330	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
HAMILTON JOE & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49512		2026 Est TCV 10,511										
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					I 200' @ 250/	50.00	50.00	1.4142	0.5946	250	100	10,511
					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 10,511							
Tax Description												
SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29 DEG 53'00" E 50 FT TO POB. .0574A.		X										
Comments/Influences		X										
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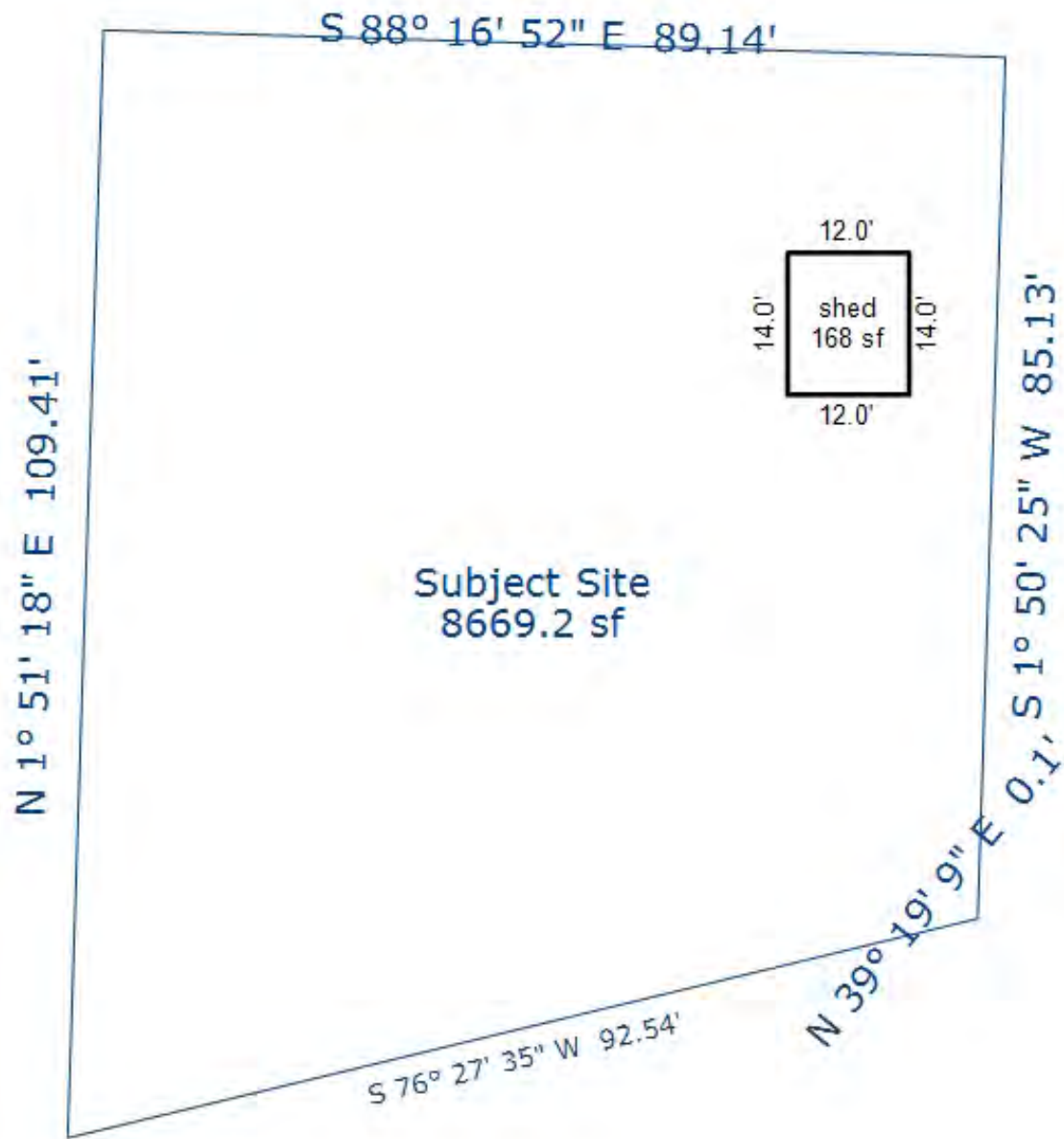
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 28,162									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					Residentia PARTOF	>80	\$3800	7.41	Acres	3800 100	28,162
					7.41 Total Acres Total Est. Land Value =						28,162
Tax Description		X Dirt Road									
SEC 10 T22N R8W GOV'T LOT 6 NORTH OF		Gravel Road									
SAPPHIRE LAKE PLAT #2 EXC THAT PART LYING		Paved Road									
S'LY OF S LINE VACATED CHIPPEWA AVENUE		Storm Sewer									
7.411 A		Sidewalk									
Comments/Influences		Water									
05 Split .07 Ac. to 019-96 for 06		X Sewer									
05 Split .20 Ac. to 019-97 for 06		X Electric									
05 Split .06 Ac. to 019-95 for 06		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									
		X PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	14,100	0	14,100			4,495C
		TPC 12/27/2017 INSPECTED			2025	13,700	0	13,700			4,377C
		TPC 04/27/2015 INSPECTED			2024	11,100	0	11,100			4,246C
					2023	10,400	0	10,400			4,044C

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.									
INDIAN LAKES LLC	WHITTAKER JACQUELINE	900		05/31/2005	WD	32-SPLIT VACANT		05-0/2143	DEED	100.0									
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status								
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST																	
Owner's Name/Address		P.R.E. 0%																	
WHITTAKER JACQUELINE 217 EASTHILL DR BATTLE CREEK MI 49014		MAP #:																	
		2026 Est TCV 4,637																	
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
		Public Improvements				* Factors *													
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
						A 200' @ 110/FF		50.00	50.53	1.4142	0.5962	110	100			4,637			
						50 Actual Front Feet,		0.06 Total Acres		Total Est. Land Value =		4,637							
Tax Description																			
SEC 10 T22N R8W (0*2005) BEG S 82 DEG 41'45"W 112.03 FT S 82 DEG 50'22"W 101.53 FT FROM NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TN S 82 DEG 21'04"W 50.35 FT, N 01 DEG 58'46"E 53.79 FT, S 88 DEG 05'54"E 50.96 FT, S 01 DEG 54'36"W 45.39 FT TO POB. .058 A																			
Comments/Influences																			
05 Split .06 Ac from 010-019-00 for 06																			
		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 PRIVATE ROAD																	
		Who When What				2026		2,300		0		2,300						1,272C	
		TPC 04/30/2021 INSPECTED				2025		1,900		0		1,900						1,239C	
		TPC 12/27/2017 INSPECTED				2024		3,200		0		3,200						1,202C	
						2023		2,500		0		2,500						1,145C	
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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 LEN		PTA	PROPERTY TRANSFER	100.0			
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0		08/19/2015	WD	09-FAMILY/RELATED ENTITY		2015-02859	PROPERTY TRANSFER	0.0			
INDIAN LAKES LLC	BAKER RONALD & NORMA (H/W)	900		03/30/2005	WD	32-SPLIT VACANT		05-0/1086	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
STEWART RONALD & KATHY 8255 N MCCAFFREY RD OWOSSO MI 48867		2026 Est TCV 4,854											
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements				* Factors *							
		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.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						A 200' @ 110/FF	49.86	61.16	1.4152	0.6253	110	100	
Tax Description						50 Actual Front Feet, 0.07 Total Acres Total Est. Land Value = 4,854							
SEC 10 T22N R8W (0*2005) BEG AT NE COR OF LOT 168 SAPPHIRE LAKE PLAT #2, TH S 82 D 21' 04" W 26.79 FT, S 76 D 27' 35" W 24.22 FT, N 01 D 51' 18" E 64.67 FT, S 88 D 05' 54" E 49.86 FT, S 01 D 58' 46" W 53.79 FT TO POB. .07 A M/L													
Comments/Influences													
05 Split from 010-019-00 for 06													
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		X PRIVATE ROAD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who		When	What		2026	2,400	0	2,400			1,272C		
TPC 04/30/2021		INSPECTED		2025	2,000	0	2,000			1,239C			
TPC 12/27/2017		INSPECTED		2024	3,300	0	3,300			1,202C			
TPC 07/11/2017		INSPECTED		2023	2,600	0	2,600			1,145C			
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03/24/2026

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

Parcel Number: 009-010-019-98

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

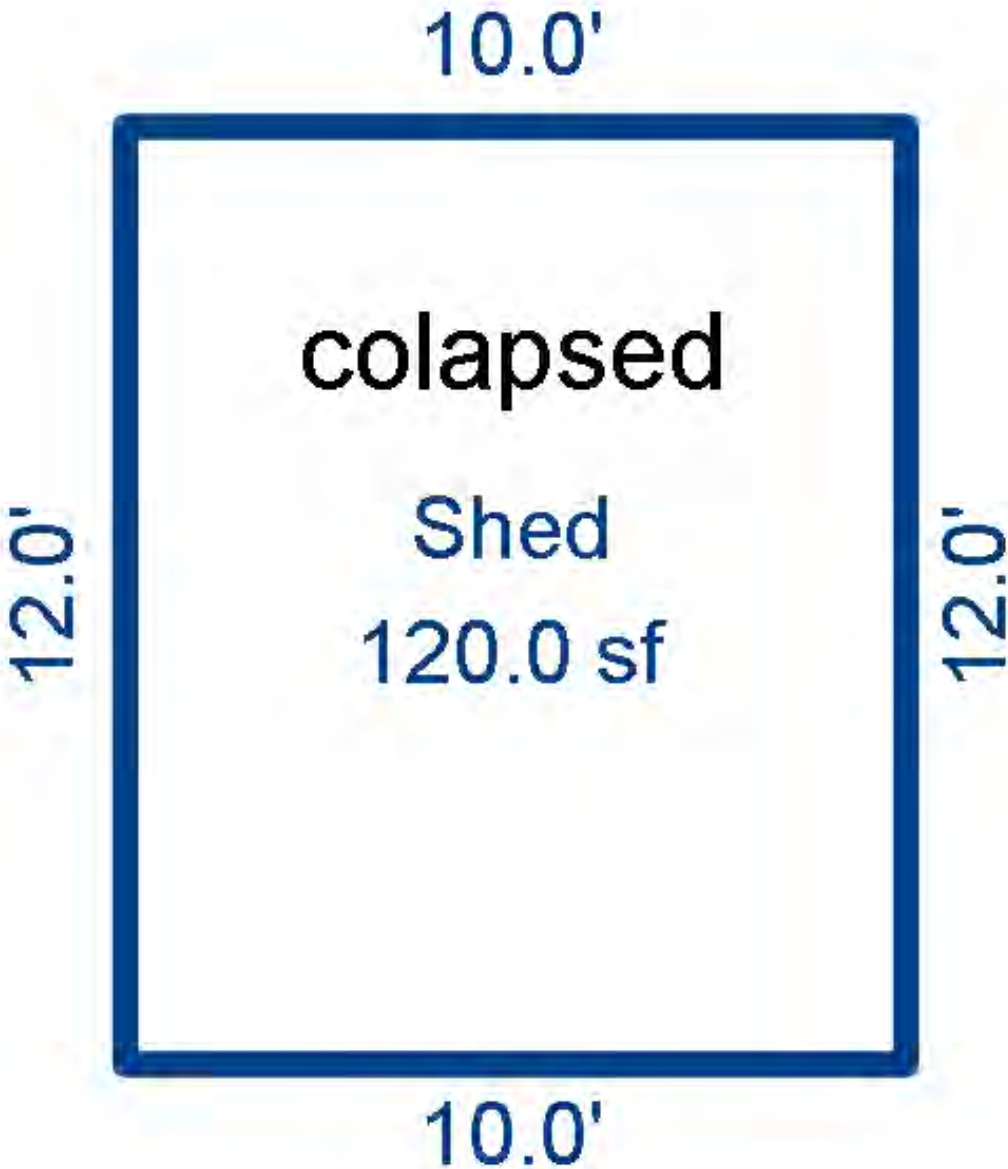
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES LLC	KENT KEVIN & KRISTEN	1,500	12/03/2004	WD	21-NOT USED/OTHER	05-0/349	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KENT KEVIN 8758 W SAPPHIRE AVE LAKE CITY MI 49651		2026 Est TCV 8,387											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		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.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					A 200' @ 110/FF			74.40	75.00	1.2805	0.6580	110	100
					74 Actual Front Feet, 0.13 Total Acres			Total Est. Land Value =			6,896		
Tax Description					Land Improvement Cost Estimates								
SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27' 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05' 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L					Description	Rate	Size	% Good	Cash Value				
					Wood Frame	24.86	120	50	1,491				
Comments/Influences					Total Estimated Land Improvements True Cash Value =						1,491		
04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER													
Lake Township Missaukee Parcel Map Image: 22042976  Parcel Shape: 2022, Aerial: 5/2021, 2021 Sketch: Files					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	3,400	800	4,200			979C		
					2025	2,800	800	3,600			954C		
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					2023	3,800	0	3,800			882C		



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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 A	BOUGHNER DALE K & JUDITH A	0	08/23/2018	QC	09-FAMILY/RELATED ENTITY	2018-02903	PROPERTY TRANSFER	0.0			
BOUGHNER DALE & JUDY & SZA	BOUGHNER DALE K & JUDITH A	0	08/08/2018	QC	09-FAMILY/RELATED ENTITY	2018-02740	PROPERTY TRANSFER	0.0			
BOUGHNER DALE & JUDY	SELVES & SZAFRANSKI TRACY	0	09/08/2005	QC	21-NOT USED/OTHER	05-0/3447	DEED	50.0			
INDIAN LAKES LLC	BOUGHNER DALE & JUDY	800	12/03/2004	WD	21-NOT USED/OTHER	05-0/327	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 04/12/2011									
Owner's Name/Address		MAP #:									
BOUGHNER DALE K & JUDITH A TRUST 8735 W SAPPHIRE AVE LAKE CITY MI 49651		2026 Est TCV 5,306									
		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' @ 110/FF	43.39	132.52	1.4652	0.7587	110 100	5,306	
				43 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	5,306
Tax Description		X									
SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E 26.33 FT TO POB. .133 A M/L		X									
Comments/Influences		X									
04 SPLIT FROM 019-00 FOR 05		X									
		X									
		X									
		X									
		X									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SAPPHIRE BIRCHAVEN ASSOCIATION	BAYER BILL & SUE TRUST & F	150	09/30/2013	OTH	33-TO BE DETERMINED	2013-03515 EASE	DEED	0.0				
BAYER WILLIAM & SUE	BAYER REVOCABLE TRUST	100	05/10/2012	WD	03-ARM'S LENGTH	2012-02721	PROPERTY TRANSFER	0.0				
BARRETT ROBERT L & KATHLEEN	BAYER WILLIAM & SUE	260,000	11/09/2011	WD	03-ARM'S LENGTH	2011-03457 WD	PROPERTY TRANSFER	100.0				
BARRETT ROBERT L		0	04/27/2010	OTH	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8850 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		05/01/2015		2015-0123	100%			
		P.R.E. 100% 05/23/2016		Garage		04/17/2012		2012-0113	100%			
Owner's Name/Address		MAP #:										
BAYER REVOCABLE TRUST 8850 W SAPPHIRE AVE LAKE CITY MI 49651		2026 Est TCV 731,185 TCV/TFA: 387.69										
		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	
					B200'@1600/	200.00	1738.04	0.7071	0.9655	1600 100	218,470	
					200 Actual Front Feet, 7.98 Total Acres						Total Est. Land Value =	218,470
Tax Description		X			Dirt Road							
SEC 10 T22N R8W PCLS B & C OF THE SURVEY					Gravel Road							
RECORDED IN LIBER S-3 PP 211-213 INCL.					Paved Road							
7.98 A M/L					Storm Sewer							
2016-02013 EASE CONSUMERS ENERGY					Sidewalk							
2013-03515 EASEMENT FROM SAPPHIRE AVE					Water							
INCLUDES 1998 PIN 010-020-50 IN 1998		X			Sewer							
Comments/Influences		X			Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
		Topography of Site			Work Description for Permit 2015-0123, Issued 05/01/2015: ADDITION WOOD FRAME							
					POURED FOUNDATION, 28X12 = 336 SQFT, 28X12 = 336 SQFT							
					Work Description for Permit 2012-0113, Issued 04/17/2012: NEW BUILDING -							
					RESIDENTIAL USE S.F. HOME. WOOD FRAME POUED FOUNDATION							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2026	109,200	256,400	365,600			193,966C	
					2025	109,200	216,800	326,000			188,867C	
					2024	105,900	214,100	320,000			183,189C	
					2023	84,800	209,800	294,600			174,466C	

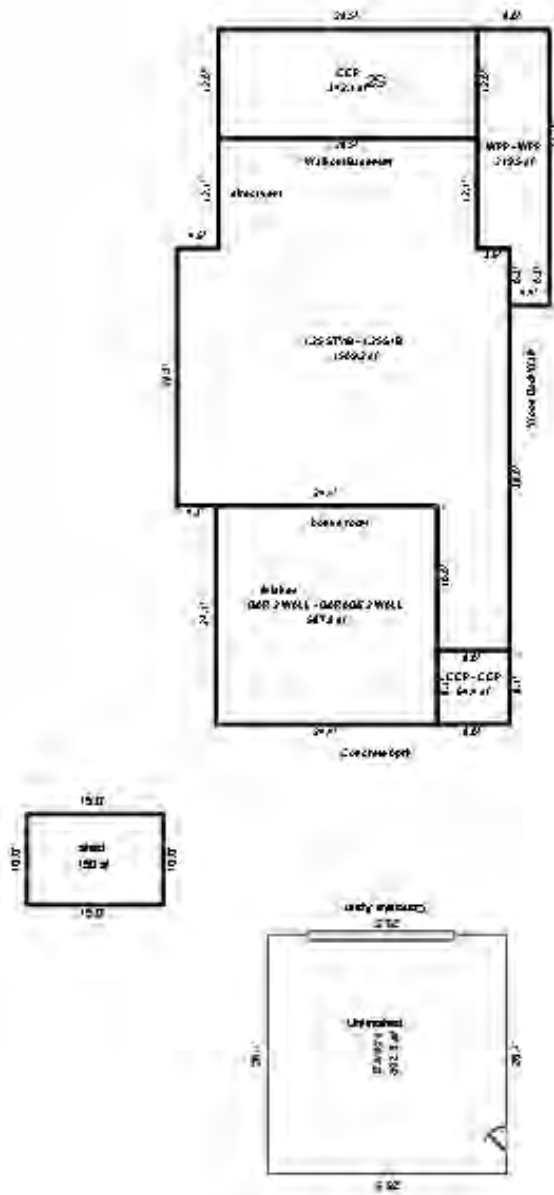


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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



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03/24/2026

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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-VACANT	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 #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2026 Est TCV 95,628									
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 121 - 300@\$3800 18.39 Acres 3800 100 69,882 Residentia INFERIOR@\$1400 18.39 Acres 1400 100 25,746 36.78 Total Acres Total Est. Land Value = 95,628								
Tax Description	X	Dirt Road								
. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD. 36.78A.		Gravel Road								
Comments/Influences		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
	X	Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
	X	Wetland								
		Flood Plain								
	X	PRIVATE ROAD								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2026	47,800	0	47,800			22,356C
	TPC 04/30/2021	INSPECTED		2025	46,900	0	46,900			21,769C
	TPC 12/27/2017	INSPECTED		2024	36,800	0	36,800			21,115C
	TPC 10/20/2015	INSPECTED		2023	25,700	0	25,700			20,110C



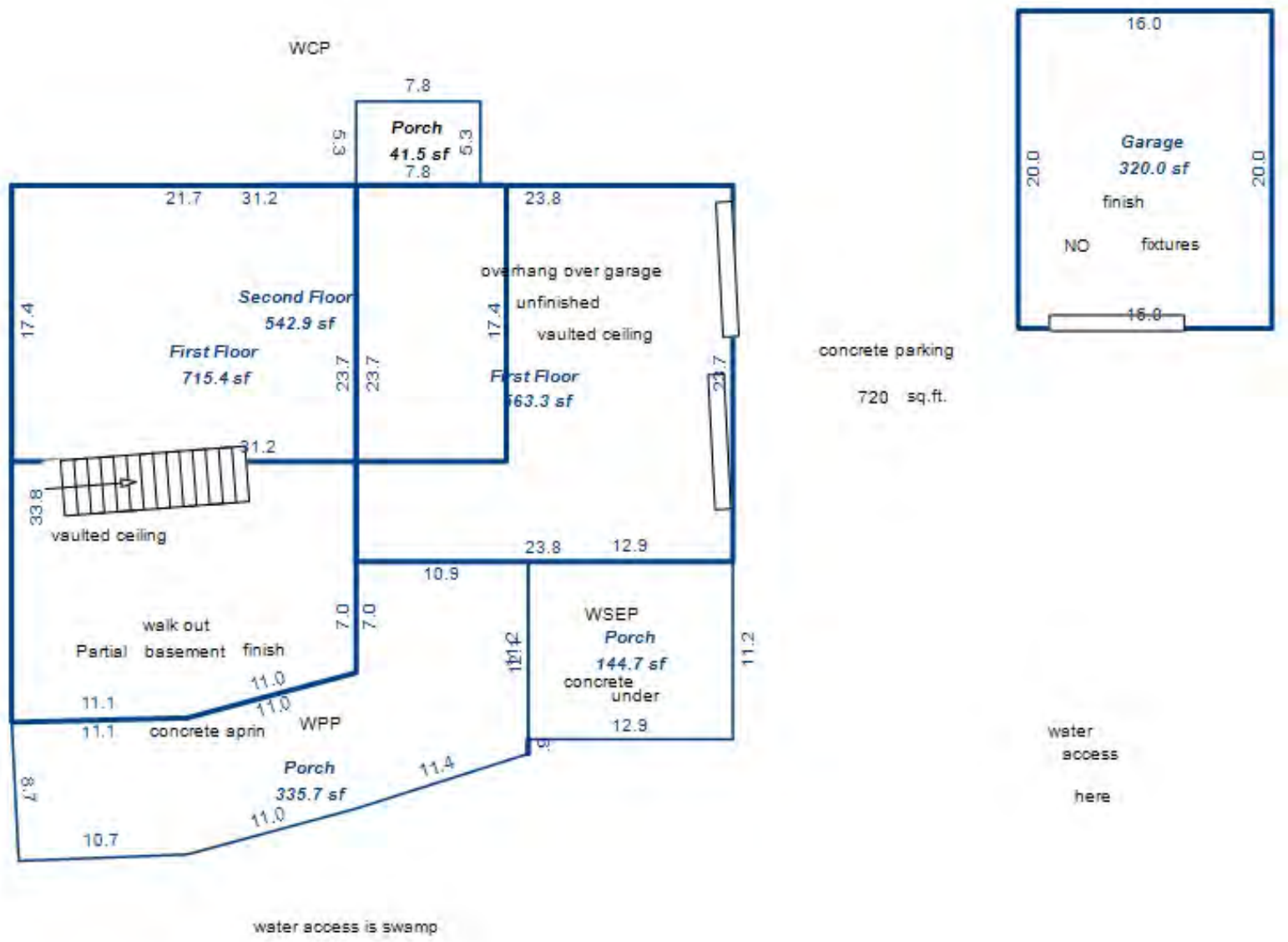
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LEAVER RICHARD	JORAE KEVIN & AMY	399,900	12/28/2021	WD	19-MULTI PARCEL ARM'S LEN	2021-04373	PROPERTY TRANSFER	100.0				
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	11-FROM LENDING INSTITUTI	2012-00152	PROPERTY TRANSFER	100.0				
THOLA DWAIN A & CAROL E		1	08/15/2011	AFF	01-ABANDONMENT	2011-02569	PROPERTY TRANSFER	0.0				
THOLA CAROL E	CHEMICAL BANK	78,712	03/04/2011	SD	10-FORECLOSURE	2011-00682	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
1212 S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST		REPAIR		12/31/2013		2013-4293		100%		
		P.R.E. 100% 12/30/2021										
Owner's Name/Address		MAP #:										
JORAE KEVIN & AMY 1212 S BAYBERRY LN LAKE CITY MI 49651		2026 Est TCV 554,385 TCV/TFA: 312.15										
		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		
					B200'@1600/	50.00	1617.82	1.0000	0.9484	1600 100 75,869		
					50 Actual Front Feet, 1.86 Total Acres					Total Est. Land Value = 75,869		
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: 4in Ren. Conc.	8.17		720 0		0		
					D/W/P: 4in Ren. Conc.	8.17		144 0		0		
					Residential Local Cost Land Improvements							
					Description	Rate		Size % Good		Cash Value		
					LAND IMPROVE 1000	1,000.00		2 97		1,940		
					Total Estimated Land Improvements True Cash Value = 1,940							
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	PRIVATE ROAD			2026	37,900	239,300	277,200			152,223C
		Who When What			2026	37,900	239,300	277,200			152,223C	
		TPC 07/12/2021 INSPECTED			2025	37,900	199,900	237,800			148,222C	
		TPC 12/27/2017 INSPECTED			2024	22,400	197,400	219,800			143,766C	
		TPC 07/01/2011 INSPECTED			2023	17,900	188,500	206,400			136,920C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 144 335 40	Type WSEP (1 Story) WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																													
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																																																																																																																			
Building Style: 1.25S		Trim & Decoration																																																																																																																								
Yr Built	Remodeled	Size of Closets																																																																																																																								
1995	2011	2019	X	Ex		Ord		Min																																																																																																																		
Condition: Average				X	Lg		Ord		Small																																																																																																																	
Room List		Doors:		Solid	X	H.C.																																																																																																																				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors																																																																																																																								
		Kitchen: Other: Other:																																																																																																																								
(1) Exterior																																																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	X	Drywall																																																																																																																						
(2) Windows		(7) Excavation																																																																																																																								
	Many Avg. Few	X	Large Avg. Small																																																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement																																																																																																																								
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																																							
(3) Roof		(9) Basement Finish																																																																																																																								
X	Gable Hip Flat	350	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																							
X	Asphalt Shingle	(10) Floor Support																																																																																																																								
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																								
(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 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 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1278 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>563</td> <td></td> <td></td> </tr> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>715</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>259,501</td> <td>220,581</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>350</td> <td>6,640</td> <td>5,644</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>2</td> <td>5,454</td> <td>4,636</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,422</td> <td>1,209</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>8,956</td> <td>7,613</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>144</td> <td>8,387</td> <td>7,129</td> </tr> <tr> <td>WPP</td> <td>335</td> <td>5,983</td> <td>5,086</td> </tr> <tr> <td>WCP (1 Story)</td> <td>40</td> <td>2,880</td> <td>2,448</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>320</td> <td>16,278</td> <td>13,836</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>527</td> <td>448</td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Basement Garage: 2 Car</td> <td>1</td> <td>3,863</td> <td>3,284</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,465</td> <td>1,245</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>4,874</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,713</td> <td>2,306</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	563			1.5 Story	Siding	Basement	715			Total:				259,501	220,581		Size	Cost New	Depr. Cost	Recreation Room	350	6,640	5,644	Basement, Outside Entrance, Below Grade	2	5,454	4,636	Plumbing				Average Fixture(s)	1	1,422	1,209	3 Fixture Bath	2	8,956	7,613	Porches				WSEP (1 Story)	144	8,387	7,129	WPP	335	5,983	5,086	WCP (1 Story)	40	2,880	2,448	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	320	16,278	13,836	Door Opener	1	527	448	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Basement Garage: 2 Car	1	3,863	3,284	Water/Sewer				Public Sewer	1	1,465	1,245	Water Well, 100 Feet	1	5,734	4,874	Built-Ins				Appliance Allow.	1	2,713	2,306
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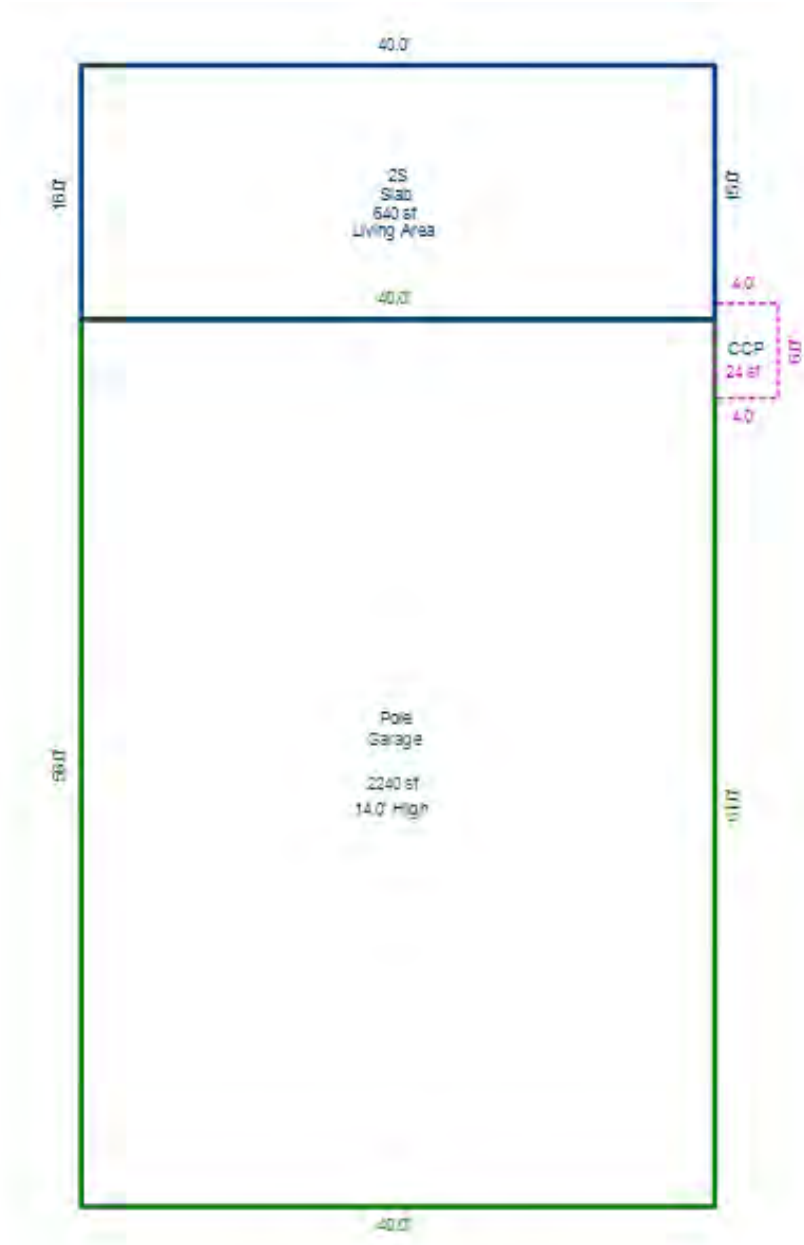
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S OAK DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 143,412									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					Residentia 30 - 65	\$3800	37.74	Acres	3800	100	143,412
					37.74 Total Acres Total Est. Land Value = 143,412						
Tax Description											
SEC 10 T22N RSW (6*2026) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST & EXC BEG AT SE COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W 144.22 FT, N 59 DEG 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG THE ARC OF A 1466 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARING S 33 DEG 06'18"E 69.07 FT TO POB. APPROX 37.7A. SPLIT ON 04/08/2025 FROM 009-010-022-00; FORMERLY SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX 38A		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
					Topography of Site						
		X			Level Rolling Low High Landscaped Swamp						
		X			Wooded Pond Waterfront Ravine						
		X			Wetland Flood Plain						
		Who	When	What	2026	71,700	0	71,700			16,674C
		TPC 05/30/2022 INSPECTED			2025	0	0	0			0
					2024	0	0	0			0
					2023	0	0	0			0

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES L C	HOITENGA ALAN R & CARRIE I	15,000	07/07/2025	WD	32-SPLIT VACANT	2025-02221	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		New Construction		07/09/2025		PE25-0124		100%			
		P.R.E. 0%		New Construction		05/09/2025		PB25-0069		100%			
Owner's Name/Address		MAP #:											
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		2026 Est TCV 140,110 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					I 200' @ 250/	69.07	163.97	1.3045	0.8002	250 100	18,024		
					69 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 18,024								
Tax Description					Work Description for Permit PE25-0124, Issued 07/09/2025: Install outlets for walls & lighting in pole building.								
SEC 10 T22N RSW (0*2026) PCL 25-A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-245 DESC AS: BEG AT SE COR OF UNIT 25 INDIAN LAKES WEST, TH S 55 DEG 32'42"W 144.22 FT, N 59 DEG 04'00"W 75.95 FT, N 55 DEG 32'42"E 177.47 FT, TH SE'LY ALONG THE ARC OF A 1466 FT RADIUS CURVE TO THE RIGHT LONG CHORD BEARINGS 33 DEG 06'18"E 69.07 FT TO POB. .26A. SPLIT ON 04/08/2025 FROM 009-010-022-00; Comments/Influences		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Work Description for Permit PB25-0069, Issued 05/09/2025: Building a 40x72x16 pole barn using wood materials. Exterior walls will be steel construction. Poured concrete floor. Building Systems Category Information: New Construction / Use and Occupancy Class					
Split/Comb. on 04/08/2025 completed					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	2026	9,000	61,100	70,100			70,100S		
		TPC 08/13/2025	INSPECTED		2025	0	0	0			0		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/22/2025			INSPECTED		2024	0	0	0			0
							2023	0	0	0			0

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

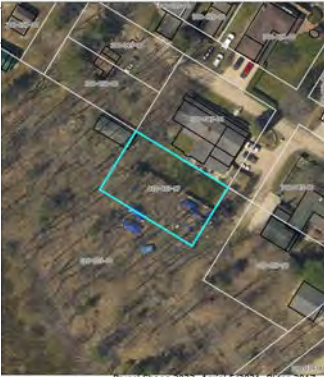


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
INDIAN LAKES L C C/O MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 141,225									
		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements			* Factors * INFERIOR LAKE FRONTAGE						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A50'@1800/	100.00	100.00	0.7846	1.0000	1800 100	141,225
					24.77 Acres 0 100 0						
					100 Actual Front Feet, 25.00 Total Acres Total Est. Land Value = 141,225						
Tax Description		Dirt Road									
SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT 5 OF NE COR, TH W 300 FT; S 10 FT, E 300 FT, N 10 FT TO POB & EXC BEG AT SECOR LOT 46 DUCK POINT PLAT,TH S 51 DEG 35'W 106.58 FT, N 58 DEG 40'W 108.28 FT, N 31 DEG 20'E 25 FT, N 58 DEG 30'25"W 117.5 FT, N 31 DEG 29'35"E 75 FT, 5 58 DEG 30'25"E 117.5 FT TO POB & EXC BEG AT SECOR OF LOT 50 OF DUCK PT PLAT, TH N 58 DEG 30'25"W 117.60 FT, S 30 DEG 20'00"W 75 FT, S 58 DEG 30'25"E 117.39 FT, N 31 DEG 29'35"E 75 FTTO POB. 24.9977A.		X Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		X Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2026	70,600	0	70,600			31,125C			
TPC 05/30/2022 INSPECTED		2025	62,800	0	62,800			30,307C			
		2024	0	0	0			0			
		2023	0	0	0			0			

03/24/2026

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES L C	HUTCHINSON EDWARD & DEBRA	5,700	12/02/2014	WD	32-SPLIT VACANT	2014-04054	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HUTCHINSON EDWARD & DEBRA 8939 W OAK LN LAKE CITY MI 49651		2026 Est TCV 7,761									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF	75.00	117.50	1.2779	0.7362	110 100	7,761
					75 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 7,761						
Tax Description											
2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, EASEMENTS OF RECORD.											
											

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Parcel Number: 009-010-023-98

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

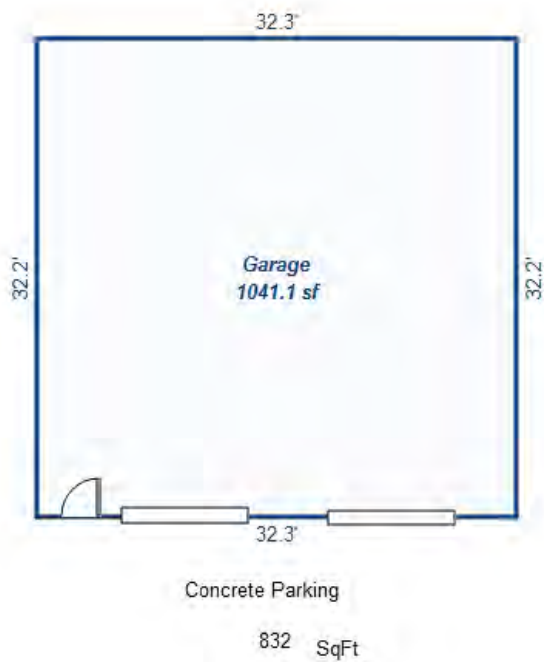
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INDIAN LAKES L C	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD	32-SPLIT VACANT	2010-4351WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST		Garage		08/23/2012		2012-0413		100%		
Owner's Name/Address		P.R.E. 100% 12/05/2011										
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT RD LAKE CITY MI 49651		MAP #:										
		2026 Est TCV 61,661 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/	100.00	130.68	1.1892	0.7560	200 100	17,981	
					100 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value =	17,981
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 4in Ren. Conc.				8.17	832	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
					Work Description for Permit 2012-0413, Issued 08/23/2012: NEW RES DETACHED GARAGE, WOOD FRAME, POURED FOUNDATION 32*32							
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		High										
		Landscaped										
		X	Swamp									
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	PRIVATE RD			2026	9,000	21,800	30,800			19,725C
		Who When What			2026	9,000	21,800	30,800			19,725C	
		TPC 12/27/2017 INSPECTED			2025	9,000	19,800	28,800			19,207C	
		TPC 11/19/2012 INSPECTED			2024	6,700	20,100	26,800			18,630C	
					2023	5,400	17,400	22,800			17,743C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2012 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: 1041 % 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													
Building Style: GRG			Drywall Paneled		Plaster Wood T&G													
Yr Built 2012		Remodeled 0			Ex		Ord		Min		Trim & Decoration							
Condition: Average		Size of Closets			Lg		Ord		Small		X No Heating/Cooling							
Room List		Doors:		Solid		H.C.			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric									
(1) Exterior					0 Amps Service				No./Qual. of Fixtures									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.		Ord.		Min		No. of Elec. Outlets							
(2) Windows					Many		Ave.		Few		(13) Plumbing							
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C	Blt 2012			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement							Building Areas							
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							Stories			Exterior	Foundation	Size	Cost New	Depr. Cost
	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer					Other Additions/Adjustments							
	Asphalt Shingle	(10) Floor Support									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Chimney:		Joists: Unsupported Len: Cntr.Sup:									Door Opener			2	1,054	949		
											Base Cost			1041	36,258	32,632		
											Totals:			37,312	33,581			
											Notes:			ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV:			41,305	

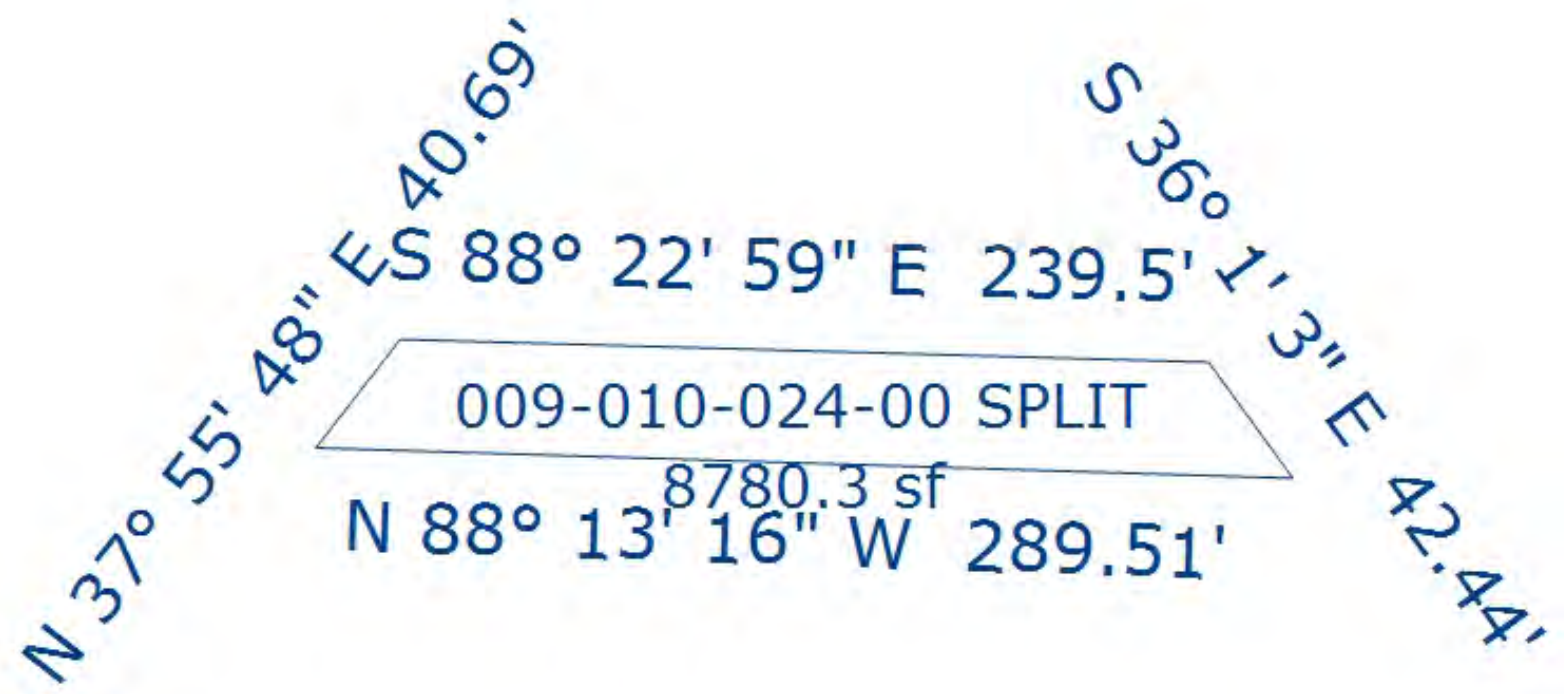
*** Information herein deemed reliable but not guaranteed***



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.		
INDIAN LAKES L C	DEBOER DONALD	10,000		02/10/2014	PTA	32-SPLIT VACANT		PTA	PROPERTY TRANSFER	0.0		
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	0		01/20/2014	WD	32-SPLIT VACANT		2014-01821	DEED	0.0		
INDIAN LAKES L C	GAESCHKE GERALD G & SHEILA	0		05/09/2012	WD	32-SPLIT VACANT		2012-01730	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		2026 Est TCV 134,247										
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements				* Factors *						
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
						A 200' @ 110/FF 956.00 0.00 0.6763 0.0000 110 100 0						
						Residentia 9000/A 9.20 Acres 9000 100 82,755						
						Residentia 8 - 17 @\$5600 9.20 Acres 5600 100 51,492						
						956 Actual Front Feet, 18.39 Total Acres Total Est. Land Value = 134,247						
		Topography of Site										
		X Level X Rolling Low X High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain X PRIVATE ROAD										
Tax Description						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF G OV'T LOT 2 EXC W 100FT OF N 150 FT & EXC BEG 450 FT S OF NW COR, T H S 89 DEG 00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E 75FT T O POB & T H SE 1/4 OF G OV'T LOT 2 EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG 19'20"W 33F T FROM SE COR SEC 10, TH N 88 DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E 40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36 DEG 01'12"E 42.44 FT TO POB. 18.39A. SPLIT ON 06/24/2014 INTO 009-010-024-85 SPLIT ON 02/05/2014 INTO 009-010-024-90; 009-010-024-95; 2012-1730 SEC 10 W 1/2 OF GOV'T T LOT 2. EXC EAST CORNER OF HENCE N00"50'00" EAST LINE OF N ON FILE***		Who When What				2026	67,100	0	67,100			13,565C
		TPC 04/30/2021 INSPECTED				2025	64,400	0	64,400			13,209C
		TPC 12/27/2017 INSPECTED				2024	50,600	0	50,600			12,812C
						2023	49,700	0	49,700			12,202C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-010-024-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

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/RELATED ENTITY	2020-00842	DEED	0.0		
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	20,000	01/20/2014	WD	32-SPLIT VACANT	2014-01821	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		09/02/2014		2014-0357		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
WRBELIS CHRISTOPHER & CHRISTINE 1329 TEXAS ST NW GRAND RAPIDS MI 49544		2026 Est TCV 71,889 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/	100.00	150.00	1.1892	0.7825	200 100 18,612
					100 Actual Front Feet,	0.34	Total Acres	Total Est. Land Value =		18,612
Tax Description					Work Description for Permit 2014-0357, Issued 09/02/2014: 63X32 = 2016 SQFT					
2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATTED ROAD IN THE BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		Topography of Site								
		X	Level Rolling Low High Landscaped Swamp							
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Who	When	What	2026	9,300	26,600	35,900		21,615C
		TPC 04/30/2021	INSPECTED		2025	9,300	24,000	33,300		21,047C
		TPC 05/06/2018	INSPECTED		2024	7,000	20,500	27,500		20,415C
		TPC 12/27/2017	INSPECTED		2023	5,600	21,000	26,600		19,443C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2035 % 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 X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 48,128 Total Depr Cost: 43,315 Estimated T.C.V: 53,277		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2014	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			Ord.	Min						
				No. of Elec. Outlets			Many	Ave.	Few					
(2) Windows		(7) Excavation		(13) Plumbing										
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
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										
Asphalt Shingle		(10) Floor Support		Lump Sum Items:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



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

Parcel Number: 009-010-024-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

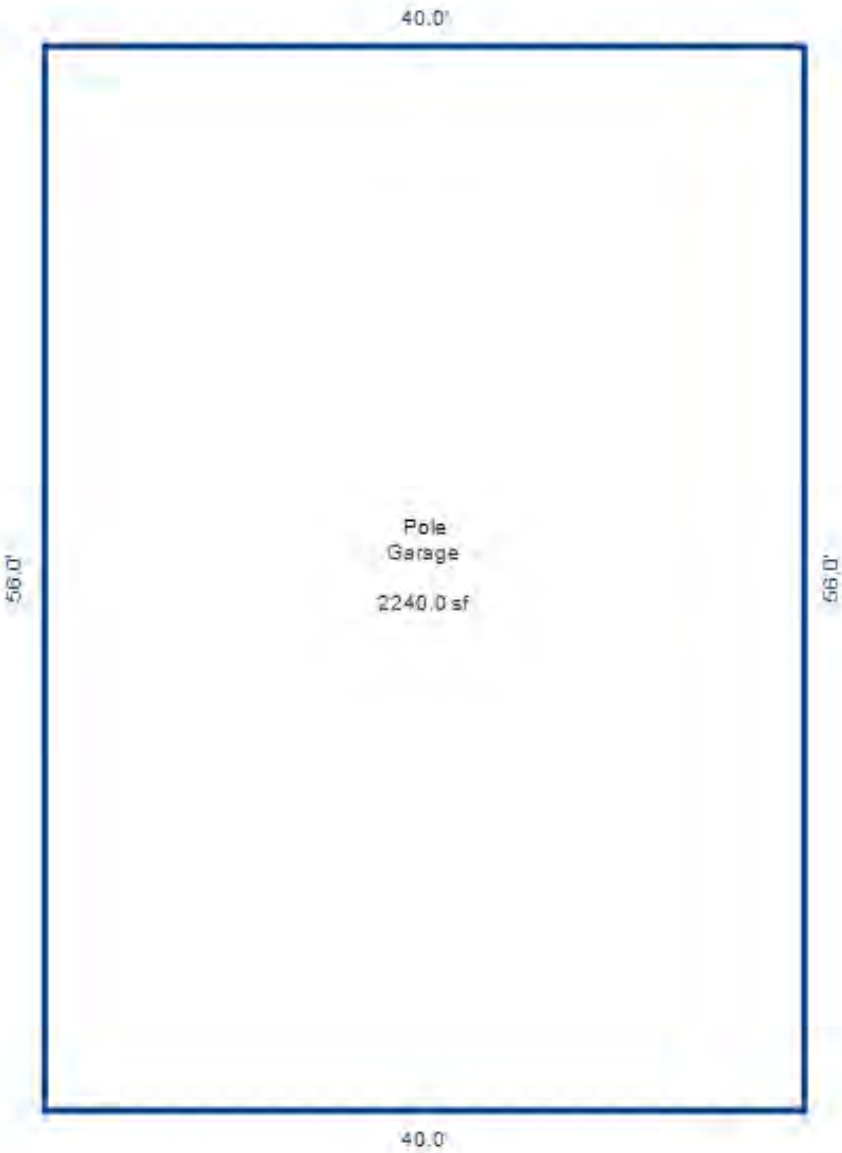
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEBOER JULIE A	DEBOER JULIE A	0	06/11/2025	WD	15-LADY BIRD	2025-02316	PROPERTY TRANSFER	0.0				
DEBOER DON		0	02/22/2025	OTH	07-DEATH CERTIFICATE	2025-01613	OTHER	0.0				
INDIAN LAKES L C	DEBOER DONALD & JULIE	10,000	02/10/2014	WD	32-SPLIT VACANT	2014-00534	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S CHIPPEWA		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/27/2018		2018-0354		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
DEBOER JULIE 2383 S MCGEE RD LAKE CITY MI 49651		2026 Est TCV 73,365 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/	75.00	100.00	1.2779	0.7071	200 100	13,554	
					75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 13,554							
Tax Description					Work Description for Permit 2018-0354, Issued 07/27/2018: NEW RESI SUE POLE POST FRAME N/A MECH.							
SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO P OB . .17 A. SPLIT ON 02/05/2014 FROM 009-010-024-00; Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low									
		X	High Landscaped Swamp									
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain									
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	6,800	29,900	36,700			23,918C	
		JWV 12/07/2018	INSPECTED		2025	6,800	26,000	32,800			23,290C	
		JWV 11/01/2018	INSPECTED		2024	5,100	22,300	27,400			22,590C	
		TPC 12/27/2017	INSPECTED		2023	4,100	22,300	26,400			21,515C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2018 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: 2240 % 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 X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 54,030 Total Depr Cost: 48,627 Estimated T.C.V: 59,811		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2018	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,054 949 Base Cost 2240 52,976 47,678 Totals: 54,030 48,627		Cls C Blt 2018 ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 59,811				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
		Kitchen: Other: Other:		Ex. Ord. Min										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets			Notes:							
(2) Windows		(7) Excavation		(14) Water/Sewer										
		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 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		(8) Basement		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:										
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

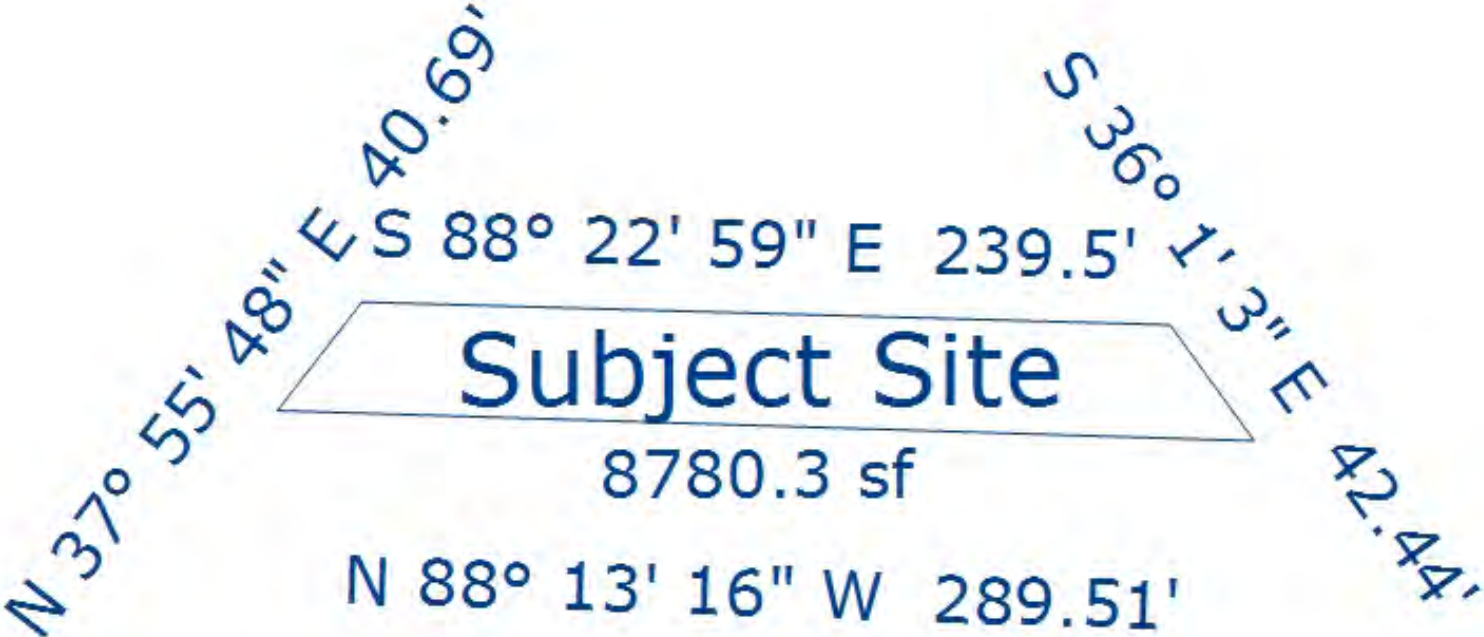
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GAESCHKE GERALD G & SHEILA	ORIZABA HEATHER H	197,400		02/27/2024	WD	19-MULTI PARCEL ARM'S LEN		2024-00409	DEED	100.0		
INDIAN LAKES L C	GAESCHKE GERALD G & SHEILA	0		05/09/2012	WD	32-SPLIT VACANT		2012-01730	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ORIZABA HEATHER H 8201 W RIDGEVIEW DR LAKE CITY MI 49651		2026 Est TCV 5,915										
			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' @ 110/FF	40.00	261.36	1.4953	0.8991	110	100	5,915
					40 Actual Front Feet, 0.24 Total Acres Total Est. Land Value =							5,915
Tax Description												
WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00"50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88"19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88"13'16"W 289.51 FEET; THENCE N37"55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88"22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36"01'12" E 42.44 FEET ALONG SAID		X										

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



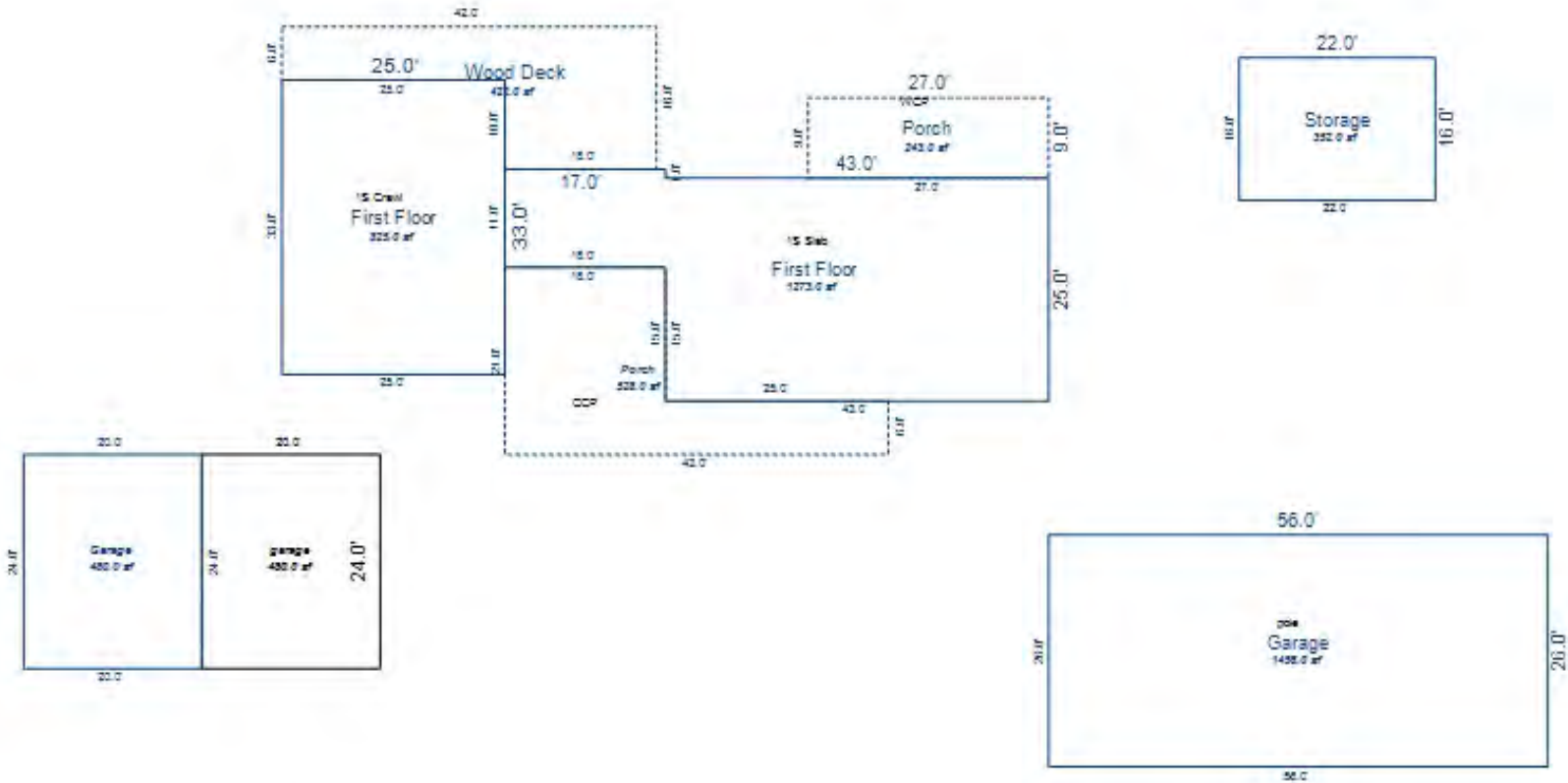
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
8638 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085		2026 Est TCV 752,747 TCV/TFA: 357.77												
		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	
					B200'@1600/	200.00	3811.50	0.70	71	1.17	49	1600	100	265,859
					200 Actual Front Feet,	17.50	Total Acres	Total Est. Land Value =			265,859			
Tax Description														
SEC 10 T22N R8W (TRACT*1997) E 525 FT OF GOV'T LOT 9 & THAT PART OF GOV'T LOT 10 OF N-S 1/4 LINE EXC THE E'LY 200 FT THOF & EXC THAT PART THOF N OF A LINE BEG ON SHORE OF SAPPHIRE LAKE ON E SIDE OF A PENNINSULA EXT NE'LY INTO THE LAKE TH W TO A PT WHICH LIES 1050 FTW OF N-S LINE, S 50 DEG 30'34"W 152.43 N 89 DEG 13'W 216.29 FT, N 81 DEG 52'35"W 35 FT, S 8 DEG 07'25"W 320 FT, N 81 DEG 52'35"W TO W LINE OF E 525 FT OF GOV'T LOT 9. APP 17.5A.		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												
		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	2026	132,900	243,500	376,400				177,726C		
		TPC 04/30/2021	INSPECTED		2025	132,900	207,900	340,800				173,054C		
		TPC 12/27/2017	INSPECTED		2024	118,100	205,400	323,500				167,851C		
		TPC 04/08/2013	INSPECTED		2023	95,900	196,200	292,100				159,859C		
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*** Information herein deemed reliable but not guaranteed***

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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085		MAP #:									
		2026 Est TCV 205,456									
		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'@1800/	100.00	291.85	0.7846	1.4548	1800 100	205,456
					100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 205,456						
Tax Description		Dirt Road									
SEC 10 T22N R8W (0*1997) THE E'LY 200 FT		Gravel Road									
OF GOV'T LOT 10 LYING W'LY OF N-S 1/4		Paved Road									
LINE EXC E 100 FT THOF. .67A.		Storm Sewer									
Comments/Influences		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
			Level								
		X	Rolling								
		X	Low								
			High								
			Landscaped								
			Swamp								
		X	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	2026	102,700	0	102,700			23,632C
		TPC 04/30/2021 INSPECTED			2025	91,300	0	91,300			23,011C
		TPC 12/27/2017 INSPECTED			2024	49,000	0	49,000			22,320C
		TPC 02/11/2012 INSPECTED			2023	38,800	0	38,800			21,258C

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

Parcel Number: 009-010-025-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		62,900	07/01/1997	WD	33-TO BE DETERMINED	321:118	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
8508 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 06/14/2000									
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:									
Tax Description		2026 Est TCV 684,999 TCV/TFA: 267.58									
SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE. .75A.		X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Comments/Influences		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A50'@1800/ 100.00 341.95 0.7846 1.5377 1800 100 217,169 100 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 217,169							
		X Dirt Road		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.89 2600 45 3,381 Wood Frame 20.50 352 74 5,340 Total Estimated Land Improvements True Cash Value = 8,721							
		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
		TPC 05/30/2022	INSPECTED		2026	108,600	233,900	342,500			179,223C
		TPC 04/30/2021	INSPECTED		2025	96,500	196,900	293,400			174,512C
		TPC 05/06/2018	INSPECTED		2024	54,100	223,700	277,800			169,265C
					2023	42,900	213,400	256,300			161,205C

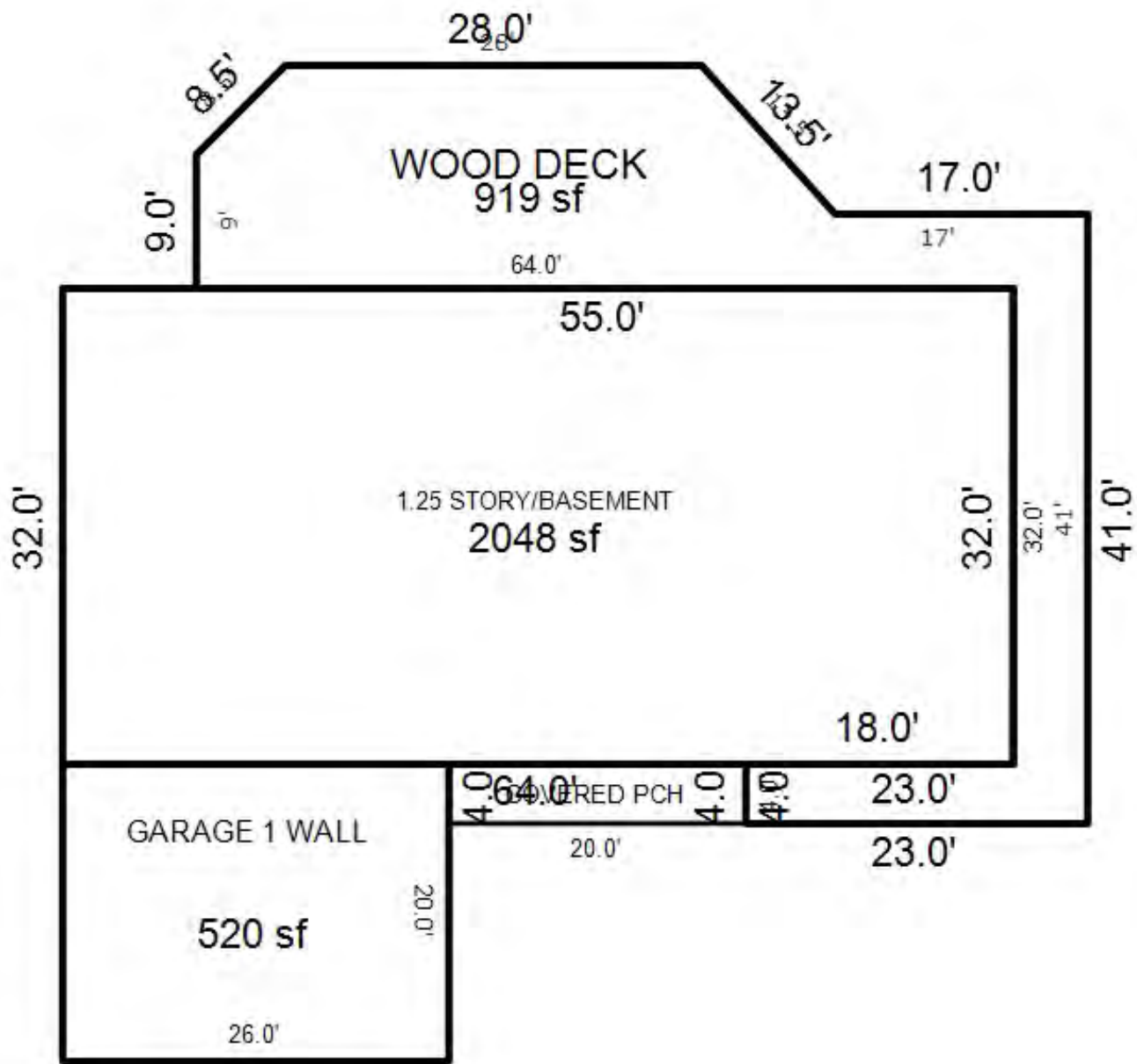


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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 919	Type CCP (1 Story) Pine	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 2,560 Total Base New : 415,485 Total Depr Cost: 270,064 Estimated T.C.V: 459,109		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																									
Building Style: 1.25S		X	Drywall Paneled											Plaster Wood T&G																																																																																																																																																						
Yr Built 1998	Remodeled 0	X	Ex											Ord		Min																																																																																																																																																				
Condition: Average		Size of Closets																																																																																																																																																																		
Room List		Doors:		Solid	X	H.C.	(12) Electric																																																																																																																																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					200 Amps Service																																																																																																																																																													
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures																																																																																																																																																													
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: 2048 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																																																																																																																																																													
(3) Roof		1786	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																													
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:																																																																																																																																																													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																		
Chimney:																																																																																																																																																																				
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1998 (11) Heating System: Forced Air w/ Ducts Ground Area = 2048 SF Floor Area = 2560 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>Basement</td> <td>2,048</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>333,779</td> <td>216,956</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>1786</td> <td>33,880</td> <td>22,022</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,422</td> <td>924</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>2,911</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>80</td> <td>2,428</td> <td>1,578</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>520</td> <td>22,329</td> <td>14,514</td> </tr> <tr> <td colspan="3">Common Wall: 1 Wall</td> <td>1</td> <td>-2,589</td> <td>-1,683</td> </tr> <tr> <td colspan="3">Door Opener</td> <td>1</td> <td>527</td> <td>343</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td>1</td> <td>1,465</td> <td>952</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>3,727</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,713</td> <td>1,763</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Pine</td> <td>919</td> <td>9,319</td> <td>6,057</td> </tr> <tr> <td colspan="6">Local Cost Items</td> </tr> <tr> <td colspan="3">SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>415,485</td> <td>270,064</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	2,048			Total:				333,779	216,956	Other Additions/Adjustments						Recreation Room			1786	33,880	22,022	Plumbing						Average Fixture(s)			1	1,422	924	3 Fixture Bath			1	4,478	2,911	Porches						CCP (1 Story)			80	2,428	1,578	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost			520	22,329	14,514	Common Wall: 1 Wall			1	-2,589	-1,683	Door Opener			1	527	343	Water/Sewer						Public Sewer			1	1,465	952	Water Well, 100 Feet			1	5,734	3,727	Built-Ins						Appliance Allow.			1	2,713	1,763	Deck						Pine			919	9,319	6,057	Local Cost Items						SANITARY SEWER			1	0	0	Totals:				415,485	270,064
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMITH DENNIS & DEBORAH	SMITH DEBORAH A TRUST	1	02/04/2021	WD	09-FAMILY/RELATED ENTITY	2021-00604	DEED	0.0				
GARRISON FRANKLIN D & DORA	SMITH DENNIS & DEBORAH	205,000	10/25/2013	WD	03-ARM'S LENGTH	2013-03678	PROPERTY TRANSFER	100.0				
		200,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0965	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8770 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		12/08/2021		2021-0848	100%			
		P.R.E. 0%		FOUNDATION		10/09/2020		2020-00581	100%			
Owner's Name/Address		MAP #:										
SMITH DEBORAH A TRUST 285 BRYCE COURT HOWELL MI 48843		2026 Est TCV 664,673 TCV/TFA: 257.83										
		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'@1800/	119.00	190.35	0.7382	1.2527	1800 100	198,088	
					119 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 198,088							
Tax Description		X	Dirt Road			Land Improvement Cost Estimates Description Rate Size % Good Cash Value Gazeboo(s): Standard 9,494.00 1 50 4,747 Dock: Light posts 46.97 72 0 0 D/W/P: 4in Ren. Conc. 8.17 468 50 1,912 D/W/P: 3.5 Concrete 6.58 231 50 760 D/W/P: 4in Ren. Conc. 8.17 1959 50 8,002 Wood Frame 26.54 154 50 2,043 Total Estimated Land Improvements True Cash Value = 17,464						
		Gravel Road										
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site			Work Description for Permit 2021-0848, Issued 12/08/2021: DEMO GARAGE AND ADD ADDITION OF 1 BDRM & LOFT & BATHROOM							
					Work Description for Permit 2020-00581, Issued 10/09/2020: FOUNDATION SYSTEM FOR S.F. HOME.							
		X	Level Rolling			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE ROAD									
		Who	When	What	2026	99,000	233,300	332,300				171,038C
		JWV 06/27/2023	INSPECTED		2025	88,000	199,300	287,300				166,542C
		JWV 05/09/2022	INSPECTED		2024	67,500	197,000	264,500				161,535C
		TPC 04/30/2021	INSPECTED		2023	53,500	182,100	235,600				146,986C

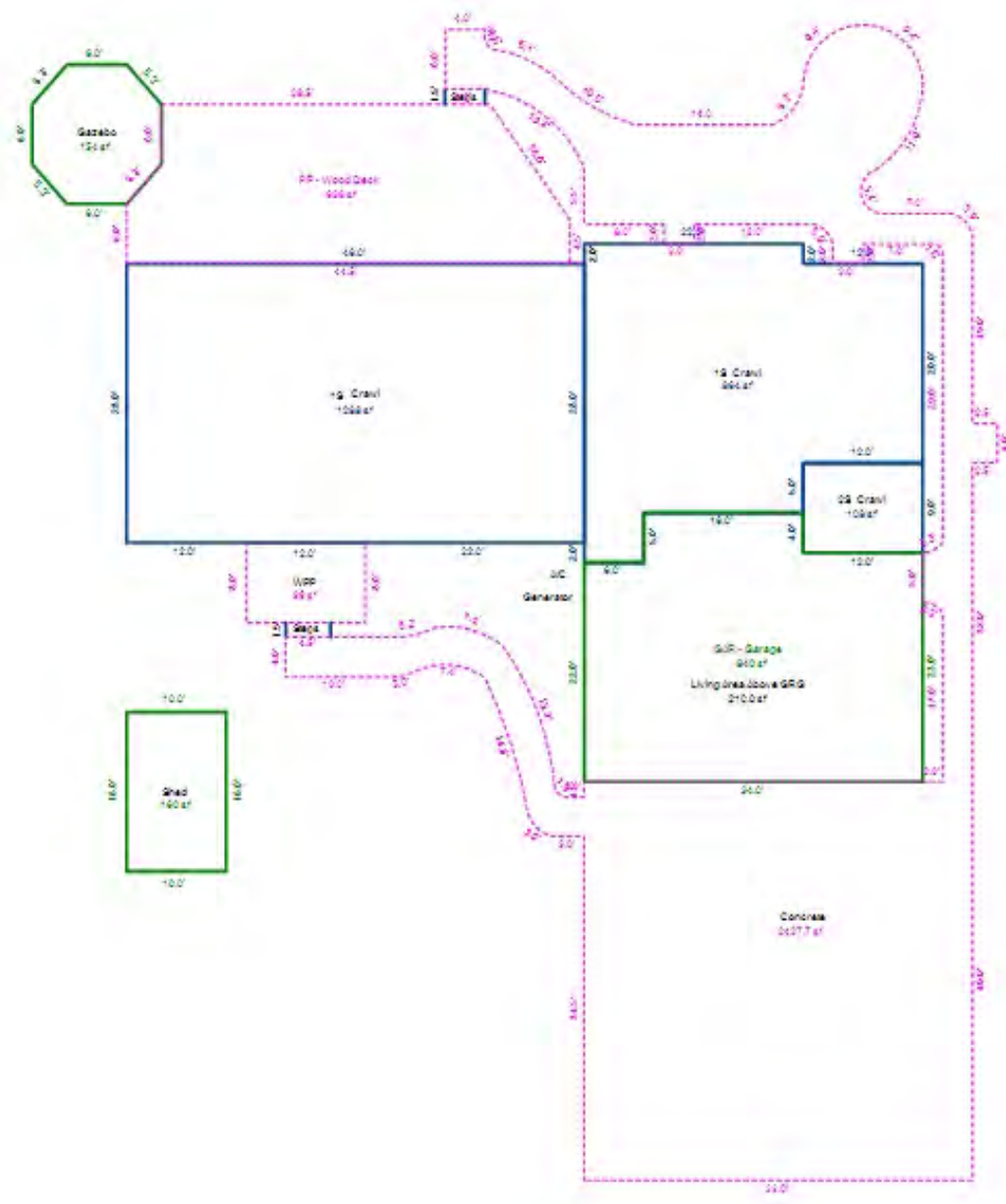


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Parcel Number: 009-010-026-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
KOZICKI RONALD S & PAMELA	EVANS ROBERT & JILL	174,600	08/11/2016	WD	03-ARM'S LENGTH	2016-02638	PROPERTY TRANSFER	100.0							
ELDRED LYLE	KOZICKI RONALD S & PAMELA	180,000	03/10/2005	WD	03-ARM'S LENGTH	05-0/893	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
8720 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		06/10/2021		2021-0356		100%					
Owner's Name/Address		P.R.E. 0%		MAP #:											
EVANS ROBERT & JILL 2360 KENOWA AVE NW GRAND RAPIDS MI 49534-1165		2026 Est TCV 535,750 TCV/TFA: 324.70													
Tax Description . SEC 10 T22N R8W COMM 1/4 POST COMMON TO SEC 10 & 15 TH W ALONG SEC LINE 1155 FT, N 898.26 FT TO SHORE OF SAPPHIRE LAKE, TH NE'LY ALONG SHORE 155 FT, S 30 DEG 34' 25", W 316.36FT TO POB TH S 19 DEG 04' 10", E 132.08 FT, N 89 DEG 13',W 140 FT, TH N'LY TO A PT ON THE SHORE OF SAPPHIRE LAKE WHICH LIES 85 FT W'LY FROM POB TH E'LY TO POB .35A Comments/Influences		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements				* Factors *									
		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
							A50'@1800/ 85.00 179.37 0.8305 1.2269 1800 100 155,899								
							85 Actual Front Feet, 0.35 Total Acres				Total Est. Land Value = 155,899				
Land Improvement Cost Estimates															
Description				Rate		Size		% Good	Cash Value						
D/W/P: 4in Concrete				6.96		609		50	2,119						
Total Estimated Land Improvements				True Cash Value =						2,119					
Work Description for Permit 2021-0356, Issued 06/10/2021: ADDITION TO RESI USE S.F. HOME WOOD FRAME POURED FOUNDATION N/A MECH. 1 STORIES, 1 BDRM, 1 BATH.															
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
X Level				2026	77,900	190,000	267,900			175,789C					
X Low				2025	69,300	160,500	229,800			171,168C					
X High				2024	51,700	158,500	210,200			166,022C					
X Landscaped				2023	40,900	151,300	192,200			158,117C					
X Swamp															
X Wooded															
X Pond															
X Waterfront															
X Ravine															
X Wetland															
X Flood Plain															
X PRIVATE ROAD															
Who When What				2026	77,900	190,000	267,900			175,789C					
JWV 09/21/2021 INSPECTED				2025	69,300	160,500	229,800			171,168C					
TPC 05/06/2018 INSPECTED				2024	51,700	158,500	210,200			166,022C					
TPC 12/27/2017 INSPECTED				2023	40,900	151,300	192,200			158,117C					

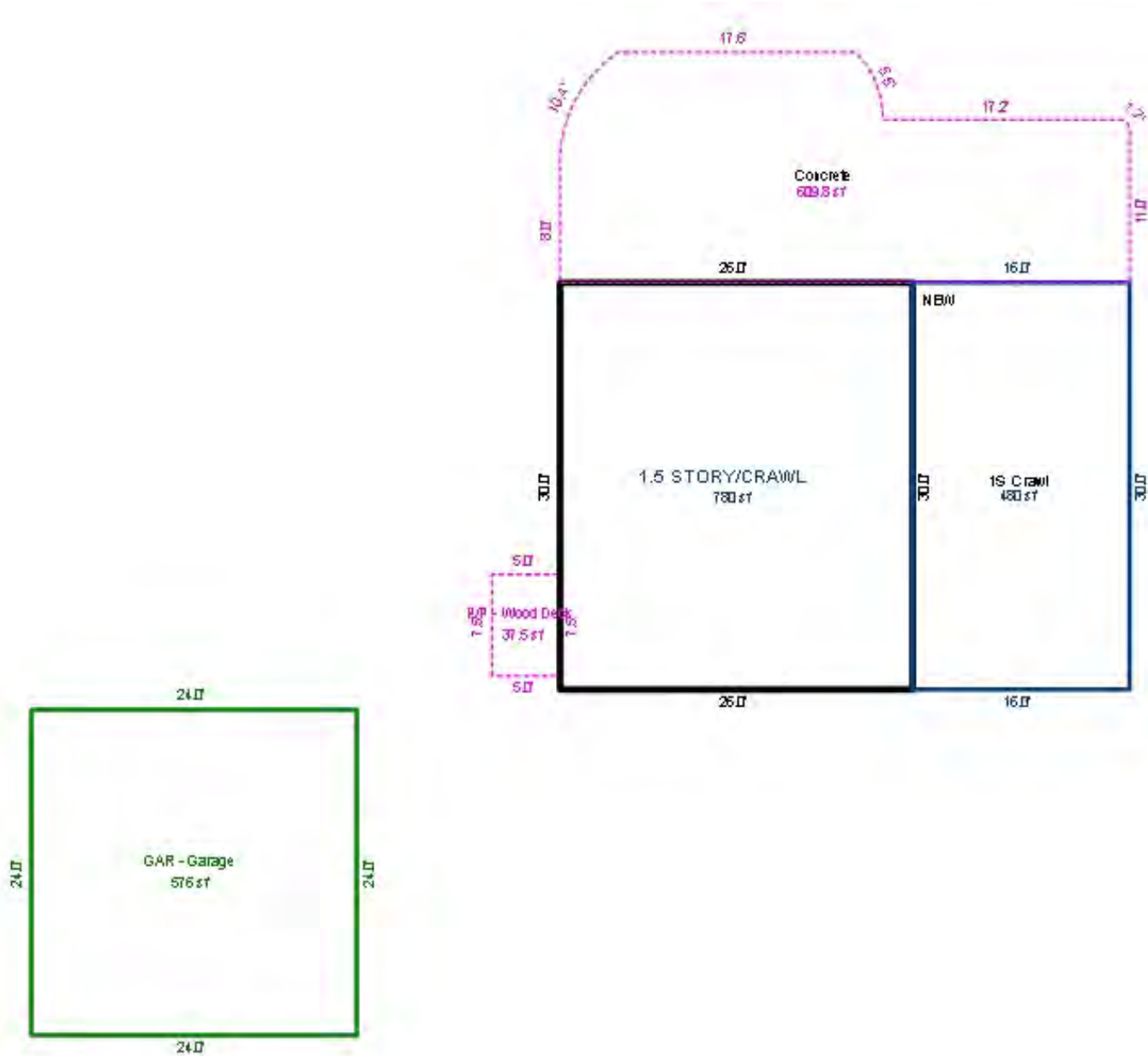


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior									37	Treated Wood		
Building Style: 1.5S		X	Drywall Paneled				Plaster Wood T&G							
Yr Built 1991		Remodeled 2021		Ex		Ord		Min						
Condition: Average		Size of Closets												
Room List		Doors:		Solid			H.C.							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall									
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 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		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Crawl Space 780 1 Story Siding Crawl Space 480 Total: 220,207 187,177						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 23,910 20,323 Water/Sewer Public Sewer 1 1,465 1,245 Water Well, 100 Feet 1 5,734 4,874 Built-Ins Appliance Allow. 1 2,713 2,306 Local Cost Items SANITARY SEWER 1 0 0 Totals: 261,406 222,195						
(3) Roof		(9) Basement Finish						Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 377,732						
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle	(10) Floor Support												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:												

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



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

Parcel Number: 009-010-027-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SCHNEIDER MICHAEL ETAL	THRONBURGH ROBERT G & ANGELA	149,600	06/21/2019	WD	19-MULTI PARCEL ARM'S LENGTH	2019-01987	PROPERTY TRANSFER	100.0			
SCHNEIDER CRYSTAL (DECEASED)	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	21-NOT USED/OTHER	2009/3297	DEED	0.0			
SCHNEIDER DAVID & PATRICIA	SCHNEIDER MICHAEL & CRYSTAL	0	01/07/2005	OTH	21-NOT USED/OTHER		DEED	0.0			
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICIA	0	01/01/2004	QC	21-NOT USED/OTHER	04-0/141	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
THRONBURGH ROBERT G & ANGELA D 8808 W PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 62,034									
		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	
				B200'@1600/	50.00	723.10	1.0000	0.7754	1600 100	62,034	
				50 Actual Front Feet, 0.83 Total Acres						Total Est. Land Value =	62,034
Tax Description		X									
. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG 31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OFGOV'T LOT 9 E TO SHORE OF SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.											
Comments/Influences											
		Topography of Site									
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other
Who		When	What	2026	31,000	0	31,000			20,498C	
TPC 04/30/2021 INSPECTED				2025	31,000	0	31,000			19,960C	
TPC 12/27/2017 INSPECTED				2024	33,900	0	33,900			19,360C	
TPC 11/19/2012 INSPECTED				2023	26,900	0	26,900			18,439C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SCHNEIDER MICHAEL ETAL	THRONBURGH ROBERT G & ANGE	149,600	06/21/2019	WD	03-ARM'S LENGTH	2019-01987	PROPERTY TRANSFER	100.0			
SCHNEIDER CRYSTAL (DECEASE	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	21-NOT USED/OTHER	2009/3297	DEED	0.0			
SCHNEIDER DAVID & PATRICIA	SCHNEIDER MICHAEL & CRYSTA	0	01/07/2005	OTH	21-NOT USED/OTHER	-/	DEED	0.0			
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICIA	0	01/01/2004	QC	21-NOT USED/OTHER	04-0/141	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8808 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		03/28/2023		2023-0126	100%		
		P.R.E. 100% 10/11/2021		Addition		10/14/2021		2021-0723	100%		
Owner's Name/Address		MAP #:		Reroof		05/21/2015		2015-0176	100%		
THRONBURGH ROBERT G & ANGELA D 8808 W PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 611,919 TCV/TFA: 390.25									
		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'@1800/	50.00	153.00	1.0000	1.1605	1800 100 104,444	
					50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value = 104,444	
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 3.5 Concrete	6.58		64 50		210	
					D/W/P: 4in Ren. Conc.	8.17		900 50		3,676	
					D/W/P: 4in Ren. Conc.	8.17		1203 50		4,914	
					Total Estimated Land Improvements True Cash Value =					8,800	
					Work Description for Permit 2023-0126, Issued 03/28/2023: NO INFORMATION ON PERMIT - NO FOOT PRINT CHANGE, ELECTRICAL PERMIT TOOK OLD KITCHEN OUT THAT REMAINED AFTER LAST YEARS REMODEL AND MAKE BEDROOM. A COUPLE NEW WINDOWS ITS IN THE NEW AREA FROM A YEAR.						
					Work Description for Permit 2021-0723, Issued 10/14/2021: NEW BUILDING/ADDITON RESI USE S.F. HOME W/ATTACHED GARAGE. HAS HEAT. AIR CONDITIONING. 2 STORIES 1 BATH						
					Work Description for Permit 2015-0176, Issued 05/21/2015: REPAIR - REROOF HOUSE						
		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 ROAD								
		Who	When	What	2026	52,200	253,800	306,000			238,673C
		JWV	11/10/2023	INSPECTED	2025	46,400	216,200	262,600			232,399C
		JWV	10/11/2022	INSPECTED	2024	33,400	213,500	246,900			225,412C
		JWV	05/09/2022	INSPECTED	2023	26,400	192,000	218,400			202,869C
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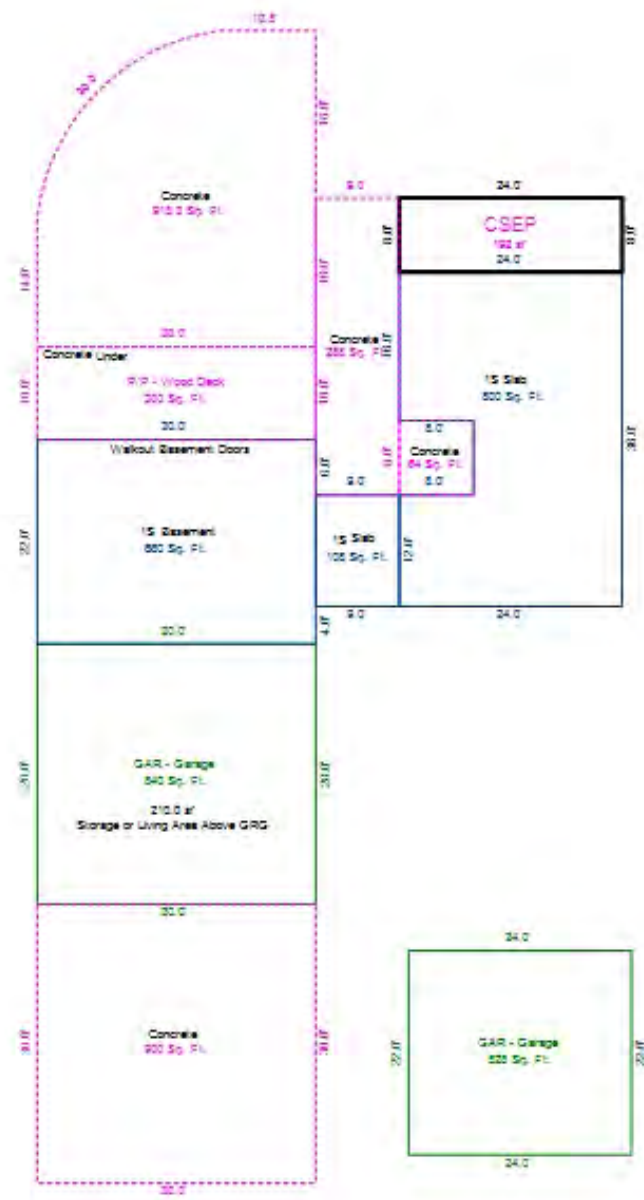


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 Gas	Area 192 300	Type CSEP (1 Story) WPP	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 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 X Forced Heat & Cool Heat Pump No Heating/Cooling																																							
Building Style: 1S			Drywall X Paneled		Plaster Wood T&G																																							
Yr Built 1965	Remodeled 2023		Ex		Ord	X	Min																																					
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 100 Amps Service																																			
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min				No. of Elec. Outlets Many X Ave. Few																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Basement: 660 S.F. Crawl: 0 S.F. Slab: 908 S.F. Height to Joists: 0.0				(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																			
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Lump Sum Items:																																						
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		600	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																																									
X	Gable Hip Flat		Gambrel Mansard Shed																																									
X	Asphalt Shingle																																											
Chimney:																																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 1568 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <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>800</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>660</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>108</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>236,399</td> <td>200,925</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 600 11,382 9,675 Basement, Outside Entrance, Above Grade 1 1,980 1,683 Plumbing Average Fixture(s) 1 1,422 1,209 3 Fixture Bath 1 4,478 3,806 Porches CSEP (1 Story) 192 8,569 7,284 WPP 300 5,364 4,559 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,217 17,184 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 840 37,766 32,101 Storage Over Garage 210 2,780 2,363 Common Wall: 1 Wall 1 -2,589 -2,201 Door Opener 2 1,054 896 Water/Sewer Public Sewer 1 1,465 1,245 Water Well, 100 Feet 1 5,734 4,874 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	800			1 Story	Siding	Basement	660			1 Story	Siding	Slab	108			Total:				236,399	200,925
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Siding	Slab	800																																									
1 Story	Siding	Basement	660																																									
1 Story	Siding	Slab	108																																									
Total:				236,399	200,925																																							

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

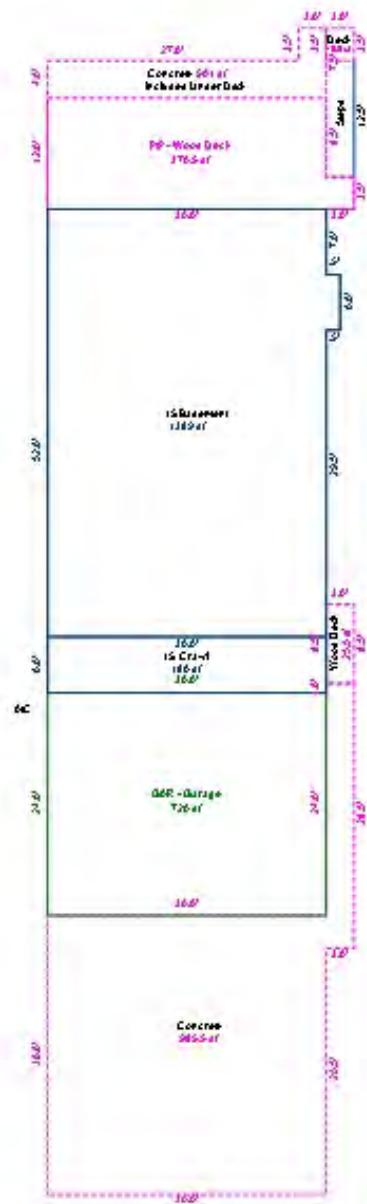


*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

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



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

Parcel Number: 009-010-030-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KINNARY MICHAEL T & TIFFAN	STERLING MATTHEW & JESSICA	260,000	08/10/2023	WD	03-ARM'S LENGTH	2023-02179	PROPERTY TRANSFER	100.0		
HAWLEY GALE E & DENISE L	KINNARY MICHAEL T & TIFFAN	185,000	10/12/2020	WD	03-ARM'S LENGTH	2020-03196	PROPERTY TRANSFER	100.0		
HARRIS VERNON & LAURA	HAWLEY GALE E & DENISE L	96,000	11/16/2015	WD	03-ARM'S LENGTH	2015-03804	PROPERTY TRANSFER	100.0		
OSAK DONALD M & NANCY	HARRIS VERNON & LAURA	32,000	11/16/1994	WD	16-LC PAYOFF	2015-03803	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8788 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		09/05/2023		2023-0557	100%	
Owner's Name/Address		P.R.E. 0%		MAP #:						
STERLING MATTHEW & JESSICA 8511 BERETTA CT JENISON MI 49428		2026 Est TCV 293,566 TCV/TFA: 356.27								
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		Public Improvements			* Factors *					
		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			Gravel Road	A50'@1800/ 50.00 153.00 1.0000 1.1605 1800 100 104,444						
			Paved Road	50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 104,444						
			Storm Sewer	Land Improvement Cost Estimates						
			Sidewalk	Description Rate Size % Good Cash Value						
			Water	D/W/P: Patio Blocks 15.58 28 50 218						
		X	Sewer	D/W/P: 3.5 Concrete 6.58 42 50 138						
		X	Electric	Wood Frame 25.96 168 50 2,180						
		X	Gas	Ad-Hoc Unit-In-Place Items						
			Curb	Description Rate Size % Good Cash Value						
			Street Lights	/CI16/YARI/VINF/451A 46.75 90 100 4,208						
			Standard Utilities	Total Estimated Land Improvements True Cash Value = 6,744						
			Underground Utils.							
		Topography of Site		Work Description for Permit 2023-0557, Issued 09/05/2023: DECK 1, 256 SQF, DECK 2, 224 SF						
			Level							
			Rolling							
		X	High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
		X	Waterfront							
			Ravine							
	Wetland									
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
X	PRIVATE ROAD	2026	52,200	94,600	146,800			119,012C		
Who When What		2026	52,200	94,600	146,800			119,012C		
TPC 08/14/2024 INSPECTED		2025	46,400	80,000	126,400			115,884C		
TPC 10/31/2023 INSPECTED		2024	33,400	79,000	112,400			112,400S		
TPC 07/13/2023 INSPECTED		2023	26,400	48,100	74,500			61,499C		
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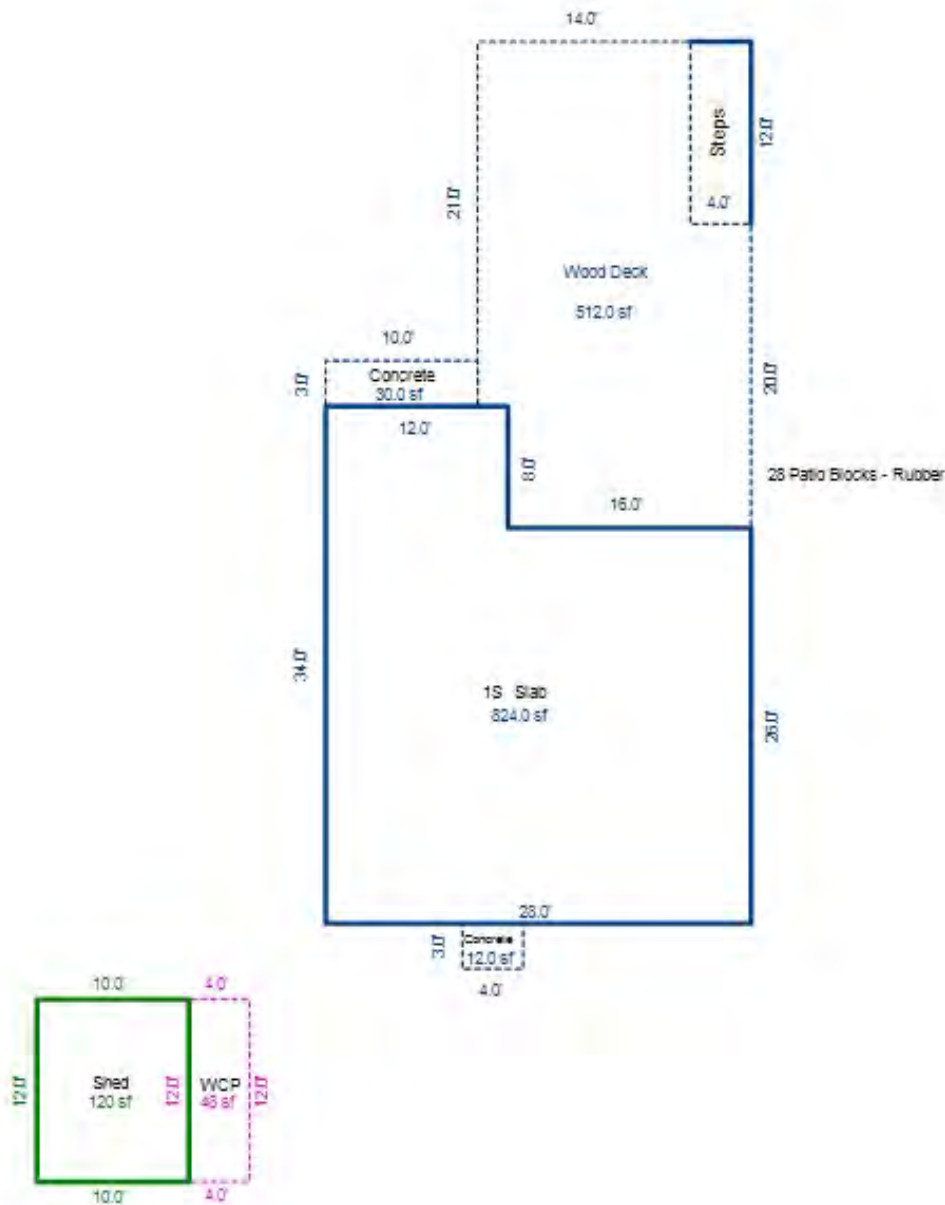


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*** Information herein deemed reliable but not guaranteed***

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 Gas	Area 548	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 824 Total Base New : 143,046 Total Depr Cost: 107,281 Estimated T.C.V: 182,378		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		Drywall Paneled											Plaster Wood T&G							
Yr Built 1962		Remodeled 0											Ex		Ord		X		Min	
Condition: Average		Size of Closets											Lg		Ord		X		Small	
Room List		Doors:		Solid		X		H.C.		Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 824 SF Floor Area = 824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 824 Total: 123,985 92,986 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 1,066 Deck Treated Wood 548 7,727 5,795 Water/Sewer Public Sewer 1 1,465 1,099 Water Well, 100 Feet 1 5,734 4,300 Built-Ins Appliance Allow. 1 2,713 2,035 Local Cost Items SANITARY SEWER 1 0 0 Totals: 143,046 107,281								
(1) Exterior		(5) Floors		Kitchen:		Other:		Other:												
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings																		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 824 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
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	(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: Block		Joists: Unsupported Len: Cntr.Sup:																		

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



Parcel Number: 009-010-031-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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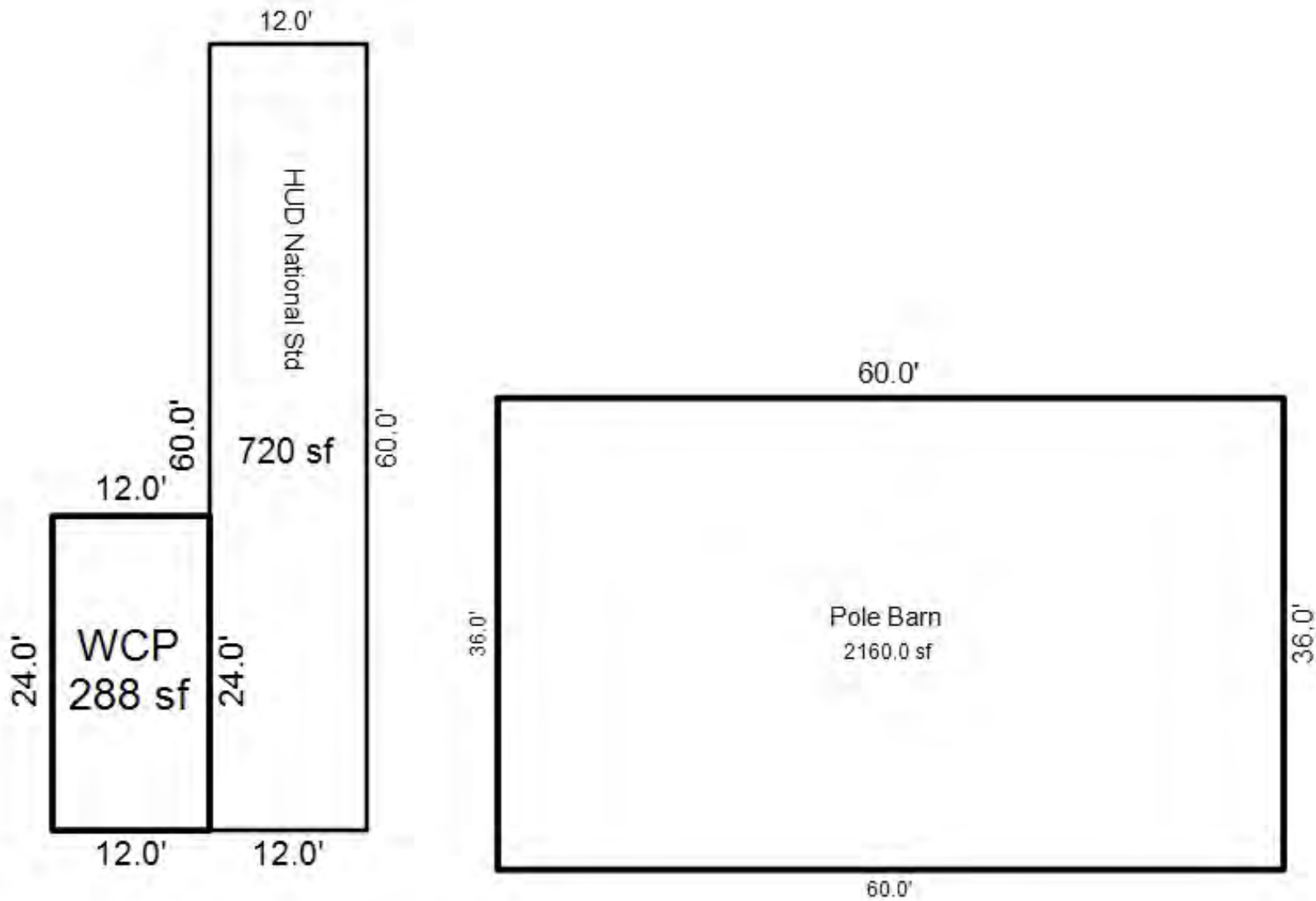
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KITTEL RANDALL M	KS SAPPHIRE LLC	100,000	05/31/2023	WD	03-ARM'S LENGTH	2023-01432	PROPERTY TRANSFER	100.0		
GARRISON DORA L	KITTEL RANDALL M	40,000	07/25/2018	WD	16-LC PAYOFF	2018-02436	DEED	0.0		
GARRISON FRANKLIN D & DORA	KITTEL RANDALL M	40,000	10/01/2014	LC	16-LC PAYOFF	2014-03409	PROPERTY TRANSFER	100.0		
		57,500	03/01/2001	WD	33-TO BE DETERMINED	01-0:0966	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8789 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
KS SAPPHIRE LLC 8798 W PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 113,245 TCV/TFA: 134.82								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					I 200' @ 250/	165.00	319.90	1.0493	0.9457	250 100 40,931
					165 Actual Front Feet, 1.21 Total Acres					Total Est. Land Value = 40,931
Tax Description		X			Dirt Road					
					Gravel Road					
					Paved Road					
					Storm Sewer					
					Sidewalk					
					Water					
		X			Sewer					
		X			Electric					
		X			Gas					
Comments/Influences					CURB					
					Street Lights					
					Standard Utilities					
					Underground Utils.					
		Topography of Site								
		X			Level					
					Rolling					
		X			Low					
					High					
					Landscaped					
		X			Swamp					
					Wooded					
					Pond					
					Waterfront					
					Ravine					
					Wetland					
					Flood Plain					
		X			PRIVATE ROAD					
		Who	When	What	2026	20,500	36,100	56,600		38,223C
		TPC 04/30/2021 INSPECTED			2025	16,400	31,000	47,400		37,219C
		TPC 12/27/2017 INSPECTED			2024	7,400	28,700	36,100		36,100S
		TPC 11/19/2012 INSPECTED			2023	5,700	28,900	34,600		23,236C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 25 Floor Area: Total Base New : 77,264 Total Depr Cost: 33,996 Estimated T.C.V: 31,956		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1992		Ex	X Ord										Min	
Condition: Average		Size of Closets												
Room List		Doors:	Solid X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Average		Blt 1992	
				Ex. X Ord. Min			(11) Heating System: Wall Furnace							
				No. of Elec. Outlets			Ground Area = 840 SF Floor Area = 840 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
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			Type Ext. Walls Roof/Fnd. Size Main Home Siding Comp.Shingle 840		Cost New		Depr. Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments							
		(8) Basement					Skirting, Metal or Vinyl, Vertical		168		1,969		866	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Plumbing							
		(9) Basement Finish					Average Fixture(s)		1		1,010		444	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Deck							
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood w/Roof (Deck Portion)		288		5,069		2,230	
X	Asphalt Shingle		(10) Floor Support	Lump Sum Items:			Treated Wood w/Roof (Roof portion)		288		4,406		1,939	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Water/Sewer							
							Public Sewer		1		1,465		645	
							Water Well, 100 Feet		1		5,734		2,523	
							Built-Ins		1		2,713		1,194	
							Appliance Allow.		1		0		0	
							Local Cost Items		1		0		0	
							SANITARY SEWER		1		0		0	
							Notes:		Totals:		77,264		33,996	
							ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						31,956	

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1984 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: 2160 % 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 X No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 45,770 Total Depr Cost: 32,039 Estimated T.C.V: 39,408		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 1984		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 2 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Base Cost 2160 45,770 32,039 Totals: 45,770 32,039 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 39,408		Cls CD Blt 1984				
		(5) Floors		No./Qual. of Fixtures										
		Kitchen: Other: Other:		Ex. Ord. Min										
		Lg Ord Small		No. of Elec. Outlets										
(1) Exterior		(6) Ceilings		Many Ave. Few			(13) Plumbing							
Wood/Shingle Aluminum/Vinyl Brick Insulation				(14) Water/Sewer										
(2) Windows		(7) Excavation		Average Fixture(s)										
Many Avg. Few		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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
Gable Hip Flat		Gambrel Mansard Shed												
Asphalt Shingle														
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

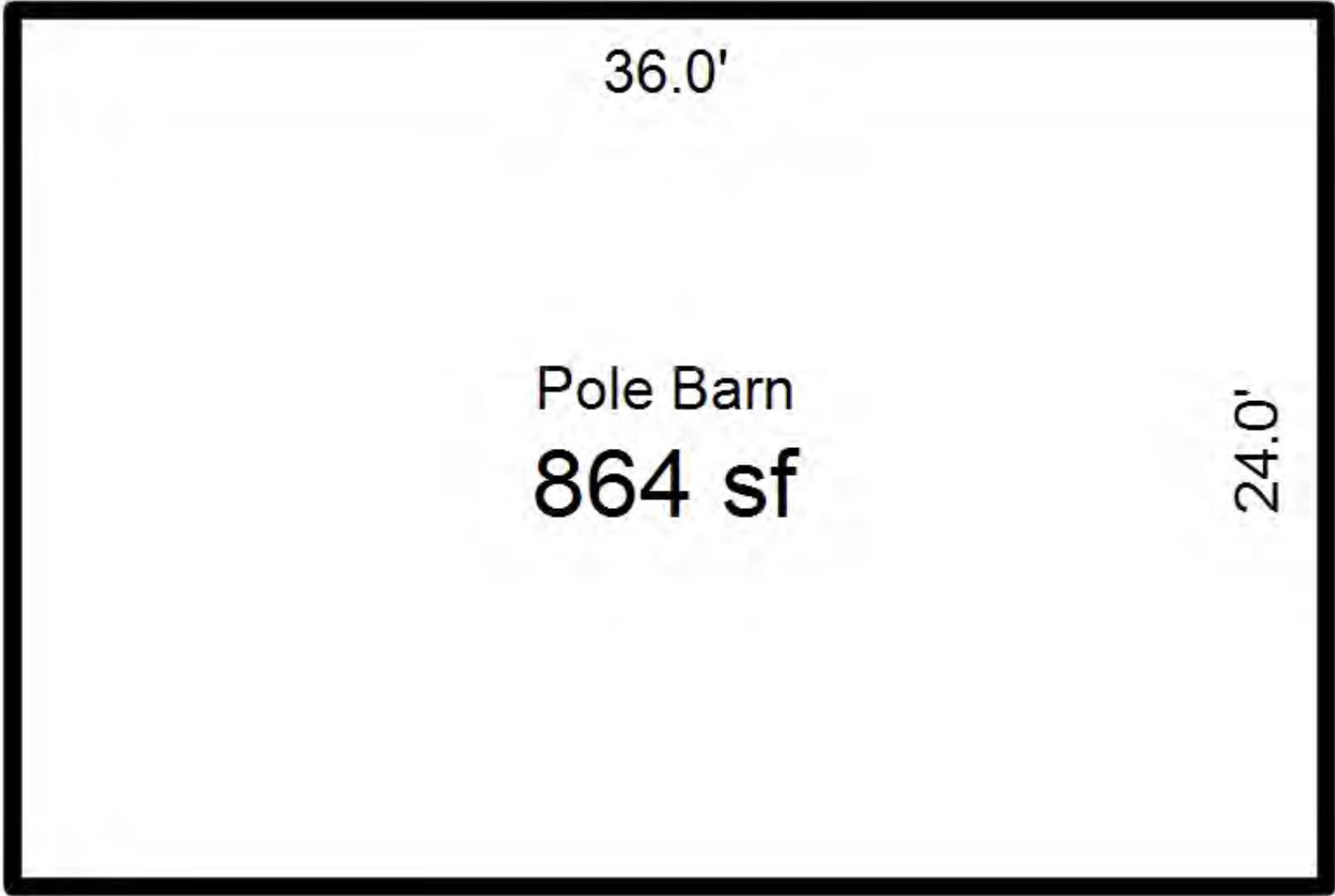
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % 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 X No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 21,548 Total Depr Cost: 14,006 Estimated T.C.V: 17,227		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 1978	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 864 21,548 14,006 Totals: 21,548 14,006 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,227						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. Ord. Min										
Insulation				No. of Elec. Outlets			Many Ave. Few		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(2) Windows		(7) Excavation		(14) Water/Sewer										
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:							
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										
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



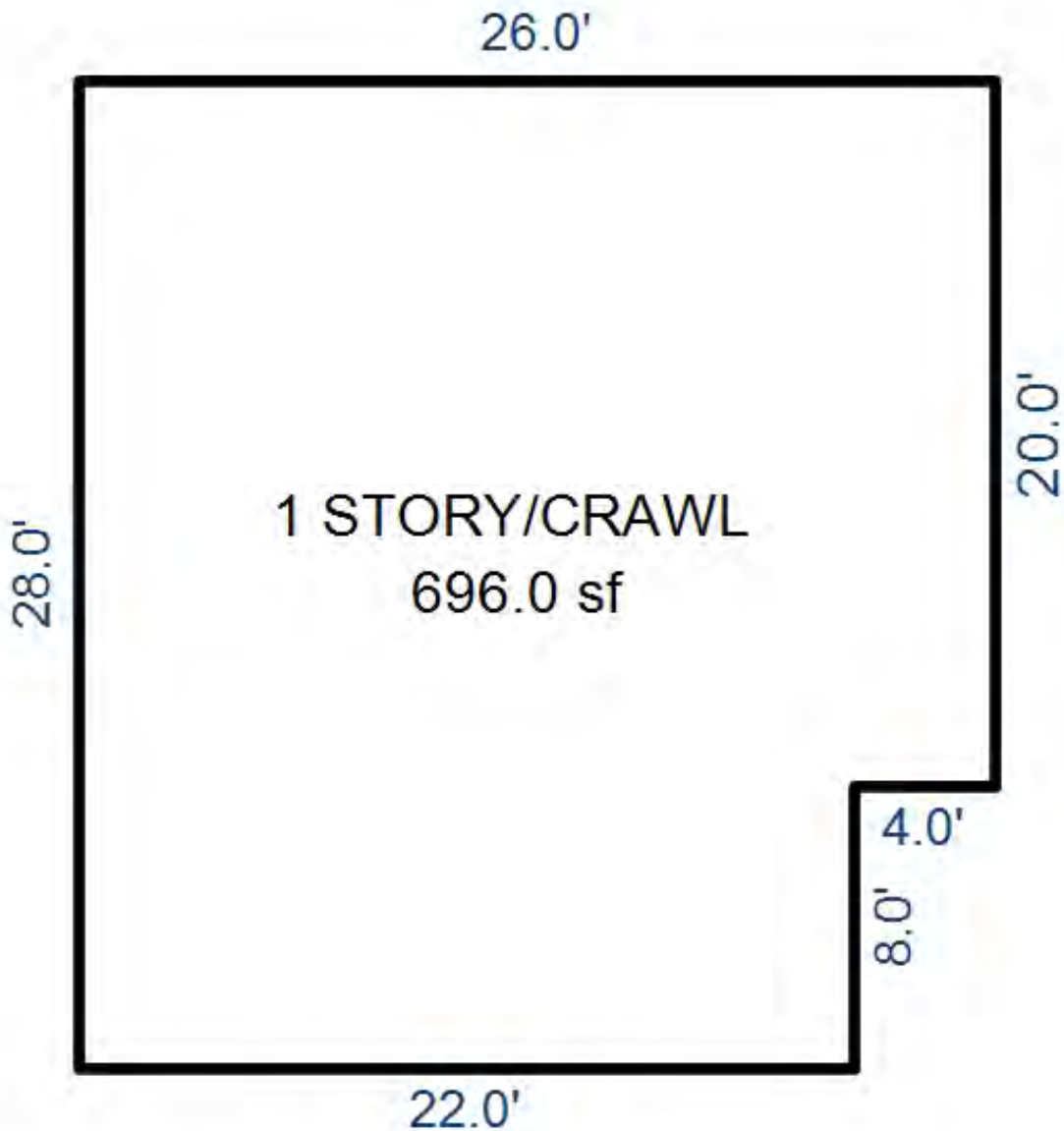
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCCLURE JON & JAMIE	HEREAU JOSEPH TRUST	130,000	07/27/2015	WD	03-ARM'S LENGTH	2015-02517	PROPERTY TRANSFER	100.0			
NORTHWEST RENTAL PROPERTIE	MC CLURE JON & JAMIE (H/W)	115,000	08/14/2009	WD	03-ARM'S LENGTH	2009/2992	DEED	100.0			
HALFMANN DANIEL & SUSAN (H	NORTHWEST RENTAL PROPERTIE	0	05/04/2006	QC	21-NOT USED/OTHER	06-0/1687	DEED	0.0			
NORTHWEST RENTAL PROPERTIE	HALFMANN DANIEL (MM)	0	11/02/2005	QC	21-NOT USED/OTHER	05-0/4346	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8780 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/26/2004		20040272		Complete	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HEREAU JOSEPH TRUST 7820 MACKINAW TRL CADILLAC MI 49601		2026 Est TCV 236,606 TCV/TFA: 339.95									
		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'@1800/	50.00	154.00	1.0000	1.1631	1800 100 104,683	
					50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value = 104,683	
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Dock: Light posts	46.97		80 0		0	
					D/W/P: 3.5 Concrete	6.58		128 0		0	
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					LAND IMPROVE 1000	1,000.00		2 95		1,900	
					Total Estimated Land Improvements True Cash Value = 1,900						
					Work Description for Permit 20040272, Issued 07/26/2004: 14X20 ADD'N @45% FOR 05						
					COMP FOR 06.						
Comments/Influences		Topography of Site									
											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	52,300	66,000	118,300			69,523C
		TPC 12/27/2017 INSPECTED			2025	46,500	55,900	102,400			67,696C
					2024	33,400	55,100	88,500			65,661C
					2023	26,500	52,600	79,100			62,535C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Drywall Paneled		Plaster Wood T&G							
Building Style: 1S		Trim & Decoration												
Yr Built 1962	Remodeled 2004		Ex	X	Ord		Min							
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors							(12) Electric					
		Kitchen: Other: Other:							0 Amps Service					
(1) Exterior									No./Qual. of Fixtures					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings							X Ex.		Ord.		Min	
									No. of Elec. Outlets					
					Many	X	Ave.		Few					
(2) Windows		(7) Excavation							(13) Plumbing					
									1 Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 696 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer					
									Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof		(9) Basement Finish							Lump Sum Items:					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C -5 Blt 1962			
(11) Heating System: Wall/Floor Furnace													
Ground Area = 696 SF Floor Area = 696 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	696										
Total:				94,954	66,477								
Other Additions/Adjustments													
Plumbing													
Average Fixture(s)			1	1,422	995								
Water/Sewer													
Public Sewer			1	1,465	1,025								
Water Well, 100 Feet			1	5,734	4,014								
Built-Ins													
Appliance Allow.			1	2,713	1,899								
Fireplaces													
Direct-Vented Gas			1	2,963	2,074								
Local Cost Items													
SANITARY SEWER			1	0	0								
Totals:				109,251	76,484								
Notes:													
ECF (4087 SAPPHIRE LAKE) 1.700 => TCV:										130,023			

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



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

Parcel Number: 009-010-034-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KARASH CHESTER	KARASH CHESTER & GIRARDI A	0	10/06/2023	QC	09-FAMILY/RELATED ENTITY	2023-02751	PROPERTY TRANSFER	0.0			
KARASH CHESTER & GIRARDI A	KARASH CHESTER & GIRARDI A	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0			
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY/RELATED ENTITY	2022-03965	PROPERTY TRANSFER	0.0			
		237,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3818	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8590 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		New Construction		06/26/2025		PB25-0114		100%	
		P.R.E. 100% 06/29/2015									
Owner's Name/Address		MAP #:									
KARASH CHESTER & GIRARDI ANETTE 8590 W PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 196,709 TCV/TFA: 0.00									
		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'@1800/	92.00	189.39	0.8078	1.2505	1800 100 167,282	
					92 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 167,282						
Tax Description					Land Improvement Cost Estimates						
SEC 10 T22N R8W PCL 2B OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 MISSAUKEE COUNTY RECORDS .40A.					Description	Rate		Size % Good		Cash Value	
Comments/Influences					D/W/P: 3.5 Concrete	5.77		130 71		532	
		X	Sewer	Total Estimated Land Improvements True Cash Value = 532							
		X	Electric								
		X	Gas								
					Work Description for Permit PB25-0114, Issued 06/26/2025: 8' tall x 48' long fence. Building Systems Category Information: New Construction / Use and Occupancy Classification: Fence Required Inspections: FOOTING / FINAL Additional inspections and/or reinspe						
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		X	High								
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	PRIVATE ROAD								
		Who	When	What	2026	83,600	14,800	98,400			43,191C
		TPC 09/10/2025	INSPECTED		2025	74,300	13,400	87,700			42,056C
		TPC 04/22/2025	INSPECTED		2024	55,600	13,100	68,700			40,792C
		TPC 04/30/2021	INSPECTED		2023	44,000	12,600	56,600			38,850C
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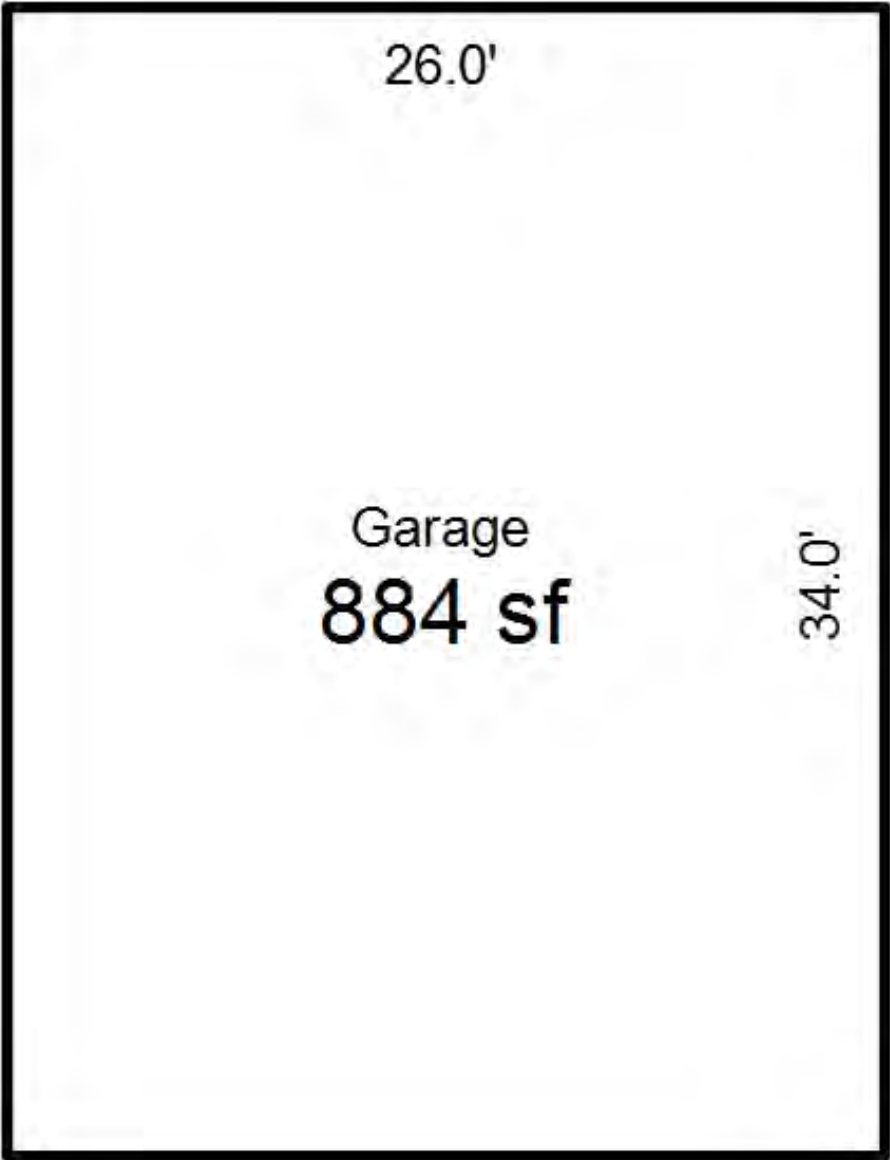


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*** Information herein deemed reliable but not guaranteed***

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	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 Gas	Area	Type	Year Built: 1975 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: 884 % 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 X No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 26,149 Total Depr Cost: 16,997 Estimated T.C.V: 28,895		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 1975	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 884 26,149 16,997 Totals: 26,149 16,997 Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 28,895		Cls CD Blt 1975				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No./Qual. of Fixtures										
(1) Exterior		Kitchen: Other: Other:		Ex. Ord. Min										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets										
(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		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish		(10) Floor Support										
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
Asphalt Shingle		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.			
KARASH CHESTER	KARASH CHESTER & GIRARDI A	0	10/06/2023	QC	09-FAMILY/RELATED ENTITY	2023-02572	PROPERTY TRANSFER	0.0			
KARASH CHESTER & GIRARDI A	KARASH CHESTER & GIRARDI A	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0			
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY/RELATED ENTITY	2022-03965	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8590 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		04/15/2016		2016-0103		100%	
		P.R.E. 100% 06/29/2015									
Owner's Name/Address		MAP #:									
KARASH CHESTER & GIRARDI ANETTE 8590 W PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 375,926 TCV/TFA: 335.65									
		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'@1800/	80.00	190.57	0.8483	1.2532	1800 100 153,089	
					80 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 153,089						
Tax Description											
SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 P 230-232 BEING PART OF GOVT LOT 10. APP .35A.		X	Dirt Road								
		X	Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
Comments/Influences		X	Sewer			Fencing: Vnyl, Solid, 6' 39.90 48 50 957					
		X	Electric			D/W/P: 4in Concrete 6.47 287 0 0					
		X	Gas			D/W/P: 4in Concrete 6.47 342 0 0					
		X	Curb			D/W/P: 4in Concrete 6.47 72 0 0					
			Street Lights			Wood Frame 28.69 80 50 1,147					
			Standard Utilities			Residential Local Cost Land Improvements					
			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 = 4,479					
		Topography of Site									
		X	Level			Work Description for Permit 2016-0103, Issued 04/15/2016: REPAIR RESID S.F. HOME WOOD FRAME BLOCK FOUNDATION GAS HEAT					
		X	Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		X	PRIVATE ROAD								
		Who	When	What	2026	76,500	111,500	188,000			84,553C
		TPC 09/11/2025	INSPECTED		2025	68,000	92,800	160,800			81,844C
		TPC 04/22/2025	INSPECTED		2024	50,100	91,700	141,800			79,384C
		TPC 12/27/2017	INSPECTED		2023	39,700	87,500	127,200			75,604C
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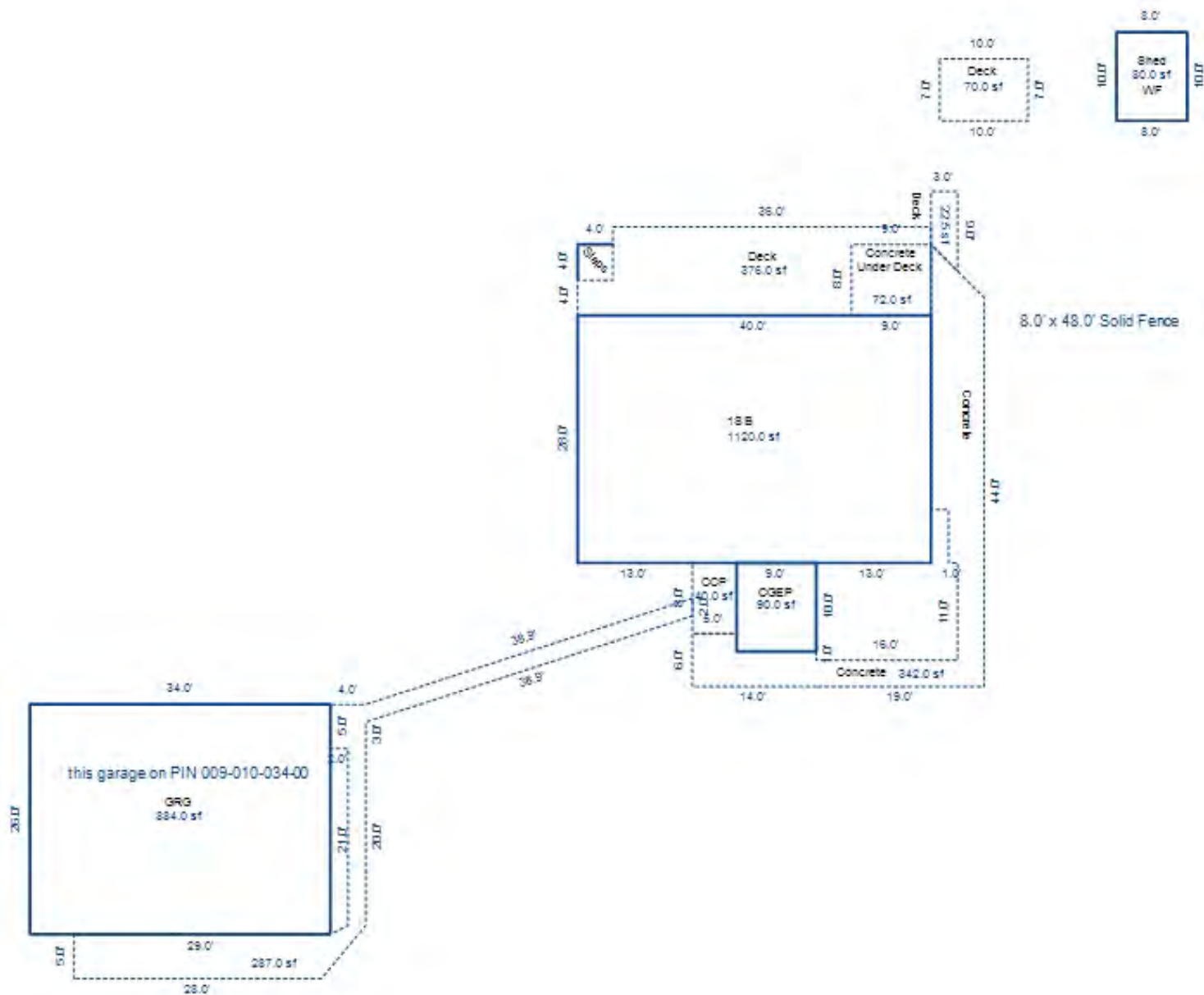


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior												
Building Style: 1S			Drywall Paneled				Plaster Wood T&G							
Yr Built 1975		Remodeled 0		Ex		X	Ord		Min					
Condition: Average		Size of Closets		Lg		X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
	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	1	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										
				X	Ex.		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:										
				Cost Est. for Res. Bldg: 1 Single Family 1S										
				(11) Heating System: Forced Heat & Cool										
				Ground Area = 1120 SF Floor Area = 1120 SF.										
				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
				Building Areas										
				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost					
				1 Story	Siding	Basement	1,120							
				Total:				159,842	103,898					
				Other Additions/Adjustments										
				Basement, Outside Entrance, Below Grade					1	2,293	1,490			
				Plumbing										
				Average Fixture(s)					1	1,185	770			
				Porches										
				CGEP (1 Story)					90	6,672	4,337			
				WCP (1 Story)					304	9,363	6,086			
				CCP (1 Story)					40	1,222	794			
				Deck										
				Treated Wood					25	1,117	726			
				Treated Wood					70	1,992	1,295			
				Treated Wood					16	702	456			
				Water/Sewer										
				Public Sewer					1	1,300	845			
				Water Well, 100 Feet					1	5,415	3,520			
				Built-Ins										
				Appliance Allow.					1	1,897	1,233			
				Fireplaces										
				Interior 1 Story					1	4,610	2,996			
				Local Cost Items										
				SANITARY SEWER					1	0	0			*8
				Totals:						197,610	128,446			
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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



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

Parcel Number: 009-010-035-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

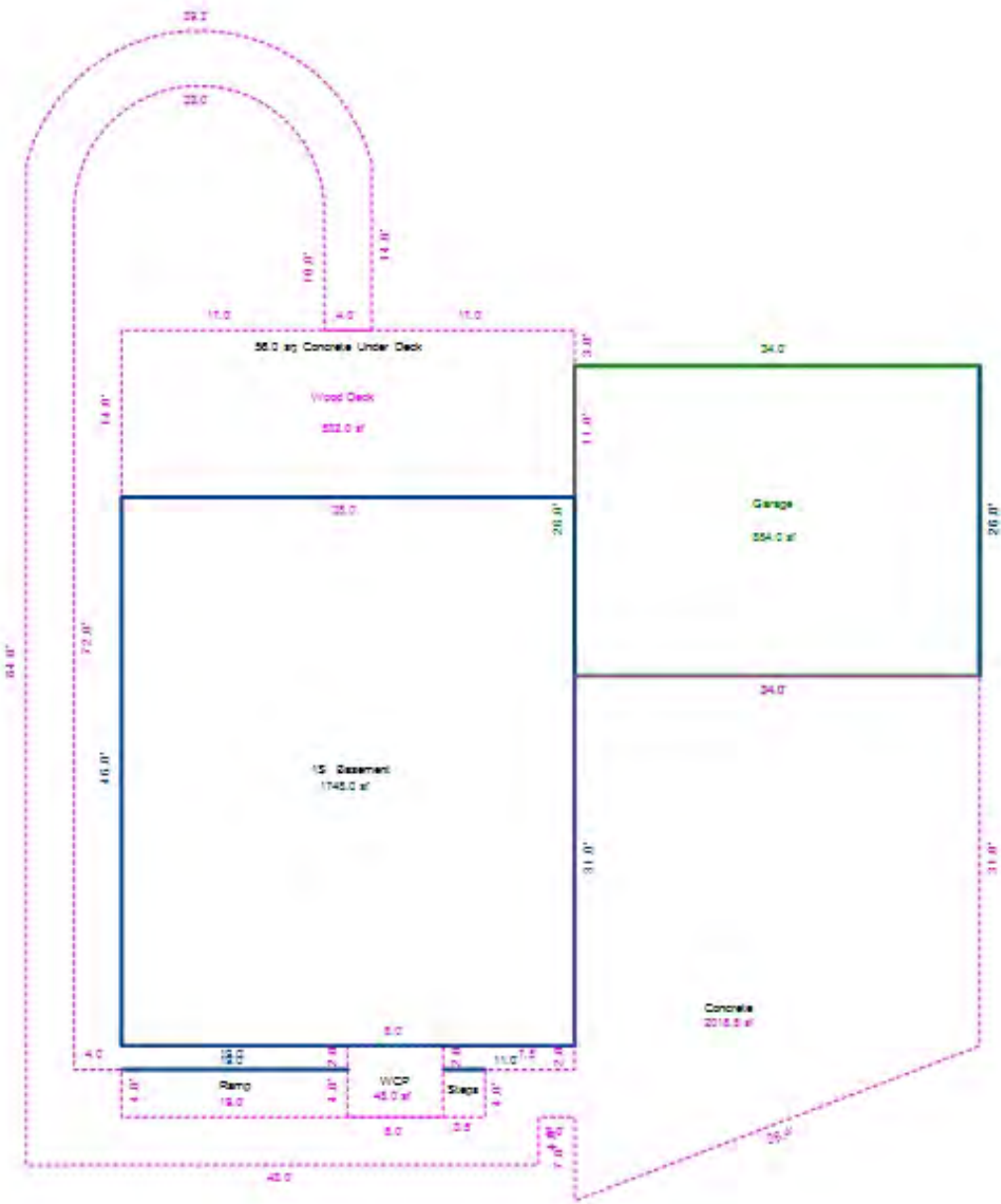
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
		62,000	02/01/2001	WD	33-TO BE DETERMINED	01-0:0725	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status	
8566 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		New House		04/07/2004	20040053	Complete	
Owner's Name/Address		P.R.E. 100% 08/26/2005							
KRAFVE LOIS A LIVING TRUST 8566 W PETERSON POINT RD LAKE CITY MI 49651		MAP #:							
		2026 Est TCV 707,193 TCV/TFA: 404.57							
		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front	Depth	
				A50'@1800/	171.00	162.00	0.6503	1.1839	
				171 Actual Front Feet, 0.64 Total Acres	Rate %Adj.		Reason	Value	
						1800	100	236,968	
						Total Est. Land Value = 236,968			
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: 4in Concrete	6.96	2074	0	0	
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVE 5000	5,000.00	1	100	5,000	
				Total Estimated Land Improvements True Cash Value = 5,000					
				Work Description for Permit 20040053, Issued 04/07/2004: LINDALL LOG HOME @45% FOR 05 COMP. FOR 06					
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	
		Level						Tribunal/ Other	
		Rolling						Taxable Value	
		X Low		2026	118,500	235,100	353,600		
		High							
		Landscaped		2025	105,300	198,000	303,300		
		Swamp							
		Wooded		2024	85,100	195,500	280,600		
		Pond							
		X Waterfront		2023	67,400	198,200	265,600		
		Ravine							
		Wetland							
		X Flood Plain							
		X PRIVATE ROAD							
		Who	When	What	2026	118,500	235,100	353,600	182,686C
		TPC 04/22/2025	INSPECTED		2025	105,300	198,000	303,300	177,884C
		TPC 04/30/2021	INSPECTED		2024	85,100	195,500	280,600	172,536C
		TPC 04/09/2019	INSPECTED		2023	67,400	198,200	265,600	164,320C



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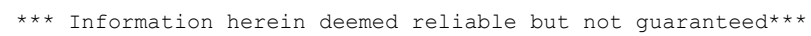


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
OSWALD DOUGLAS	OSWALD SHARON LOUISE	0	06/22/2020	QC	09-FAMILY/RELATED ENTITY	2020-02208	PROPERTY TRANSFER	0.0							
OSWALD SHARON L	DEVOS PATRICIA J	0	06/22/2020	QC	09-FAMILY/RELATED ENTITY	2020-02209	PROPERTY TRANSFER	0.0							
DEVOS PATRICIA J TRUST	DEVOS P & OSWALD & OSWALD	0	06/09/2020	QC	09-FAMILY/RELATED ENTITY	2020-02207	PROPERTY TRANSFER	0.0							
DEVOS PATRICIA J	DEVOS PATRICIA J TRUST	0	06/09/2020	QC	09-FAMILY/RELATED ENTITY	2020-02210	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
8538 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/19/2023		2023-0423		100%					
		P.R.E. 100% 07/20/1994													
Owner's Name/Address		MAP #:													
DEVOS PATRICIA J TRUST 8538 PETERSON POINT RD LAKE CITY MI 49651		2026 Est TCV 629,480 TCV/TFA: 487.97													
		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'@1800/	125.00	348.48	0.7256	1.5480	1800 100	252,735				
					125 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	252,735			
					Land Improvement Cost Estimates										
					Description							Rate	Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.							8.17	2132	50	8,709
					D/W/P: Patio Blocks							15.58	10	50	78
					D/W/P: 3.5 Concrete							6.58	401	50	1,319
					Wood Frame							26.29	160	50	2,103
					Total Estimated Land Improvements							True Cash Value =	12,209		
					Work Description for Permit 2023-0423, Issued 07/19/2023: RESI 210 SF & DECK 70 SF										
		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	2026	126,400	188,300	314,700			189,510C				
		TPC	04/22/2025	INSPECTED	2025	112,300	160,000	272,300			184,528C				
		TPC	08/14/2024	INSPECTED	2024	81,500	157,100	238,600			178,980C				
		TPC	09/19/2023	INSPECTED	2023	64,500	103,200	167,700			123,505C				
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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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Parcel Number: 009-010-037-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

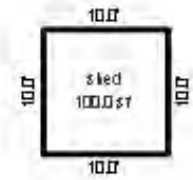
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		231,500	10/01/2002	WD	33-TO BE DETERMINED	02-0:4559	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8630 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 12/03/2002										
Owner's Name/Address		MAP #:										
RANDAZZO MICHAEL & WIZNER PAMELA 8630 W PETERSON POINT LAKE CITY MI 49651		2026 Est TCV 599,573 TCV/TFA: 422.23										
		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'@1800/	180.00	307.00	0.6387	1.4808	1800 100 306,434		
					180 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 306,434							
Tax Description		X	Dirt Road			Land Improvement Cost Estimates						
			Gravel Road			Description Rate Size % Good Cash Value						
			Paved Road			D/W/P: 3.5 Concrete 6.58 180 0 0						
			Storm Sewer			Wood Frame 28.80 100 50 1,440						
		X	Sewer			Wood Frame 23.72 288 50 3,415						
		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 = 5,805						
			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
		X	PRIVATE ROAD			2026	153,200	146,600	299,800			155,949C
		Who When What				2025	136,200	124,800	261,000			151,850C
		TPC 12/27/2017 INSPECTED				2024	103,800	123,300	227,100			147,285C
		TPC 11/20/2012 INSPECTED				2023	82,200	117,600	199,800			140,272C
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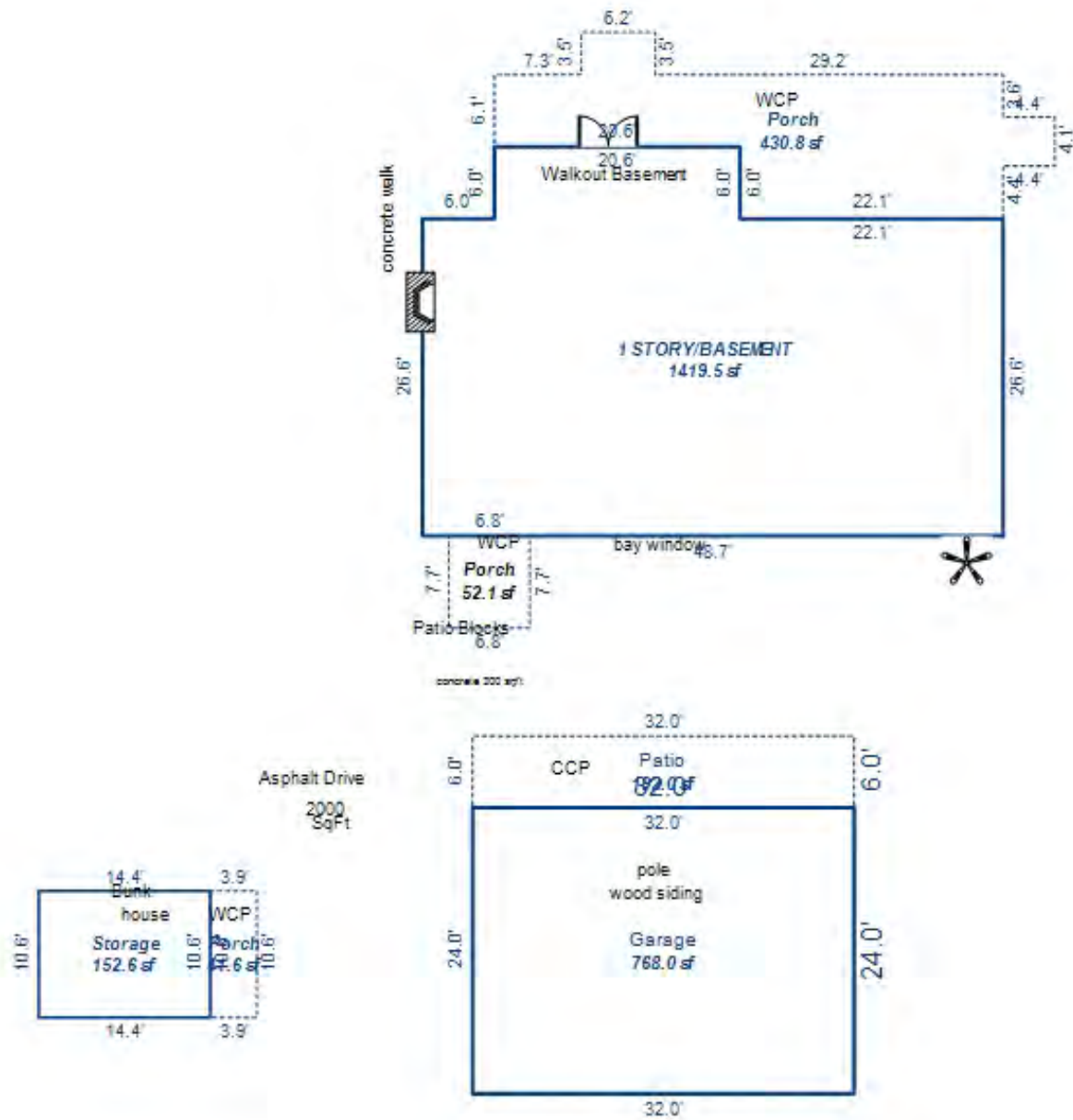
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 1 Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					40	CCP (1 Story)																									
Building Style: 1S		Trim & Decoration		Size of Closets					Class: C +5 Effec. Age: 35 Floor Area: 1,420 Total Base New : 260,024 Total Depr Cost: 169,020 Estimated T.C.V: 287,334		E.C.F. X 1.700																											
Yr Built 1973	Remodeled 0	Ex	X Ord		Min																																	
Condition: Average		Lg		X	Ord		Small																															
Room List		Doors:		Solid	X	H.C.																																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors																																				
(1) Exterior		Kitchen: Other: Other:																																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall																																	
(2) Windows		(7) Excavation																																				
X	Many Avg. Few	X	Large Avg. Small																																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																				
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
(3) Roof		(9) Basement Finish																																				
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
X	Asphalt Shingle	(10) Floor Support																																				
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:																																				
(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1310 SF Floor Area = 1420 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>1,310</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>110</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>203,794</td> <td>132,470</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 924 3 Fixture Bath 1 4,478 2,911 Porches CCP (1 Story) 40 1,327 863 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 22,551 14,658 Common Wall: 1 Wall 1 -2,589 -1,683 Water/Sewer Public Sewer 1 1,465 952 Water Well, 100 Feet 1 5,734 3,727 Built-Ins Appliance Allow. 1 2,713 1,763 Fireplaces Interior 1 Story 1 5,235 3,403 Two Sided 1 7,507 4,880 Exterior 1 Story 1 6,387 4,152 Local Cost Items SANITARY SEWER 1 0 0 *9 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1+ Story	Siding	Crawl Space	1,310			1 Story	Siding	Overhang	110			Total:				203,794	132,470
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1+ Story	Siding	Crawl Space	1,310																																			
1 Story	Siding	Overhang	110																																			
Total:				203,794	132,470																																	

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



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

Parcel Number: 009-010-037-95

Jurisdiction: LAKE TOWNSHIP

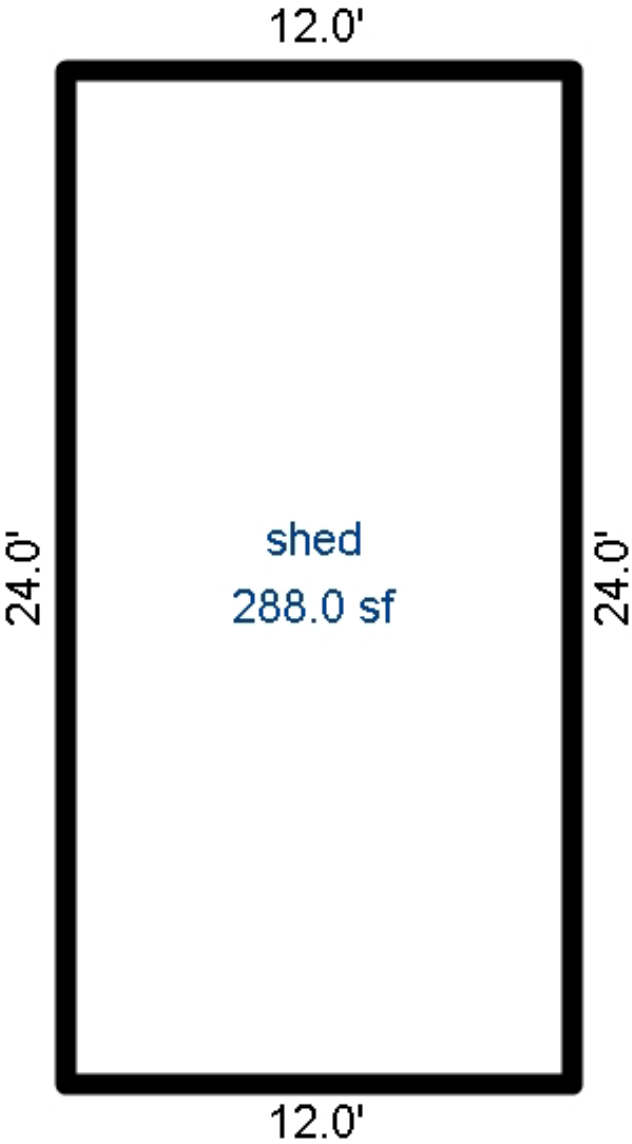
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DERUITER DONALD R & KAREN	DERUITER DONALD & KAREN J	1	09/07/2012	QC	21-NOT USED/OTHER	2012-02968 QD	DEED	0.0		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
DERUITER DONALD & KAREN J TRUST 3780 DICKERSON ROAD LAKE CITY MI 49651	2026 Est TCV 50,677									
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.	Public Improvements			* Factors *						
	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		A50'@1800/	211.00	45.00	0.6041	L0.2076	1800 100	47,639
		Paved Road		0.22 Total Acres Total Est. Land Value =						47,639
	X	Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
	X	Water		Wood Frame	21.10	288	50	3,038		
	X	Sewer		Total Estimated Land Improvements True Cash Value =						3,038
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences	Topography of Site									
	Level									
	Rolling									
	X Low									
	High									
	Landscaped									
	X Swamp									
	X Wooded									
	Pond									
	X Waterfront									
	Ravine									
	X Wetland									
	X Flood Plain									
	X PRIVATE ROAD									
	Who	When	What	2026	23,800	1,500	25,300		2,927C	
	TPC 04/30/2021	INSPECTED		2025	21,200	1,500	22,700		2,851C	
	TPC 12/27/2017	INSPECTED		2024	8,800	1,500	10,300		2,766C	
				2023	9,000	1,400	10,400		2,635C	

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



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

Parcel Number: 009-010-038-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

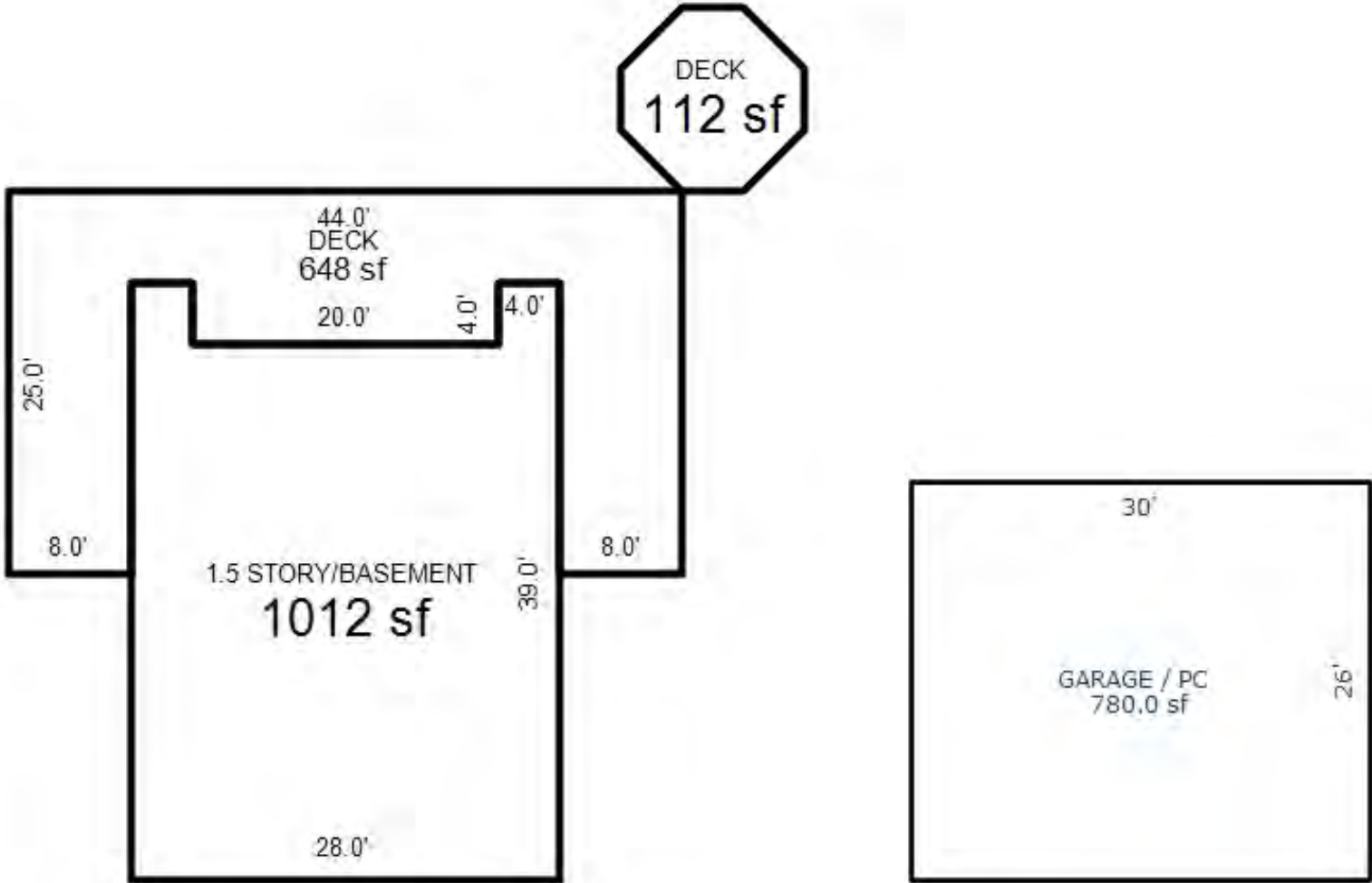
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MCCREERY ROBERT L TRUST	MCCREERY JACOB G &	0	12/16/2024	QC	14-INTO/OUT OF TRUST	2025-00351	PROPERTY TRANSFER	0.0				
MCCREERY ROBERT L & BEVERL	MCCREERY ROBERT L TRUST	0	06/12/2015	QC	09-FAMILY/RELATED ENTITY	2015-02559	PROPERTY TRANSFER	0.0				
BORTON TERRY W & BONNIE J	MCCREERY ROBERT L & BEVERI	280,000	08/25/2006	WD	03-ARM'S LENGTH	06-0/3086	DEED	100.0				
SNYDER JACK R	BORTON, TERRY W &	249,900	06/01/2004	WD	03-ARM'S LENGTH	04-0/2599	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8670 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST				Pole Barn		11/29/2006	20060488	Complete		
		P.R.E. 0%				Reroof		09/19/2005	20050319	Complete		
Owner's Name/Address		MAP #:										
MCCREERY JACOB G & MCCREERY CONNOR F 2831 ARCH RD EATON RAPIDS MI 48827		2026 Est TCV 595,890 TCV/TFA: 392.55										
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements				* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
						A50'@1800/ 152.00 214.93 0.6776 1.3071 1800 100 242,336						
Tax Description		X	152 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value =		242,336			
. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W 300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG SHORE OF SAPPHIRE LAKE TO POB. APP .75 A. Comments/Influences		Land Improvement Cost Estimates										
		Description				Rate		Size % Good		Cash Value		
						D/W/P: 3.5 Concrete 6.58		242 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						
Irregular shape Has 320' along lake shore..used 152 for frontage used 168 & added to 132 to arrive at depth of 300' see sketch in Notes file.		X	Gas				Work Description for Permit 20060488, Issued 11/29/2006: 30 x 26 PC COMP. COR 08.					
		Topography of Site				Work Description for Permit 20050319, Issued 09/19/2005: REPAIR/REROOF COMP FOR 06 NO VALUE CHANGE						
		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	
Who		When	What	2026	121,200	176,700	297,900				149,939C	
TPC 04/30/2021		INSPECTED		2025	107,700	148,700	256,400				145,998C	
TPC 12/27/2017		INSPECTED		2024	83,600	146,900	230,500				141,609C	
TPC 11/19/2012		INSPECTED		2023	66,200	140,200	206,400				134,866C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 Gas	Area 648 127	Type WPP Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 780 % 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					Class: C +5 Effec. Age: 27 Floor Area: 1,518 Total Base New : 283,002 Total Depr Cost: 206,576 Estimated T.C.V: 351,179		E.C.F. X 1.700																					
Yr Built 1981	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 200 Amps Service																									
(1) Exterior		(6) Ceilings		X Drywall			No./Qual. of Fixtures Ex. X Ord. Min																									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1012 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few																									
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
(3) Roof							Lump Sum Items:																									
X	Gable Hip Flat		Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)																												
X	Asphalt Shingle	(10) Floor Support																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1981 (11) Heating System: Forced Air w/ Ducts Ground Area = 1012 SF Floor Area = 1518 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 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>1,012</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>212,970</td> <td>155,453</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,727 1,991 Plumbing Average Fixture(s) 1 1,422 1,038 3 Fixture Bath 1 4,478 3,269 Porches WPP 648 11,457 8,364 Deck Treated Wood 127 2,962 2,162 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 29,500 21,535 Door Opener 2 1,054 769 Water/Sewer Public Sewer 1 1,465 1,069 Water Well, 100 Feet 1 5,734 4,186 Built-Ins Appliance Allow. 1 2,713 1,980 Fireplaces Interior 2 Story 1 6,520 4,760 Local Cost Items SANITARY SEWER 1 0 0 *9 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,012			Total:				212,970	155,453
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1.5 Story	Siding	Basement	1,012																													
Total:				212,970	155,453																											

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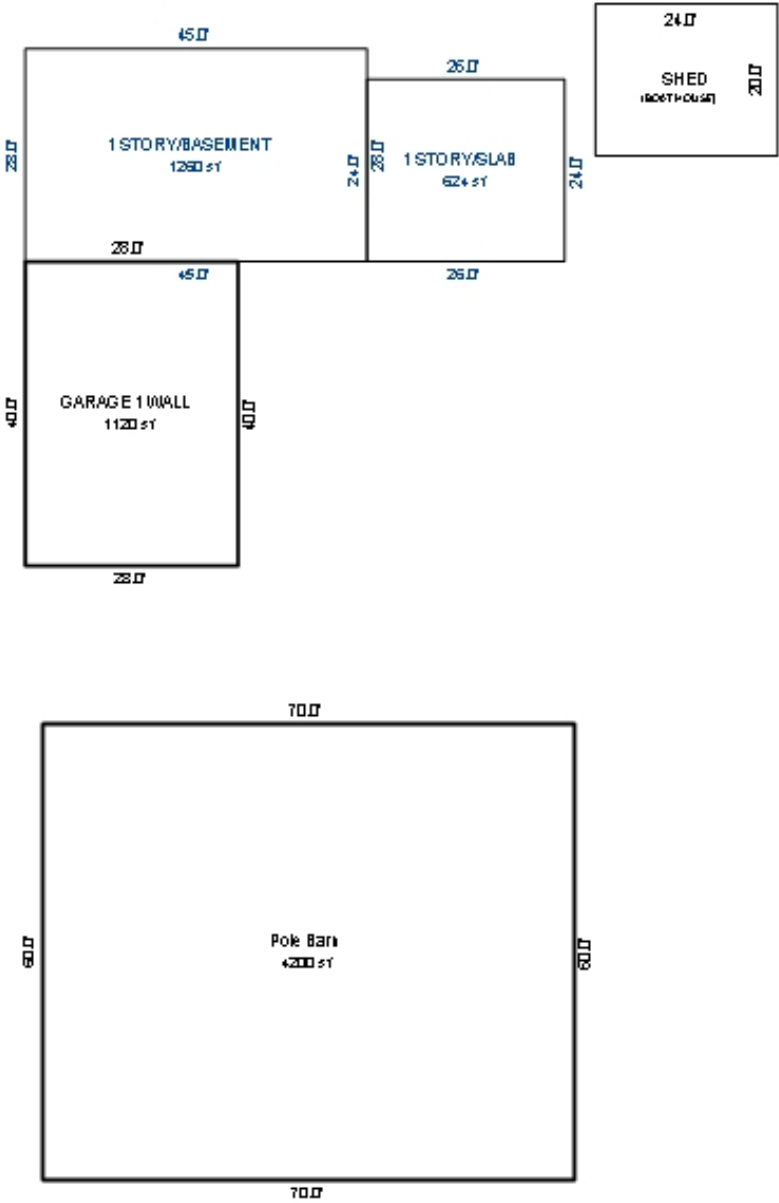


03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		410,000	07/01/1998	WD	03-ARM'S LENGTH	320:1003	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
8452 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 07/20/1994								
Owner's Name/Address		MAP #:								
FLINT CHARLES & TERI A 8452 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 681,308 TCV/TFA: 361.63								
		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	
				B200'@1600/	150.00	1292.28	0.7598 0.8966	1600 100	163,498	
				150 Actual Front Feet, 4.45 Total Acres				Total Est. Land Value =	163,498	
Tax Description				Land Improvement Cost Estimates						
				Description	Rate		Size % Good	Cash Value		
				D/W/P: 3.5 Concrete	6.58		5300 0	0		
				D/W/P: Asphalt Paving	3.10		2630 0	0		
				Residential Local Cost Land Improvements						
				Description	Rate		Size % Good	Cash Value		
				LAND IMPROVE 10000	10,000.00		1 95	9,500		
				Total Estimated Land Improvements True Cash Value =						9,500

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



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Parcel Number: 009-010-040-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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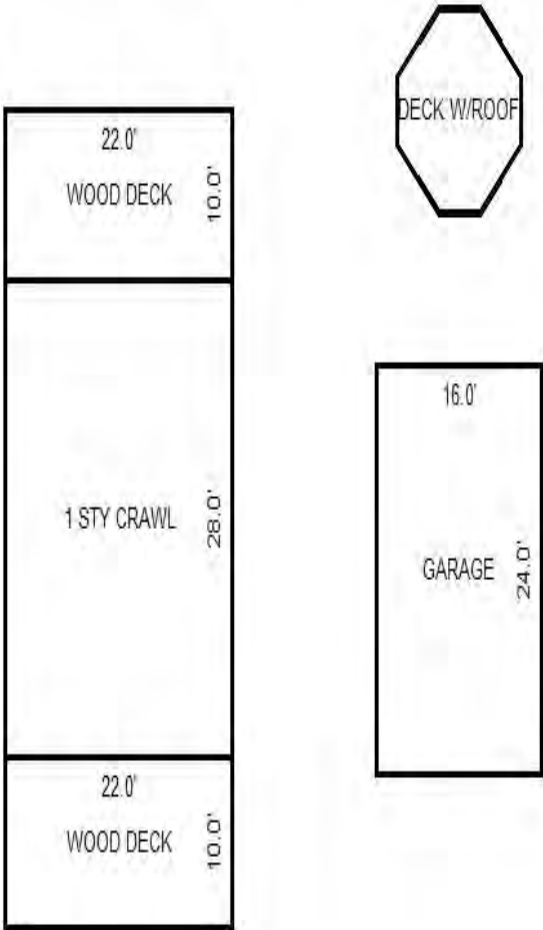
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
X W JENNINGS RD ISLE	School: LAKE CITY AREA SCHOOL DIST																																		
	P.R.E. 0%																																		
Owner's Name/Address	MAP #:																																		
ROSS VICTOR D 1084 JENNA DRIVE DAVISON MI 48423	2026 Est TCV 283,517 TCV/TFA: 460.25																																		
	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																																
	Public Improvements	* Factors * <table> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>A50'@1800/</td> <td>70.00</td> <td>348.48</td> <td>0.8889</td> <td>1.5480</td> <td>1800</td> <td>100</td> <td> </td> <td>173,376</td> </tr> <tr> <td colspan="8">70 Actual Front Feet, 0.56 Total Acres</td> <td>Total Est. Land Value = 173,376</td> </tr> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@1800/	70.00	348.48	0.8889	1.5480	1800	100		173,376	70 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 173,376
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
A50'@1800/	70.00	348.48	0.8889	1.5480	1800	100		173,376																											
70 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 173,376																											
Tax Description	Dirt Road	Land Improvement Cost Estimates																																	
. SEC 10 T22N R8W LOT 12. .56 A.	Gravel Road	<table> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>Residential Local Cost Land Improvements</td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </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	Paved Road	<table> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 5000</td> <td>5,000.00</td> <td>1</td> <td>95</td> <td>4,750</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>4,750</td> </tr> </table>							Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 5000	5,000.00	1	95	4,750	Total Estimated Land Improvements True Cash Value =				4,750												
Description	Rate	Size	% Good	Cash Value																															
LAND IMPROVE 5000	5,000.00	1	95	4,750																															
Total Estimated Land Improvements True Cash Value =				4,750																															
	Storm Sewer																																		
	Sidewalk																																		
	Water																																		
	X Sewer																																		
	X Electric																																		
	Gas																																		
	Curb																																		
	Street Lights																																		
	Standard Utilities																																		
	Underground Utils.																																		
	Topography of Site																																		
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	X High																																		
	Landscaped																																		
	Swamp																																		
	Wooded																																		
	Pond																																		
	X Waterfront																																		
	Ravine																																		
	Wetland																																		
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																											
	X ISLAND	2026	86,700	55,100	141,800			42,773C																											
	Who When What	2025	77,100	47,400	124,500			41,649C																											
	TPC 04/30/2021 INSPECTED	2024	52,800	46,900	99,700			40,397C																											
	TPC 12/27/2017 INSPECTED	2023	41,800	44,800	86,600			38,474C																											
	TPC 04/08/2013 INSPECTED																																		

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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220 220 34	Type Treated Wood Treated Wood Pine	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 384																																																																						
X	Wood Frame	(4) Interior			Drywall Paneled		Plaster Wood T&G																																																																												
Building Style: LOG		Trim & Decoration		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																														
Yr Built 1948	Remodeled 0	Ex	Ord	X	Min																																																																														
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 Bedrooms	(5) Floors		(12) Electric																																																																															
		Kitchen: Other: Other:		60 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																																																																															
		Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																																																																															
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																																																															
X	Gable Hip Flat	Gambrel Mansard Shed		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																	
Cost Est. for Res. Bldg: 1 Single Family LOG Cls D Blt 1948 (11) Heating System: Space Heater Ground Area = 616 SF Floor Area = 616 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>616</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>74,303</td> <td>44,582</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>988</th> <th>593</th> </tr> </thead> <tbody> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>220</td> <td>4,066</td> <td>2,440</td> </tr> <tr> <td>Treated Wood</td> <td>220</td> <td>4,066</td> <td>2,440</td> </tr> <tr> <td>Pine w/Roof (Deck Portion)</td> <td>34</td> <td>1,078</td> <td>647</td> </tr> <tr> <td>Pine w/Roof (Roof portion)</td> <td>34</td> <td>607</td> <td>364</td> </tr> </tbody> </table> Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>12,403</th> <th>7,442</th> </tr> </thead> <tbody> <tr> <td>No Concrete Floor</td> <td>384</td> <td>-1,258</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>691</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>3,090</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1,607</th> <th>964</th> </tr> </thead> <tbody> <tr> <td>Local Cost Items</td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> </tr> <tr> <td>Totals:</td> <td>103,323</td> <td>61,995</td> </tr> </tbody> </table> Notes: ECF (4087 SAPPHIRE LAKE) 1.700 => TCV: 105,391															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	616			Total:				74,303	44,582	Average Fixture(s)	1	988	593	Deck				Treated Wood	220	4,066	2,440	Treated Wood	220	4,066	2,440	Pine w/Roof (Deck Portion)	34	1,078	647	Pine w/Roof (Roof portion)	34	607	364	Base Cost	12,403	7,442	No Concrete Floor	384	-1,258	Water/Sewer			Public Sewer	1	691	Water Well, 100 Feet	1	3,090	Appliance Allow.	1,607	964	Local Cost Items			SANITARY SEWER	1	0	Totals:	103,323	61,995
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY/RELATED ENTITY	2016-00969	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Alteration		06/24/2025	PB25-0108	100%				
		P.R.E. 0%			Alteration		06/11/2025	PM25-0077	100%				
Owner's Name/Address		MAP #:			Alteration		06/11/2025	PE25-0086	100%				
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149		2026 Est TCV 250,664 TCV/TFA: 0.00			Garage		08/24/2022	2022-05480	100%				
		X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W W 890 FT OF SW 1/4 OF SW 1/4 EXC E 152 FT OF S 183 FT THEREOF & EXC PLAT OF BURGETT SUB ALSO W 890 FT OF GOV'T LOT 4EXC SD PLAT & EXC BEG 1782 FT N & S 86 DEG 09' 20" E 515.2 FT FR SW COR SEC 11 S 56 DEG 39' 20" E 200 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 250 FT S 33 DEG 20' 40" W 125 FT TO BEG & EXC BEG 810.13 FT N 0 DEG 50' E OF SW COR OF GOV'T LOT 4 TH N 0 DEG 50' E 278.17 FT S 46 DEG 26' E 237.31 FT, S 36DEG 27'20"W TO A PT WHICH LIES S 53 DEG 40'40"E OF POB. TH N 53 DEG 40'40"W TO POB & EXC COM			Gravel Road		C 100' @1300/FF	74.00	120.00	1.0000	0.8363	1300	100		80,450
			Paved Road		30.92 Acres 0 100 0								
		Storm Sewer		74 Actual Front Feet, 31.12 Total Acres Total Est. Land Value = 80,450									
		Sidewalk											
		X	Water		Land Improvement Cost Estimates								
		X	Sewer		Description								
		X	Electric		D/W/P: 4in Ren. Conc.								
		X	Gas		Rate								
		X	Curb		Size % Good								
		X	Street Lights		Cash Value								
		X	Standard Utilities		10.25 1800 50 9,225								
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value = 9,225								
		Topography of Site			Work Description for Permit PB25-0108, Issued 06/24/2025: Original Pole Building Permit 20220580 - See file. Making upstairs of pole barn into one bedroom, one bathroom, one kitchen & livingroom - plus storage. Building Systems Category Information: Alterat								
		X	Level		Work Description for Permit PM25-0077, Issued 06/11/2025: Putting in heating & air conditioning for upstairs of pole barn.								
		X	Rolling		Work Description for Permit PE25-0086, Issued 06/11/2025: Putting in electrical wiring for lights, fixtures, switches & stove for upstairs of pole barn (garage).								
		X	Low		Work Description for Permit 2022-05480, Issued 08/24/2022: 2 DETACHED GARAGES. RESI USE. 2 STORIES, 1 BATHROOM. 40X60 & 18X60								
		X	High		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Landscaped		2026	40,200	85,100	125,300			115,556C		
		X	Swamp		2025	46,400	46,800	93,200			72,596C		
		X	Wooded		2024	58,000	40,200	98,200			70,414C		
		X	Pond		2023	51,100	18,500	69,600			49,252C		
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What									
		TPC	04/22/2025										
		JWV	06/08/2023	INSPECTED									
		JWV	12/03/2022	INSPECTED									

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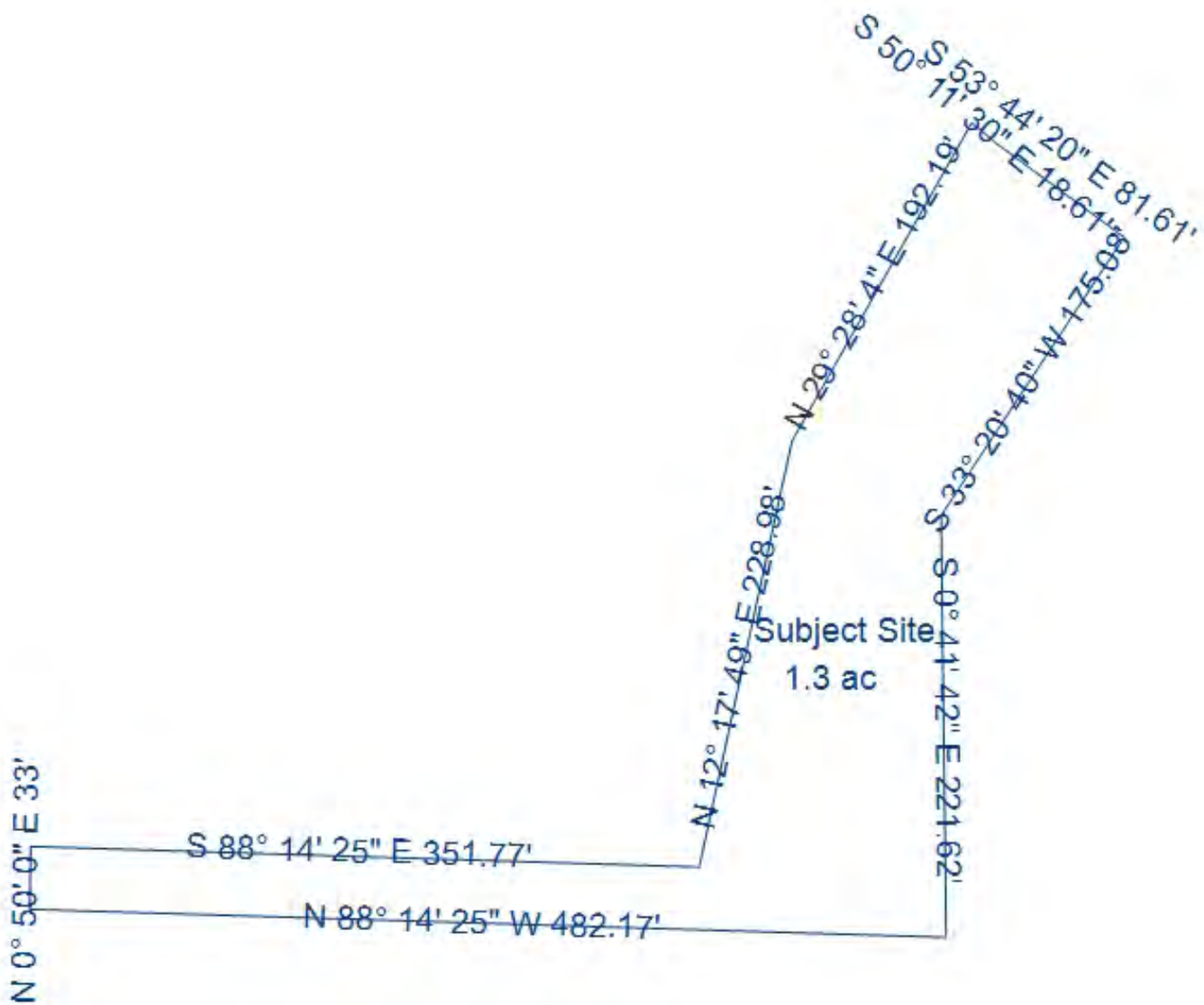
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2023 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 2400 % Good: 0 Storage Area: 1080 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: BC Effec. Age: 1 Floor Area: 0 Total Base New : 132,207 Total Depr Cost: 130,885 Estimated T.C.V: 160,989		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG			Drywall Paneled												Plaster Wood T&G	
Yr Built 2023		Ex												Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2023 (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,094 2,073 Garages Class: BC Exterior: Pole (Finished) Storage Over Garage 1080 18,706 18,519 Door Opener 3 1,976 1,956 Base Cost 2400 95,616 94,660 Water/Sewer Public Sewer 1 1,877 1,858 Water Well, 200 Feet 1 11,938 11,819 Totals: 132,207 130,885 Notes: 2025 W/ 1BDRM, 1BA, KITCHEN & STORAGE ON 2ND FLOOR ECF (4013 MISSAUKEE LAKE AREA BACK LOTS) 1.230 => TCV: 160,989								
		(6) Ceilings			No. of Elec. Outlets											
					Many Ave. Few											
					(13) Plumbing											
(2) Windows		(7) Excavation			1 Average Fixture(s)											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
		(9) Basement Finish			(14) Water/Sewer											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X Gable Hip Flat		Gambrel Mansard Shed														
Asphalt Shingle		(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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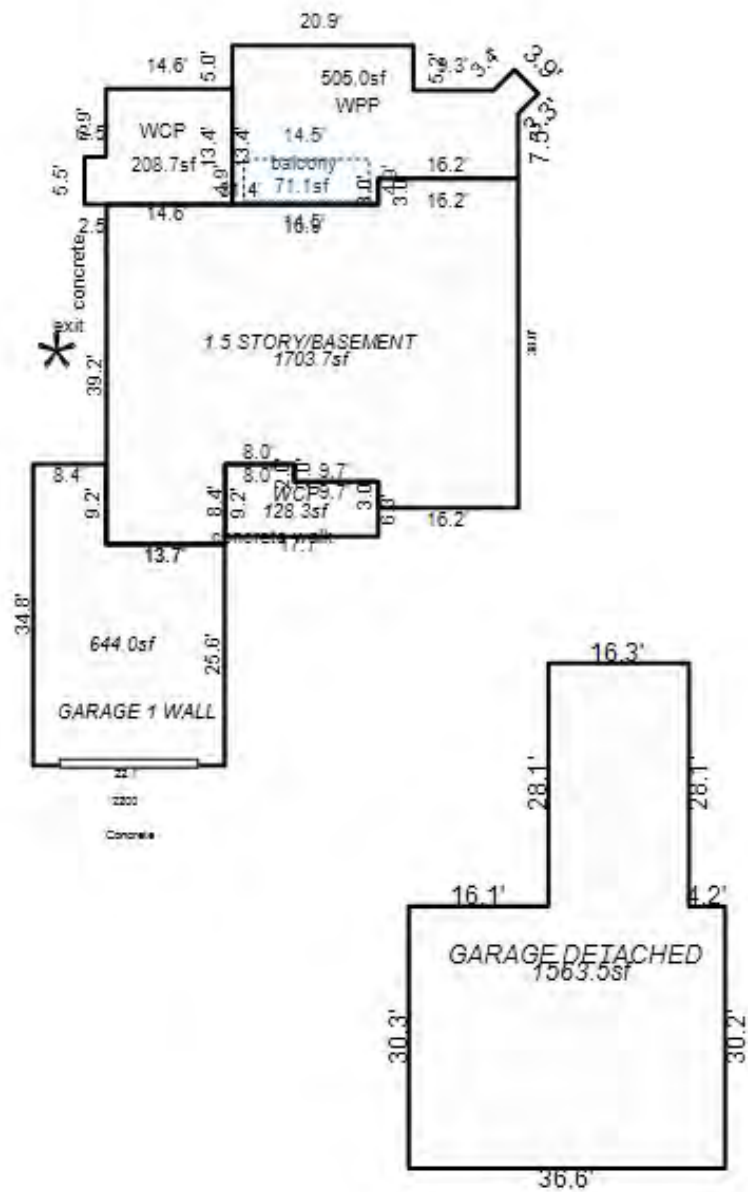
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HABERMANN DAVID A & MARLYN	KING DAVID & FRANCES	335,000	07/23/2010	WD	03-ARM'S LENGTH	2010-3056WD	PROPERTY TRANSFER	100.0		
		320,000	08/01/2000	WD	33-TO BE DETERMINED	338:1403	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1685 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/11/2013		2013-0294	100%	
		P.R.E. 100% 07/16/2012		Addition		07/11/2013		2013-0295	100%	
Owner's Name/Address		MAP #:		Garage		09/20/2012		2012-0495	100%	
KING DAVID W & FRANCES E 1685 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 1,029,957 TCV/TFA: 364.59								
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				B100'@5000/FF	100.22	175.08	0.8673	0.7700	5000 100	334,623
				BACK 50' @ 500	50.00	781.47	0.7596	1.9862	500 100	37,717
				150 Actual Front Feet, 1.30 Total Acres					Total Est. Land Value = 372,339	
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
		X Sewer		D/W/P: 4in Ren. Conc.	8.17		2200 0		0	
		X Electric		D/W/P: 4in Ren. Conc.	8.17		160 0		0	
		X Gas		Residential Local Cost Land Improvements						
				Description	Rate		Size % Good		Cash Value	
				LAND IMPROVE 5000	5,000.00		1 95		4,750	
				Total Estimated Land Improvements True Cash Value = 4,750						
		Topography of Site		Work Description for Permit 2013-0294, Issued 07/11/2013: ADDITOIN, RES HOME WOOD FRAME POURED FOUNDATION GAS HEAT 1.5STORY, 1BDRM, 12074 TOTAL AREA OVERALL DIMENSIONS 1204SQFT. - FINISH PERMIT.						
		X Level		Work Description for Permit 2013-0295, Issued 07/11/2013: ROUGH IN ONLY - 1204 SQFT, RES SF HOME, WOOD FRAME BLOCK BASEMENT GAS HEAT						
		X Rolling		Work Description for Permit 2012-0495, Issued 09/20/2012: NEW BLDG, RES, R3, SF HOME WOOD FRAME ON BLOCK FOUNDATION 1528 SQFT						
		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	2026	186,200	328,800	515,000		300,210C
		TPC 12/27/2017	INSPECTED		2025	186,200	295,600	481,800		292,318C
		TPC 11/03/2015	INSPECTED		2024	92,800	292,000	384,800		283,529C
		TPC 12/28/2012	INSPECTED		2023	65,200	296,000	361,200		270,028C
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Parcel Number: 009-011-001-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

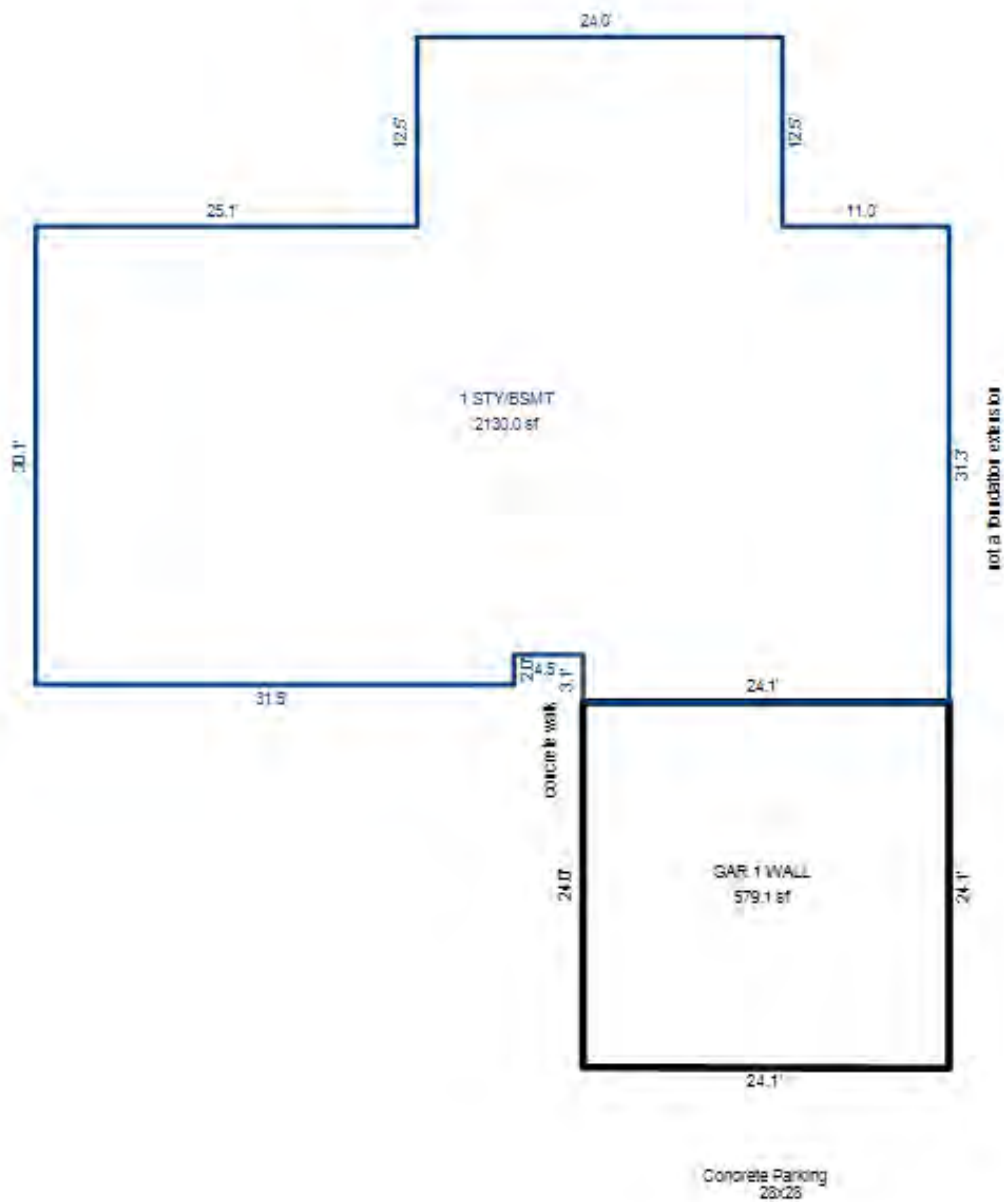
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ARDELEAN GEORGE W & BETTY	ARDELEAN GEORGE W & BETTY	0	05/26/2015	WD	09-FAMILY/RELATED ENTITY	2015-02363 & 02	PROPERTY TRANSFER	0.0		
ARDELEAN GEORGE W & BETTY	ARDELEAN GEROG E W & BETTY	0	05/26/2015	WD	09-FAMILY/RELATED ENTITY	2015-02571	PROPERTY TRANSFER	0.0		
		98,000	06/01/1995	WD	33-TO BE DETERMINED	303:110	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1679 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ARDELEAN GEROG E W & BETTY JANE 1900 N HICKORY ROAD OWOSSO MI 48867		2026 Est TCV 838,520 TCV/TFA: 393.67								
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					B100'@5000/FF	100.21	440.77	0.9045	0.8844	5000 100 400,798
					BACK 50' @ 500	33.00	351.71	0.7827	1.5020	500 100 19,399
					133 Actual Front Feet, 1.28 Total Acres					Total Est. Land Value = 420,196
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
		X	Sewer	D/W/P: 4in Ren. Conc.		8.17		784 0		0
		X	Electric	D/W/P: 4in Concrete		6.96		1000 0		0
		X	Gas	Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value
					LAND IMPROVE 2500	2,500.00		1 95		2,375
					Total Estimated Land Improvements True Cash Value = 2,375					
		Topography of Site								
		X	Level							
			Rolling							
			Low							
		X	High							
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	210,100	209,200	419,300		225,269C
		TPC 04/30/2021 INSPECTED			2025	210,100	186,900	397,000		219,347C
		TPC 12/27/2017 INSPECTED			2024	89,100	197,700	286,800		212,752C
		TPC 11/03/2015 INSPECTED			2023	63,900	188,700	252,600		202,621C
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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	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 Gas	Area	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 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					330	Treated Wood		
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Class: C -5 Effec. Age: 30 Floor Area: 2,130 Total Base New : 349,560 Total Depr Cost: 244,676 Estimated T.C.V: 415,949			E.C.F. X 1.700		
Yr Built 1995	Remodeled 0	X	Ex		Ord		Min								
Condition: Average				X	Lg		Ord		Small						
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					(12) Electric								
(1) Exterior		Kitchen: Other: Other:					200 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall			No. of Elec. Outlets							
(2) Windows		(7) Excavation					(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 2130 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2130 SF Floor Area = 2130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 2,130 Total: 291,502 204,036					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement								Other Additions/Adjustments					
X	Double Hung Horiz. Slide Casement									Exterior Brick Veneer 448 7,419 5,193 Basement, Outside Entrance, Below Grade 1 2,727 1,909					
X	Double Glass Patio Doors Storms & Screens									Plumbing Average Fixture(s) 1 1,422 995 3 Fixture Bath 1 4,478 3,135					
(3) Roof										Deck Treated Wood 330 5,544 3,881					
X	Gable Hip Flat	Gambrel Mansard Shed									Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 23,910 16,737 Common Wall: 1 Wall 1 -2,589 -1,812				
X	Asphalt Shingle	(9) Basement Finish								Water/Sewer Public Sewer 1 1,465 1,025 Water Well, 100 Feet 1 5,734 4,014					
Chimney: Metal		(10) Floor Support								Built-Ins Appliance Allow. 1 2,713 1,899					
		Joists: Unsupported Len: Cntr.Sup:								Fireplaces Interior 1 Story 1 5,235 3,664					
										Local Cost Items SANITARY SEWER 1 0 0 *8					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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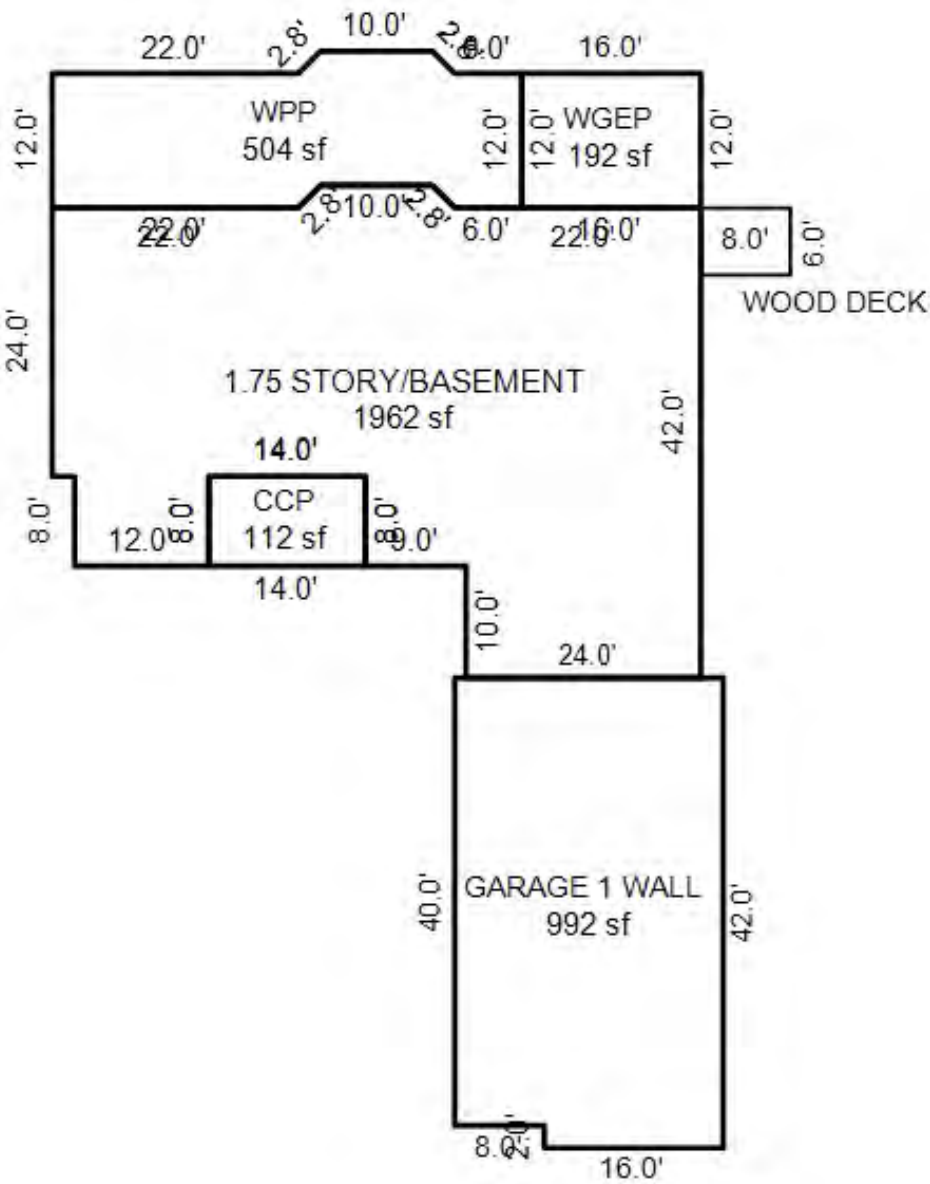
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LC COTTAGE PROPERTIES LLC	DAVENPORT CHRISTINE M	0		05/07/2025	QC	21-NOT USED/OTHER		2025-01331	PROPERTY TRANSFER	0.0			
DAVENPORT CHRISTINE M	DAVENPORT EDWIN K & CHRIST	0		05/07/2025	QC	09-FAMILY/RELATED ENTITY		2025-01332	PROPERTY TRANSFER	0.0			
DAVENPORT EDWIN K & CHRIST	DAVENPORT EDWIN K & CHRIST	0		05/07/2025	QC	09-FAMILY/RELATED ENTITY		2025-01333	PROPERTY TRANSFER	0.0			
AMICO ANTHONY & HENRIETTA	LC COTTAGE PROPERTIES LLC	0		10/17/2014	WD	16-LC PAYOFF		2022-01569	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 08/05/2025											
Owner's Name/Address		MAP #:											
DAVENPORT EDWIN K & CHRISTINE M 1669 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 28,501											
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements				* Factors *							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
						C 100' @1300/FF	20.00	260.00	1.0000	1.0962	1300	100	
Tax Description						20 Actual Front Feet,		0.12	Total Acres	Total Est. Land Value =		28,501	
SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 P482. ALSO DESCRIBED AS PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT S 28 DEG 22'34"W 252.27 FT, S 85 DEG 09'06"W 19.01 FT TO POB. .11A.													
Comments/Influences													
		Topography of Site											
		Level											
		X Rolling											
		Low											
		X High											
				Landscaped									
				Swamp									
				X Wooded									
				Pond									
				X Waterfront									
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2026	14,300	0	14,300			13,451C		
		TPC 04/30/2021	INSPECTED		2025	16,400	0	16,400		16,400A	13,098C		
		TPC 12/27/2017	INSPECTED		2024	15,900	0	15,900			12,705C		
					2023	12,100	0	12,100			12,100S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DAVENPORT CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0	05/07/2025	QC	09-FAMILY/RELATED ENTITY	2025-01332	PROPERTY TRANSFER	0.0		
DAVENPORT EDWIN K & CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0	05/07/2025	QC	15-LADY BIRD	2025-01333	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1669 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 08/05/2025								
Owner's Name/Address		MAP #:								
DAVENPORT EDWIN K & CHRISTINE M 1669 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 1,277,613 TCV/TFA: 372.05								
		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	90.00	252.27	0.8343	0.8134	5000 100	305,356
				BACK 50' @ 500	77.81	394.12	0.7388	1.5631	500 100	SURPLUS 44,929
				168 Actual Front Feet, 1.23 Total Acres			Total Est. Land Value =		350,285	
Tax Description				Land Improvement Cost Estimates						
				Description		Rate		Size % Good		Cash Value
				D/W/P: 3.5 Concrete		7.58		564 0		0
				Residential Local Cost Land Improvements						
				Description		Rate		Size % Good		Cash Value
				LAND IMPROVE 5000		5,000.00		1 95		4,750
				Total Estimated Land Improvements			True Cash Value =		4,750	
Comments/Influences										
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		X Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	175,100	463,700	638,800		328,966C
		TPC 08/22/2020	INSPECTED		2025	175,100	416,200	591,300	591,300A	320,318C
		TPC 12/27/2017	INSPECTED		2024	85,000	385,400	470,400		310,687C
		TPC 11/22/2011	INSPECTED		2023	59,100	372,900	432,000		295,893C
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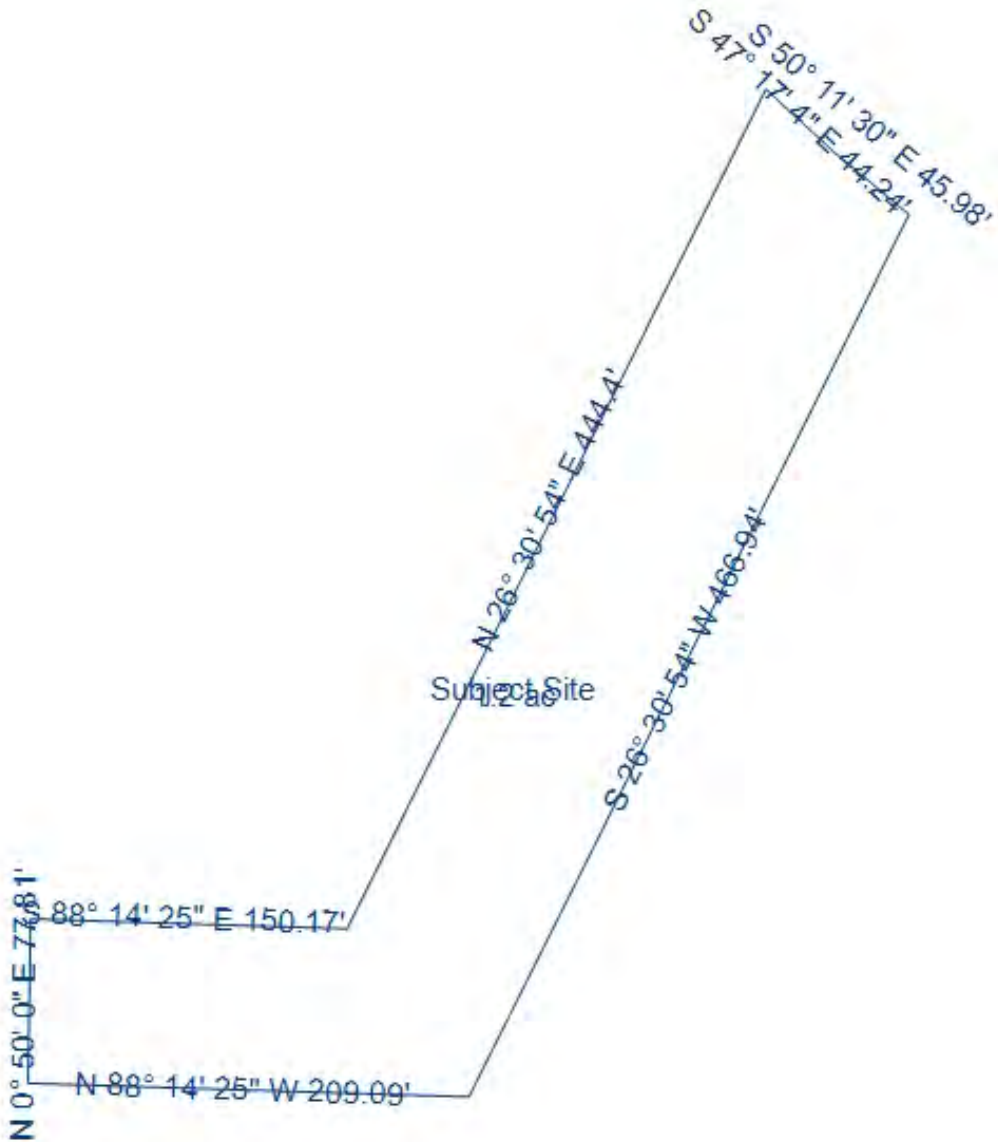
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1 Interior 1 Story 1 Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 112 192 564 48	Type CCP (1 Story) WGEP (1 Story) Composite Composite	Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G							
Building Style: 1.75S		Trim & Decoration		Size of Closets		No Heating/Cooling		Class: BC Effec. Age: 25 Floor Area: 3,434 Total Base New : 723,596 Total Depr Cost: 542,693 Estimated T.C.V: 922,578		E.C.F. X 1.700		Bsmnt Garage:		
Yr Built 1999	Remodeled 0	X	Ex		Ord		Min							
Condition: Average		Size of Closets		X	Lg		Ord		Small					
Room List		Doors:		Solid	X		H.C.							
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Stone/Siding Insulation	(6) Ceilings	X	Drywall										
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1962 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement												
X	Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	1962 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		X Ex.		Ord.		Min								
		No. of Elec. Outlets												
		X Many		Ave.		Few								
		(13) Plumbing												
		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												
		(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 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1962 SF Floor Area = 3434 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation 1.75 Story Siding/Brick Basement Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Porches CCP (1 Story) WGEP (1 Story) Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Interior 2 Story <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
		Size 1,962 Total:												
		Cost New 532,546												
		Depr. Cost 399,408												
		52,601 5,050												
		2,094 13,171 4,412												
		112 192												
		4,215 19,283												
		992 1 3												
		54,540 -3,005 1,976												
		1,877 6,387												
		3,899												
		8,330												
		6,247												

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



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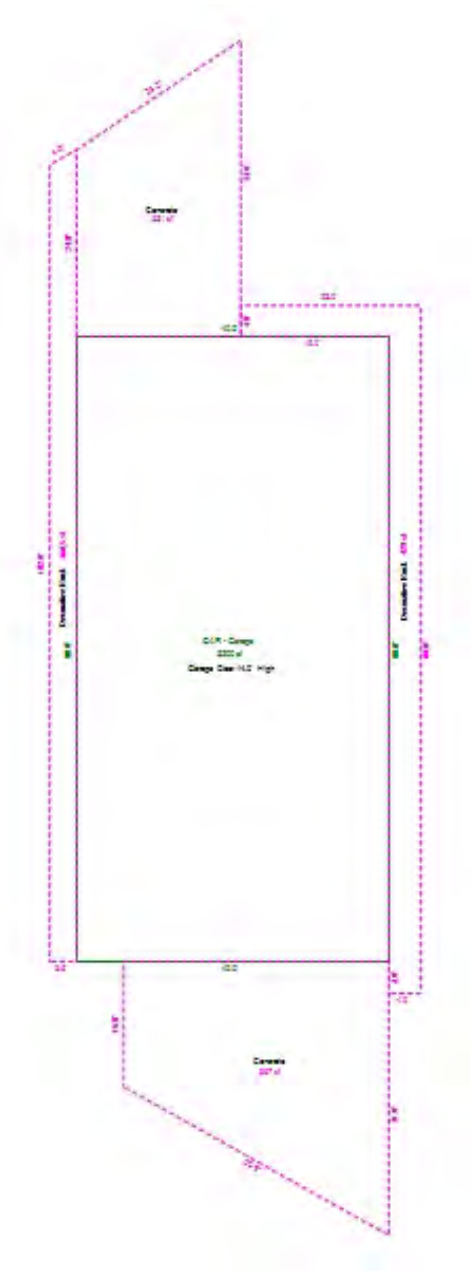
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DAVENPORT CHRISTINE M	DAVENPORT EDWIN K & CHRIST	0	05/07/2025	QC	09-FAMILY/RELATED ENTITY	2025-01332	PROPERTY TRANSFER	0.0		
DAVENPORT EDWIN K & CHRIST	DAVENPORT EDWIN K & CHRIST	0	05/07/2025	QC	15-LADY BIRD	2025-01333	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/17/2021		2021-0641		100%
		P.R.E. 100% 08/05/2025								
Owner's Name/Address		MAP #:								
DAVENPORT EDWIN K & CHRISTINE M 1669 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 561,747 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					B100'@5000/FF	90.22	444.40	0.8884	0.8855	5000 100 354,859
					BACK 50' @ 500	50.00	243.94	0.7728	1.3215	500 100 25,529
					140 Actual Front Feet, 1.20 Total Acres					Total Est. Land Value = 380,388
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: Crushed Rock	2.26		778 50		879
					D/W/P: 4in Ren. Conc.	8.17		1518 50		6,201
					Total Estimated Land Improvements True Cash Value = 7,080					
		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	2026	190,200	90,700	280,900		177,438C
		JWV 08/08/2022	INSPECTED		2025	190,200	111,200	301,400		301,400A 172,774C
		JWV 09/17/2021	INSPECTED		2024	85,100	104,300	189,400		167,580C
		TPC 12/27/2017	INSPECTED		2023	59,200	100,400	159,600		159,600S
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 3200 % 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									
Building Style: GRG			Drywall Paneled			Plaster Wood T&G								
Yr Built 2022		Remodeled 0	Ex			Ord		Min						
Condition: Average		Size of Closets			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Room List		Doors:			Solid		H.C.	Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures										
(2) Windows				Ex.				Ord.		Min				
	Many Avg. Few		Large Avg. Small	No. of Elec. Outlets										
				Many				Ave.		Few				
				(13) Plumbing										
				Average Fixture(s)										
				3 Fixture Bath										
				2 Fixture Bath										
				Softener, Auto										
				Softener, Manual										
				Solar Water Heat										
				No Plumbing										
				Extra Toilet										
				Extra Sink										
				Separate Shower										
				Ceramic Tile Floor										
				Ceramic Tile Wains										
				Ceramic Tub Alcove										
				Vent Fan										
				(14) Water/Sewer										
				Public Water										
				Public Sewer										
				Water Well										
				1000 Gal Septic										
				2000 Gal Septic										
				Lump Sum Items:										
				(10) Floor Support										
				Joists:										
				Unsupported Len:										
				Cntr.Sup:										
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022 (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -4,344 Garages Class: C Exterior: Block Foundation: 42 Inch (Finished) Door Opener 2 1,054 1,022 Base Cost 3200 141,632 137,383 Totals: 138,208 134,061 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 174,279														

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



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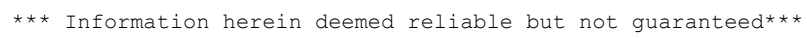
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FEDERAL HOME LOAN MORTGAGE	JANET MARK & SHEREE	34,000	10/28/2010	CD	11-FROM LENDING INSTITUTI	2010-4949QC	PROPERTY TRANSFER	100.0				
FEDERAL HOME LOAN MORTGAGE		0	06/15/2010	SD	11-FROM LENDING INSTITUTI	2010-1731SD	PROPERTY TRANSFER	0.0				
FEDERAL HOME LOAN MORTGAGE		0	05/19/2010	OTH	10-FORECLOSURE	2010-2151 AFF (	PROPERTY TRANSFER	0.0				
COLGAN JOHN W JR	FEDERAL HOME LOAN MORTGAGE	58,000	04/30/2010	SD	10-FORECLOSURE	2010_01731SD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
1717 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		06/24/2011		2011-0291		100%		
		P.R.E. 100% 08/24/2017										
Owner's Name/Address		MAP #:										
JANET MARK & SHEREE 1717 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 246,664 TCV/TFA: 122.60										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF 68.00 217.80 1.3096 0.8590 110 100						8,415	
					68 Actual Front Feet, 0.34 Total Acres						Total Est. Land Value =	8,415
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Wood Frame	26.13		138 94		3,390		
		X	Sewer	Total Estimated Land Improvements True Cash Value =								3,390
		X	Electric									
		X	Gas	Work Description for Permit 2011-0291, Issued 06/24/2011: ADD TO S F HOME WOOD								
					FRAME - PIERS - POURED, HAS HEAT PUBLIC SEWAGE, PRIVATE WELL, AIR OCNDITIONING							
					940SQ FT - 1 BATHROOM							
					3/26/2012 - STUD INTERIOR, DOUBLE PAIN WINDOWS INSTALLED. LOFT AND STEPS IN							
					PLACE ON ORIGINAL SIDE IF BLDG. -TIM							
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Level										
		X	Rolling									
		X	Low									
		X	High									
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2026	4,200	119,100	123,300			64,883C	
		TPC 04/30/2021	INSPECTED		2025	3,400	104,900	108,300			63,178C	
		TPC 12/27/2017	INSPECTED		2024	5,000	94,600	99,600			61,279C	
		TPC 04/19/2016	INSPECTED		2023	3,500	91,600	95,100			58,361C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 420	Type WPP	Year Built: 2002 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 839 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,629 Total Base New : 244,316 Total Depr Cost: 171,020 Estimated T.C.V: 210,355		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S			Drywall											Plaster		
Yr Built 1970		Remodeled 2013	Ex											Ord	X	Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1629 SF Floor Area = 1629 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size 1 Story Block Slab 1,095 1 Story Siding Crawl Space 534 Total: 206,012 144,208						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,366 956 Porches WPP 420 7,182 5,027 Garages Class: C Exterior: Pole (Unfinished) Base Cost 839 20,237 14,166 Water/Sewer Public Sewer 1 1,407 985 Water Well, 100 Feet 1 5,507 3,855 Built-Ins Appliance Allow. 1 2,605 1,823 Local Cost Items SANITARY SEWER 1 0 0									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation							Basement: 0 S.F. Crawl: 534 S.F. Slab: 1095 S.F. Height to Joists: 0.0							
(2) Windows		(8) Basement		Lump Sum Items:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 210,355									
X	Many Avg. Few	X	Large Avg. Small						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Totals: 244,316 171,020									
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed	Chimney: Metal			*8									
X	Asphalt Shingle															

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



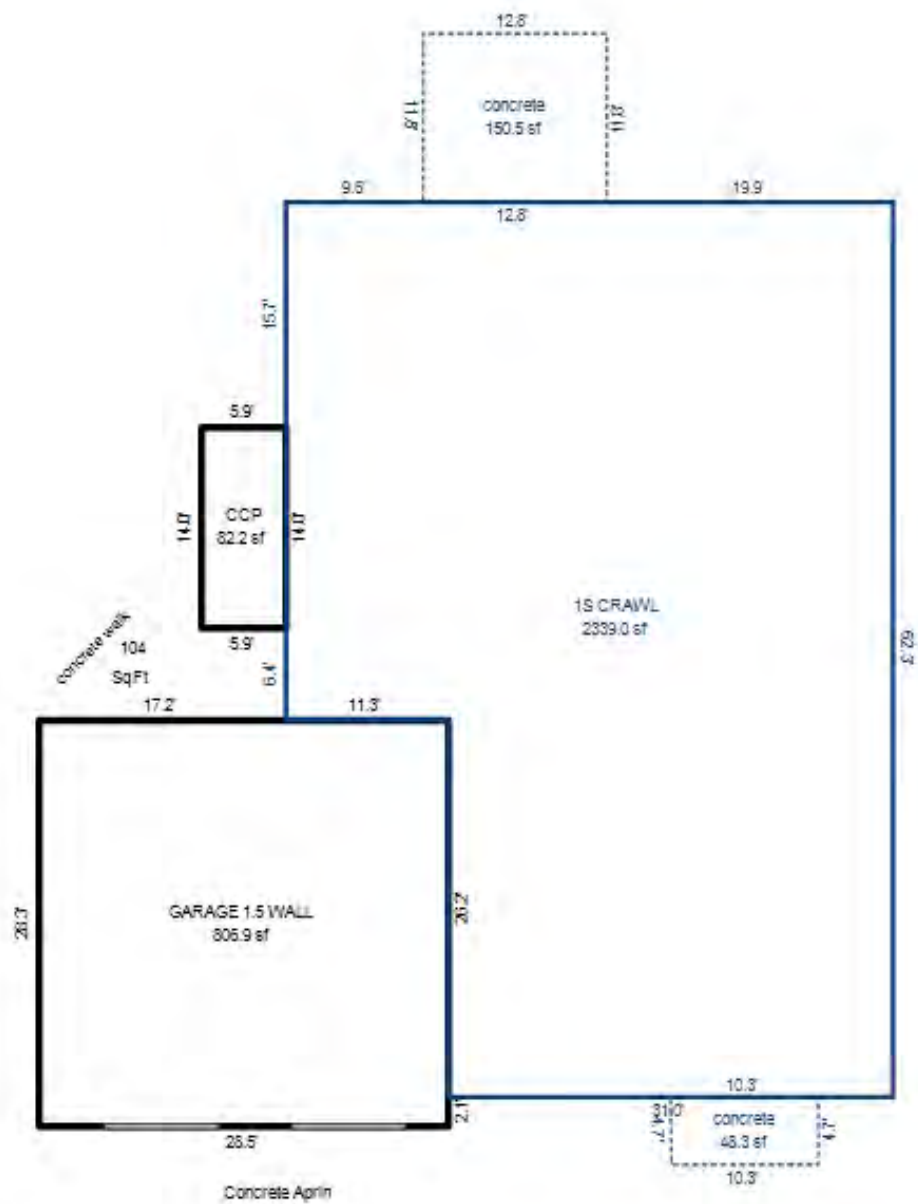
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage 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 Gas	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 X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: D -10 Effec. Age: 50 Floor Area: 383 Total Base New : 39,848 Total Depr Cost: 19,922 Estimated T.C.V: 24,504 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration												
Yr Built 0 YR?	Remodeled 0	Ex	Ord								Min			
Condition: Poor		Size of Closets												
Room List		Doors:	Solid	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 383 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GAFFNEY SUZANNE		0	04/01/2010	OTH	23-PART OF REF	2010-8340THER	PROPERTY TRANSFER	0.0			
		55,000	12/01/1996	WD	03-ARM'S LENGTH		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1675 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		New House		12/11/2014		2014-0569	100%		
		P.R.E. 100% 05/06/1997		Reroof		12/01/2004		20040459	Complete		
Owner's Name/Address		MAP #:									
GAFFNEY SUZANNE P O BOX 987 1675 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 319,987 TCV/TFA: 136.81									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					A 200' @ 110/FF 70.00 192.91 1.3001 0.8333 110 100					8,343	
					70 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =					8,343	
Tax Description					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
					D/W/P: 4in Concrete 6.05 302 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							
Comments/Influences					Total Estimated Land Improvements True Cash Value = 950						
					Work Description for Permit 2014-0569, Issued 12/11/2014: DEMO & NEW SF HOME WITH ATTACHE DGARAGE 1STORY 3BDRM, 3 BATH, 2254 SQFT. & DEMO OF EXHISTING						
					Work Description for Permit 20040459, Issued 12/01/2004: REROOF COMP FOR 06..NO VALUE CHG.						
		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								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2026	4,200	155,800	160,000			98,609C
		TPC 05/30/2022	INSPECTED		2025	3,400	133,200	136,600			96,017C
		TPC 04/30/2021	INSPECTED		2024	5,000	127,600	132,600			93,130C
		TPC 12/27/2017	INSPECTED		2023	3,500	123,700	127,200			88,696C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 82	Type CCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 806 % 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: D +10 Effec. Age: 15 Floor Area: 2,339 Total Base New : 297,204 Total Depr Cost: 252,597 Estimated T.C.V: 310,694		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled												Plaster Wood T&G			
Yr Built 2015		Ex												Ord		Min	
Condition: Average		Size of Closets												Lg		Ord	
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		(12) Electric			0 Amps Service										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.		Ord.		Min						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many		Ave.		Few						
Insulation				(13) Plumbing			1 Average Fixture(s)										
(2) Windows		(7) Excavation		1 3 Fixture Bath			2 Fixture Bath										
Many Avg.		Large Avg.		Basement: 0 S.F.			Crawl: 2339 S.F.										
Few		Small		Slab: 0 S.F.			Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Extra Toilet			Extra Sink										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Ceramic Tile Floor										
		(9) Basement Finish		Ceramic Tile Wains			Ceramic Tub Alcove										
(3) Roof				(14) Water/Sewer			Vent Fan										
Gable Hip		Gambrel Mansard		Public Water			Public Sewer										
Flat		Shed		1 Water Well			1000 Gal Septic										
Asphalt Shingle				2000 Gal Septic			Lump Sum Items:										
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.									
DAVENPORT CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0		05/07/2025	QC	09-FAMILY/RELATED ENTITY		2025-01332	PROPERTY TRANSFER	0.0									
DAVENPORT EDWIN K & CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0		05/07/2025	QC	15-LADY BIRD		2025-01333	PROPERTY TRANSFER	0.0									
		190,000		11/01/2002	WD	03-ARM'S LENGTH		02-0:4986	DEED	0.0									
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status								
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST																	
		P.R.E. 100% 08/05/2025																	
Owner's Name/Address		MAP #:																	
DAVENPORT EDWIN K & CHRISTINE M 1669 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 300,700																	
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
		Public Improvements				* Factors *													
		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					
						A50'@4800/FF	50.00	207.00	0.9123	1.2900	4800	100	EASEMENT	282,436					
						BACK 50' @ 500	15.00	207.00	0.9365	1.2477	500	100		8,764					
						65 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =		291,200							
						Land Improvement Cost Estimates													
						Description			Rate	Size % Good		Cash Value							
						Residential Local Cost Land Improvements													
						Description			Rate	Size % Good		Cash Value							
						LAND IMPROVE 10000		10,000.00		1 95		9,500							
						Total Estimated Land Improvements True Cash Value =						9,500							
		Topography of Site																	
		X Level X Rolling Low X High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain				Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value		
						2026	145,600		4,800		150,400						68,476C		
						2025	151,500		4,700		156,200				156,200A		66,676C		
						2024	113,100		4,700		117,800						64,672C		
						2023	90,500		4,700		95,200						61,593C		
						2023	90,500		4,700		95,200						61,593C		
		Who		When		What		2026		145,600		4,800		150,400				68,476C	
		TPC 04/30/2021		INSPECTED				2025		151,500		4,700		156,200				66,676C	
		TPC 12/27/2017		INSPECTED				2024		113,100		4,700		117,800				64,672C	
		TPC 11/03/2011		INSPECTED				2023		90,500		4,700		95,200				61,593C	
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan																	

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
DAVENPORT CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0		05/07/2025	QC	09-FAMILY/RELATED ENTITY		2025-01332	PROPERTY TRANSFER	0.0			
DAVENPORT EDWIN K & CHRISTINE M	DAVENPORT EDWIN K & CHRISTINE M	0		05/07/2025	QC	15-LADY BIRD		2025-01333	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Demolition/Removal		11/06/2007		20070852	Complete			
		P.R.E. 100% 08/05/2025											
Owner's Name/Address		MAP #:											
DAVENPORT EDWIN K & CHRISTINE M 1669 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 7,966											
			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' @ 110/FF	100.00	55.00	1.1892	0.6089	110 100	7,966	
						100 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value = 7,966	
Tax Description						Work Description for Permit 20070852, Issued 11/06/2007: Chg House to Shed.							
SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG 19'17"W 89.68 FT TO POB. .14A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water										
			Sewer										
			Electric										
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences						Topography of Site							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who When What				2026	4,000	0	4,000			3,013C
			TPC 05/30/2022 INSPECTED				2025	3,300	0	3,300		3,300A	2,934C
			TPC 04/30/2021 INSPECTED				2024	5,000	0	5,000			2,846C
			TPC 12/27/2017 INSPECTED				2023	3,500	0	3,500			2,711C

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000

Parcel Shape 2022; Aerial 5/2021, 2021 Sketch Plans

5, 10, 20, 30, 40, 50, 60, 70, 80,

03/24/2026

*** 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 EDWARD R & CAROLEE	ADLER KELLY M	1	07/25/2016	QC	09-FAMILY/RELATED ENTITY	2016-02559	PROPERTY TRANSFER	0.0																														
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status																																
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST																																					
	P.R.E. 100% 02/03/2020																																					
Owner's Name/Address	MAP #:																																					
ADLER KELLY M 7870 W FOREST DR LAKE CITY MI 49651	2026 Est TCV 20,479																																					
	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																		
	Public Improvements	<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">A50'@4800/FF</td> <td>1.00</td> <td>871.20</td> <td>2.0000</td> <td>2.1332</td> <td>4800</td> <td>100</td> <td></td> <td>20,479</td> </tr> <tr> <td colspan="9">1 Actual Front Feet, 0.02 Total Acres</td> <td>Total Est. Land Value = 20,479</td> </tr> </tbody> </table>							Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50'@4800/FF		1.00	871.20	2.0000	2.1332	4800	100		20,479	1 Actual Front Feet, 0.02 Total Acres									Total Est. Land Value = 20,479
Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																													
A50'@4800/FF		1.00	871.20	2.0000	2.1332	4800	100		20,479																													
1 Actual Front Feet, 0.02 Total Acres									Total Est. Land Value = 20,479																													
Tax Description	X	Dirt Road																																				
. SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A		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																																				
	X	Level																																				
		Rolling																																				
		Low																																				
		High																																				
		Landscaped																																				
		Swamp																																				
		Wooded																																				
		Pond																																				
	X	Waterfront																																				
		Ravine																																				
		Wetland																																				
		Flood Plain																																				
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																												
				2026	10,200	0	10,200			420C																												
	TPC 04/30/2021	INSPECTED		2025	10,700	0	10,700			409C																												
	TPC 12/27/2017	INSPECTED		2024	4,500	0	4,500			397C																												
	TPC 11/09/2010	INSPECTED		2023	3,500	0	3,500			379C																												



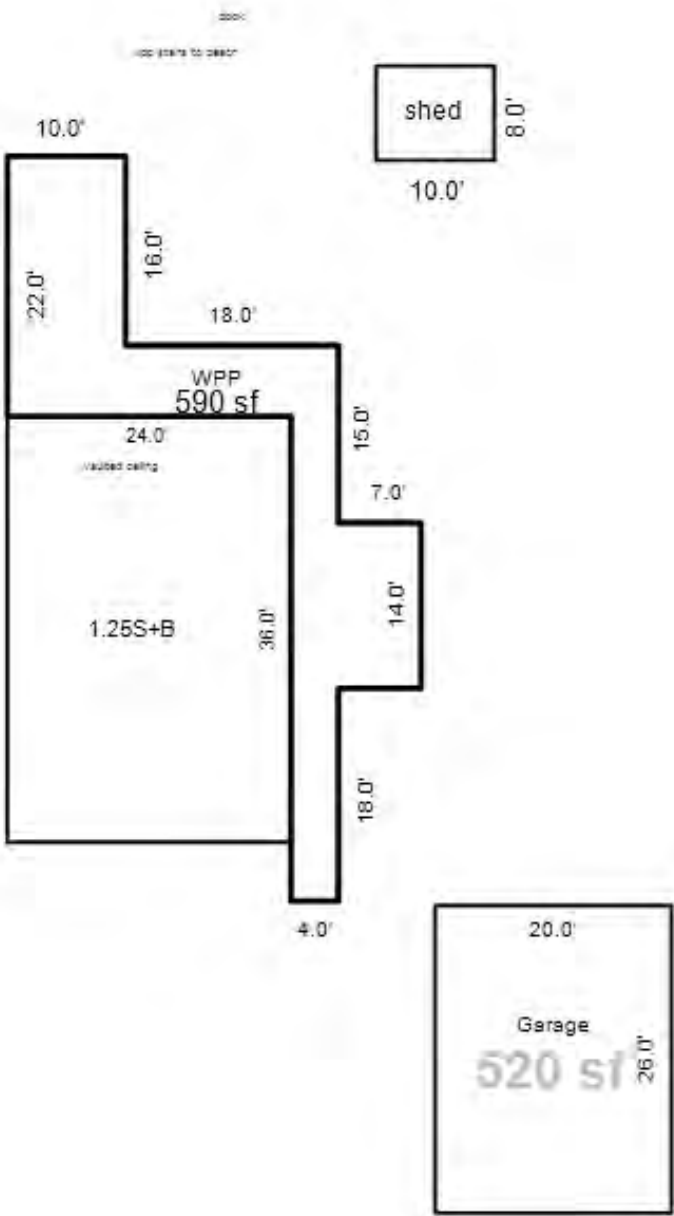
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Licensed To: Township of Lake, County of
Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ANDREWS DAVID L TRUST	GLUNZ JENNIFER J & ANDREWS	0	07/21/2025	QC	09-FAMILY/RELATED ENTITY	2025-02248	DEED	0.0							
ANDREWS DAVID L TRUST	DJZ PROPERTIES LLC	0	05/11/2025	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0							
DJZ PROPERTIES LLC	ANDREWS DAVID L TRUST	1	12/29/2011	WD	03-ARM'S LENGTH	2012-00148	PROPERTY TRANSFER	1.0							
ANDREWS DAVID L	DJZ PROPERTIES LLC	1	06/13/2011	WD	03-ARM'S LENGTH	2011-02192	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
1661 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/08/2005		20050302		Complete					
		P.R.E. 0%		Deck/Porch		05/20/2005		20050129		Complete					
Owner's Name/Address		MAP #:													
DJZ PROPERTIES LLC & GLUNZ JENNIFER J & ANDREWS ZACHARY 1661 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 584,755 TCV/TFA: 541.44													
		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	58.33	252.00	1.2076	0.8132	5000 100	286,435				
					31 Actual Front Feet, 0.42 Total Acres						Total Est. Land Value =	286,435			
Tax Description					Land Improvement Cost Estimates										
SEC 11 T22N R8W BEG N 00 DEG 50'00"E 810.13 FR OF SW COR OF GOV'T LOT 4 TH N 50' E 278.17 FR S 46 DEG 26' E 113.66 FR S 15 DEG 40' 45" W 226.72 FR N 53 DEG 40' 40" W 31.19 FR TO POB. APP .42A.		X	Dirt Road			Description						Rate	Size % Good	Cash Value	
		X	Gravel Road			Dock: Light posts						46.97	338	0	0
		X	Paved Road			D/W/P: 4in Ren. Conc.						8.17	1400	0	0
		X	Storm Sewer			Wood Frame						32.26	80	71	1,833
		X	Sidewalk			Residential Local Cost Land Improvements									
		X	Water			Description						Rate	Size % Good	Cash Value	
		X	Sewer			LAND IMPROVE 2500						2,500.00	2	95	4,750
		X	Electric			Total Estimated Land Improvements True Cash Value =						6,583			
		X	Gas												
		X	Curb												
		X	Street Lights												
		X	Standard Utilities												
		X	Underground Utils.												
		Topography of Site			Work Description for Permit 20050302, Issued 09/08/2005: 20x26 GRG COMP. FOR 06										
		X	Level			Work Description for Permit 20050129, Issued 05/20/2005: REMODEL STAIRS & DECK TO LAKE COMP. FOR 06 NO VALUE CHANGE.									
		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	2026	143,200	149,200	292,400			149,013C				
		TPC 04/30/2021	INSPECTED		2025	118,600	134,500	253,100			145,096C				
		TPC 12/27/2017	INSPECTED		2024	67,600	124,800	192,400			140,734C				
		TPC 02/22/2012	INSPECTED		2023	51,700	119,200	170,900			134,033C				
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 590 150	Type WPP WPP	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 520 % Good: 0 Storage Area: 350 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: 30 Floor Area: 1,080 Total Base New : 245,148 Total Depr Cost: 171,610 Estimated T.C.V: 291,737		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		X	Drywall											Plaster Wood T&G	
Yr Built 1977	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 864 Total: 167,456 117,227					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Recreation Room 434 8,233 5,763 Basement, Outside Entrance, Below Grade 1 2,727 1,909 Plumbing Average Fixture(s) 1 1,422 995 2 Fixture Bath 1 2,996 2,097 Porches WPP 590 10,449 7,314 WPP 150 4,091 2,864 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 520 22,329 15,630 Storage Over Garage 350 4,634 3,244 Door Opener 1 527 369 Water/Sewer Public Sewer 1 1,465 1,025 Water Well, 100 Feet 1 5,734 4,014 Built-Ins Appliance Allow. 1 2,713 1,899 Fireplaces Exterior 2 Story 1 7,869 5,508 Wood Stove 1 2,503 1,752								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall						(7) Excavation Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						
(2) Windows		(8) Basement		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Many Avg. Few	X	Large Avg. Small						(9) Basement Finish						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Chimney:															

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



Parcel Number: 009-011-003-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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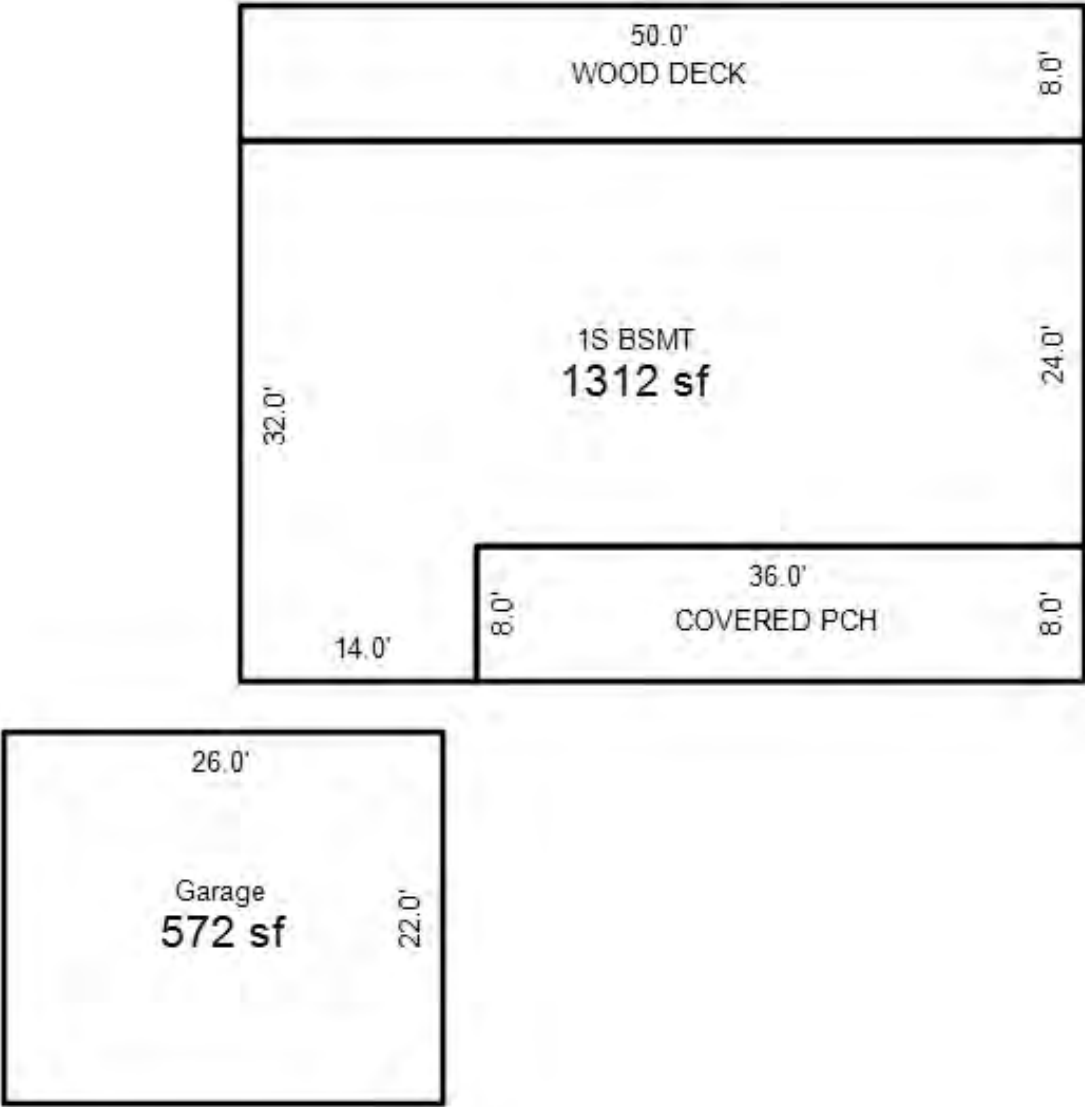
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEBNER MARK & STEBNER RON	STEBNER MARK & BEVERLY	0	11/02/2010	QC	09-FAMILY/RELATED ENTITY	2010-4959QC	PROPERTY TRANSFER	50.0
STEBNER MABEL ESTATE	STEBNER MARK & STEBNER RON	0	12/26/2007	QC	21-NOT USED/OTHER	2007/4519	DEED	100.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
1665 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 100% 09/01/2008							
Owner's Name/Address	MAP #:							
STEBNER MARK & BEVERLY 1665 S DICKERSON RD LAKE CITY MI 49651	2026 Est TCV 583,083 TCV/TFA: 444.42							
	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 69.22 213.12 1.1374 0.7930 5000 100 312,176 42 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 312,176					
Tax Description			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 880 71 4,111 Total Estimated Land Improvements True Cash Value = 4,111					
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG 26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.	X Dirt Road							
	X Gravel Road							
	X Paved Road							
	X Storm Sewer							
	X Sidewalk							
	X Water							
	X Sewer							
	X Electric							
	X Gas							
Comments/Influences	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	X High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2026	156,100	135,400	291,500	
	TPC 04/30/2021	INSPECTED		2025	137,200	121,900	259,100	
	TPC 12/27/2017	INSPECTED		2024	73,500	130,800	204,300	
	TPC 11/22/2011	INSPECTED		2023	57,200	124,800	182,000	
								167,847C
								163,435C
								158,521C
								150,973C

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Parcel Number: 009-011-004-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
VANHAITSMA DANIEL J & LIND	SNYDER JEREMY	38,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02449	PROPERTY TRANSFER	100.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
7880 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	Demolition	10/20/2025	PB25-0230	100%				
Owner's Name/Address	P.R.E. 0%	MAP #:							
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651	2026 Est TCV 40,017 TCV/TFA: 0.00								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 152.00 183.00 1.0710 0.8224 110 100 14,728 152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 14,728						
Comments/Influences	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 6.60 672 0 0 Wood Frame 19.38 216 50 2,093						
	X	Electric	Residential Local Cost Land Improvements						
	X	Gas	Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 2 95 1,900 Total Estimated Land Improvements True Cash Value = 3,993						
	X	Curb	Work Description for Permit PB25-0230, Issued 10/20/2025: Removing house structure on property. Building Systems Category Information: Demolition / Use and Occupancy Classification: Single Family Residentail Required Inspections: POST DEMO						
	X	Street Lights							
Standard Utilities	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Underground Utils.	X	Level	2026	7,400	12,600	20,000			9,370C
	X	Rolling	2025	6,000	56,200	62,200			56,189C
	X	Low	2024	6,000	48,500	54,500			54,500S
	X	High	2023	5,500	47,000	52,500			52,500S
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	Who	When	What						
	TPC 12/31/2025	INSPECTED							
	TPC 12/04/2025	INSPECTED							
	TPC 04/30/2021	INSPECTED							

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 Missaukee, Michigan

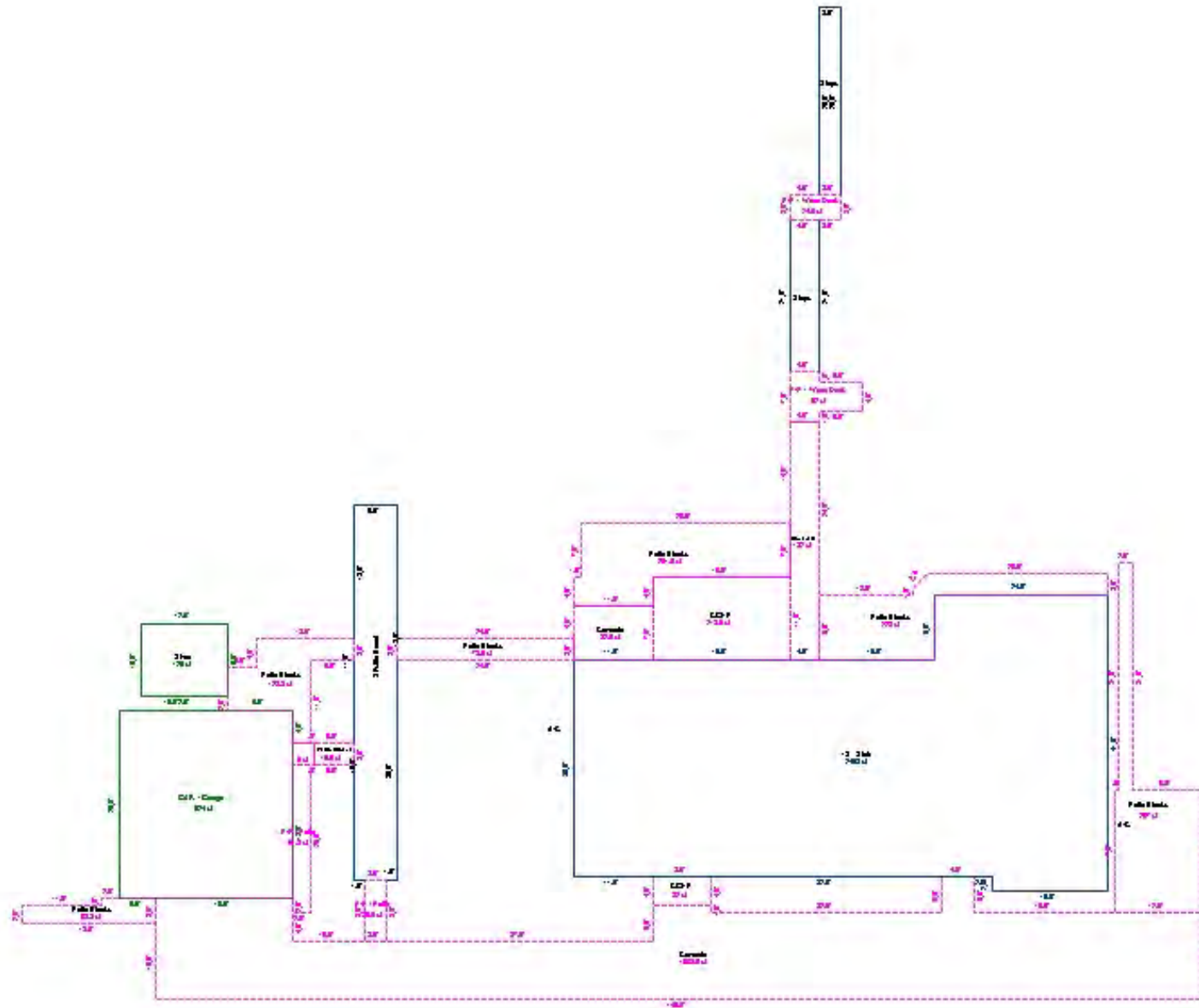
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Gas	Area	Type	Year Built: 1996 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G							
Building Style: 1S		Trim & Decoration		No Heating/Cooling		Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
Yr Built 1948	Remodeled 1996	Ex	Ord	X	Min	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
Condition: Average		Size of Closets		No Heating/Cooling		Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
Room List		Doors:	Solid	X	H.C.	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors				No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings				No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
X	Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
X	Asphalt Shingle	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:	No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt Garage:		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		No Heating/Cooling		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 28,857 Total Depr Cost: 17,314 Estimated T.C.V: 21,296		E.C.F. X 1.230		Bsmnt 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.		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1723 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		07/22/2021		2021-0480		100%
		P.R.E. 100% 04/16/2012		Addition		09/09/2010		20100516		100%
Owner's Name/Address		MAP #:		Remodel		08/28/2008		20080498		Complete
ZWOLAK EUGENE J & KATHRYN P 1723 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 776,409 TCV/TFA: 314.59								
	X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
		Gravel Road		B100'@5000/FF	100.00	125.00	0.8677	0.7320	5000 100	317,596
		Paved Road		BACK 50' @ 500	50.00	125.00	0.7598	1.0458	500 100	19,865
		Storm Sewer		150 Actual Front Feet, 0.43 Total Acres			Total Est. Land Value =		337,461	
		Sidewalk		Land Improvement Cost Estimates						
		Water		Description	Rate		Size % Good		Cash Value	
	X	Sewer		Dock: Light posts	45.11		384 0		0	
	X	Electric		D/W/P: 3.5 Concrete	6.31		1690 0		0	
	X	Gas		D/W/P: Patio Blocks	14.97		973 0		0	
		Curb		Wood Frame	26.85		120 50		1,611	
		Street Lights		Residential Local Cost Land Improvements						
		Standard Utilities		Description	Rate		Size % Good		Cash Value	
		Underground Utils.		LAND IMPROVE 1000	1,000.00		5 97		4,850	
		Topography of Site			Total Estimated Land Improvements True Cash Value = 6,461					
	X	Level		Work Description for Permit 20100516, Issued 09/09/2010: WOOD FRAME, BASEMENT BLOCK, GAS HEAT, PUBLIC SEWAGE, PRIVATE WELL, 1 S 2 BDRM 2 BATH						
		Rolling		Work Description for Permit 20080498, Issued 08/28/2008: PERMIT STATES REMODEL...SOUNDS LIKE ADDITION (12 X 18 - 216 SQ FT)						
	X	High		COMPLETE FOR 10.						
		Landscaped		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Swamp		2026	168,700	219,500	388,200			200,306C
		Wooded		2025	168,700	201,300	370,000			195,040C
		Pond		2024	98,900	211,700	310,600			189,176C
	X	Waterfront		2023	81,000	202,200	283,200			180,168C
		Ravine								
		Wetland								
		Flood Plain								
	Who	When	What	2026	168,700	219,500	388,200			200,306C
	JWV	09/15/2021	INSPECTED	2025	168,700	201,300	370,000			195,040C
	TPC	12/27/2017	INSPECTED	2024	98,900	211,700	310,600			189,176C
	TPC	11/22/2011	INSPECTED	2023	81,000	202,200	283,200			180,168C
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-011-006-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

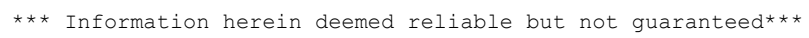
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY/RELATED ENTITY	2016-00969	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status						
1729 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Alteration	06/24/2025	PB25-0108							
		P.R.E. 0%			Alteration	06/11/2025	PE25-0086							
Owner's Name/Address		MAP #:			Alteration	06/11/2025	PM25-0077							
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149		2026 Est TCV 491,247 TCV/TFA: 584.82												
		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	66.67	126.00	1.1525	0.7329	5000	100		281,557	
					50 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =		281,557			
					Land Improvement Cost Estimates									
					Description	Rate		Size		% Good	Cash Value			
					D/W/P: 4in Concrete	6.96		533		50	1,855			
		X Sewer				Metal Prefab/Conc.	30.08		54		50	812		
		X Electric				Total Estimated Land Improvements True Cash Value =								2,667
		X Gas												
		X Curb				Work Description for Permit PB25-0108, Issued 06/24/2025: Original Pole Building Permit 20220580 - See file. Making upstairs of pole barn into one bedroom, one bathroom, one kitchen & livingroom - plus storage. Building Systems Category Information: Alterat								
		X Street Lights				Work Description for Permit PE25-0086, Issued 06/11/2025: Putting in electrical wiring for lights, fixtures, switches & stove for upstairs of pole barn (garage).								
		X Standard Utilities				Work Description for Permit PM25-0077, Issued 06/11/2025: Putting in heating & air conditioning for upstairs of pole barn.								
		X Underground Utils.												
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
					2026	140,800	104,800	245,600			105,320C			
					2025	122,200	94,800	217,000			102,552C			
					2024	68,100	94,900	163,000			99,469C			
					2023	56,200	90,600	146,800			94,733C			



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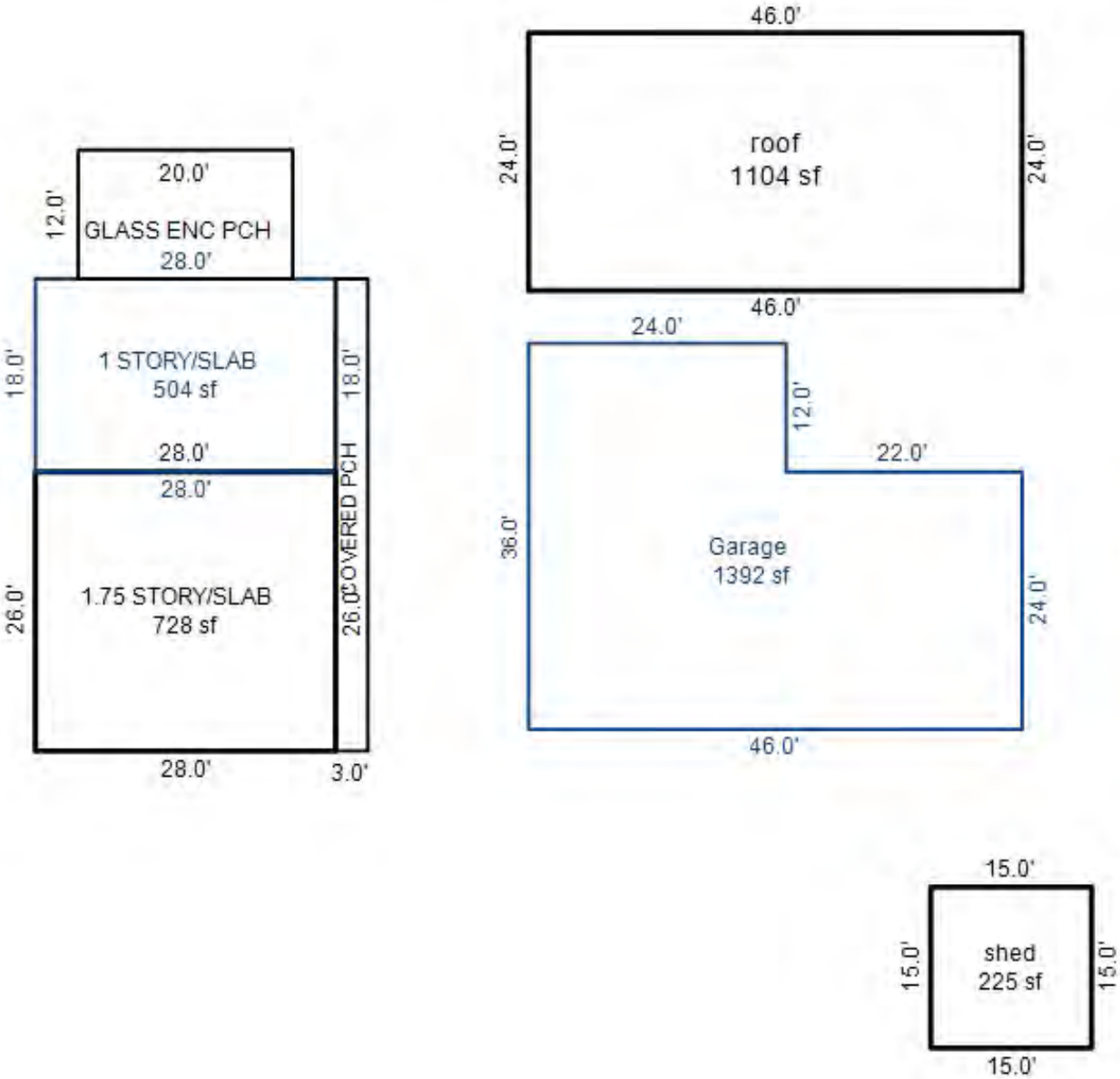
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BATHERSON CHARLES R & BARB	GRANADOS JESUS PONCE	225,000	08/31/2005	WD	03-ARM'S LENGTH	05-0/3389	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status	
7640 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
GRANADOS JESUS PONCE 7640 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 438,957 TCV/TFA: 246.88								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
				Residentia 18 -29 @\$5000	29.49 Acres	5000	100		147,450	
				29.49 Total Acres				Total Est. Land Value =	147,450	
Tax Description										
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X Electric		Land Improvement Cost Estimates						
		X Gas		Description	Rate	Size % Good	Cash Value			
		X Curb		Wood Frame	24.37	225 50	2,741			
		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 =				5,116		
		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	2026	73,700	145,800	219,500		100,851C
		TPC 12/27/2017 INSPECTED			2025	54,600	125,000	179,600		98,200C
					2024	44,200	107,700	151,900		95,248C
					2023	38,300	104,300	142,600		90,713C
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Parcel Number: 009-011-007-98

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
VANHAITSMA DANIEL J & LIND	SNYDER JEREMY	38,000	07/29/2022	WD	19-MULTI PARCEL ARM'S LEN	2022-02449	PROPERTY TRANSFER	100.0																											
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status																													
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST																																		
	P.R.E. 0%																																		
Owner's Name/Address	MAP #:																																		
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651	2026 Est TCV 4,421																																		
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																															
	Public Improvements	* 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>A 200' @ 110/FF</td> <td>30.55</td> <td>183.00</td> <td>1.5996</td> <td>0.8224</td> <td>110</td> <td>100</td> <td> </td> <td>4,421</td> </tr> <tr> <td colspan="8">31 Actual Front Feet, 0.13 Total Acres</td> <td>Total Est. Land Value = 4,421</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 110/FF	30.55	183.00	1.5996	0.8224	110	100		4,421	31 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 4,421
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
A 200' @ 110/FF	30.55	183.00	1.5996	0.8224	110	100		4,421																											
31 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 4,421																											
. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.	X	Dirt Road																																	
Comments/Influences	X	Gravel Road																																	
	X	Paved Road																																	
	X	Storm Sewer																																	
	X	Sidewalk																																	
	X	Water																																	
	X	Sewer																																	
	X	Electric																																	
	X	Gas																																	
	X	Curb																																	
	X	Street Lights																																	
	X	Standard Utilities																																	
	X	Underground Utils.																																	
		Topography of Site																																	
		Level																																	
		Rolling																																	
		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	2026	2,200	0	2,200		1,555C																										
	TPC 04/30/2021	INSPECTED		2025	1,800	0	1,800		1,515C																										
	TPC 05/06/2018	INSPECTED		2024	1,800	0	1,800		1,470C																										
	TPC 12/27/2017	INSPECTED		2023	1,400	0	1,400		1,400S																										



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Parcel Number: 009-011-008-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

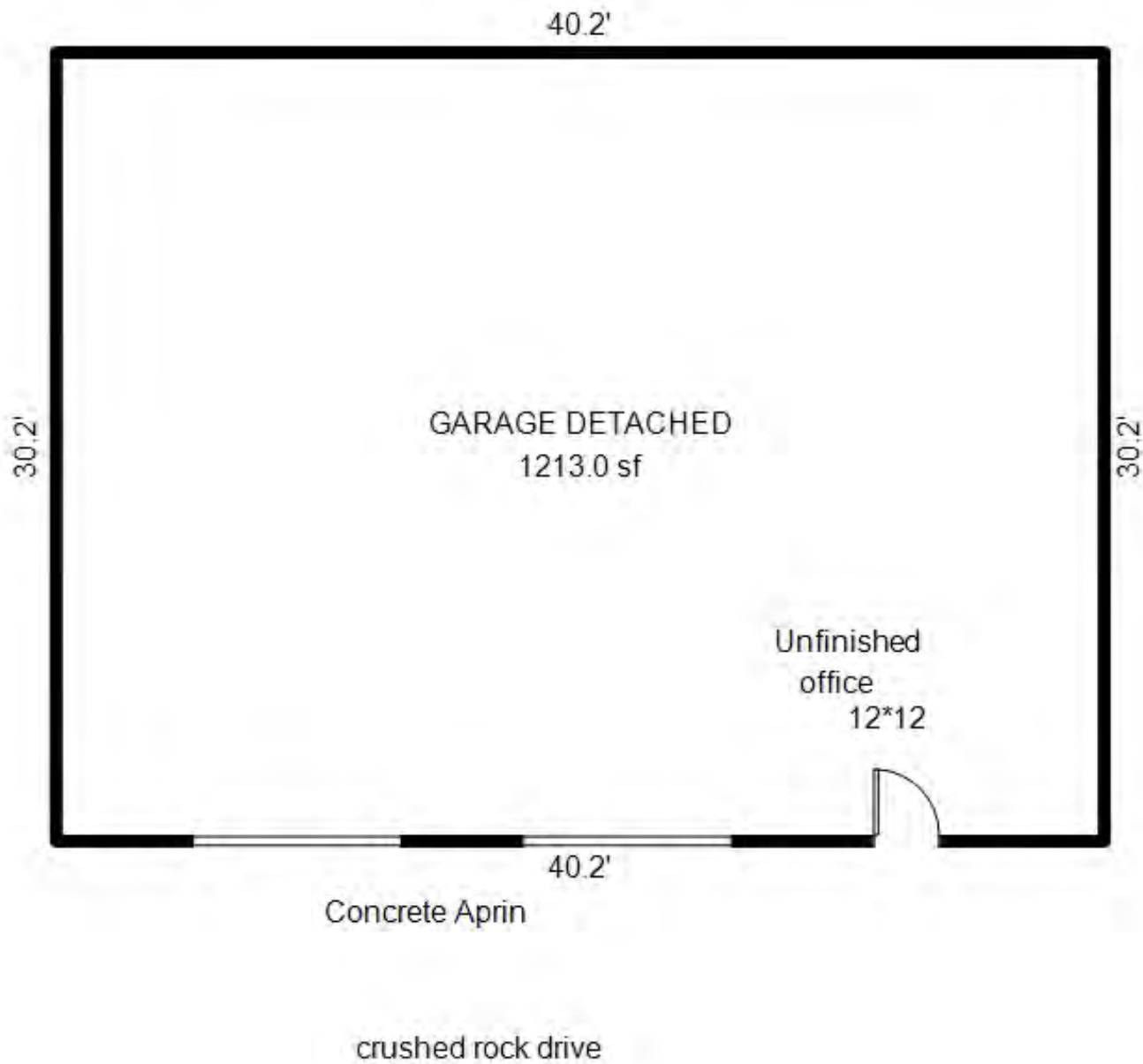
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RENDON BRUCE R LIVING TRUS	DICK JAY M & JULIE K JT L	35,000	08/11/2011	WD	03-ARM'S LENGTH	2011-02509	PROPERTY TRANSFER	100.0				
RENDON BRUCE R & DAIRE L (	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
7346 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/15/2008		20080155		Complete		
Owner's Name/Address		P.R.E. 0%		MAP #:								
DICK JAY M & JULIE K JT LIV TRUST 9601 W MCINTYRE AVE MC BAIN MI 49657		2026 Est TCV 75,426 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
					I 200' @ 250/	296.14	116.69	0.9065	0.7349	250 100 49,325		
					296 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value = 49,325		
Tax Description												
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.26 400 0 0 Total Estimated Land Improvements True Cash Value = 0						
		X	Topography of Site			Work Description for Permit 20080155, Issued 05/15/2008: 28 X 40 POLE STORAGE BLDG COMP. FOR 08.						
		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	2026	24,700	13,000	37,700				24,624C
		TPC 04/30/2021	INSPECTED		2025	19,700	11,700	31,400				23,977C
		TPC 05/13/2019	INSPECTED		2024	19,700	10,100	29,800				23,257C
		TPC 05/06/2018	INSPECTED		2023	5,500	24,100	29,600				22,150C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2008 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: 1213 % 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 X No Heating/Cooling			Class: C Effec. Age: 16 Floor Area: 0 Total Base New : 25,263 Total Depr Cost: 21,220 Estimated T.C.V: 26,101		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2008		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -3,762 Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,054 885 Base Cost 1213 28,687 24,097 Totals: 25,263 21,220 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 26,101						
(1) Exterior		(5) Floors			No./Qual. of Fixtures									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. Ord. Min									
Insulation					No. of Elec. Outlets									
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish			(10) Floor Support			Lump Sum Items:						
Gable Hip Flat	Gambrel Mansard Shed	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***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2011 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: 816 % 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 X No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 16,686 Total Depr Cost: 14,183 Estimated T.C.V: 17,445		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2011	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -3,806 Garages Class: C Exterior: Pole (Unfinished) Base Cost 816 20,637 17,541 Door Opener 1 527 448 Totals: 16,686 14,183		Cls C Blt 2011 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 17,445				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets										
(2) Windows		(7) Excavation		Many Ave. Few			Notes:							
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer										
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:										
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***

Parcel Number: 009-011-008-33

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
PEJAKOVICH JOSEPH ETAL	PEJAKOVICH JOSEPH W & LINDA D	1	05/27/2016	PTA	09-FAMILY/RELATED ENTITY	2016-01849	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		07/12/2016		2016-0290		100%				
Owner's Name/Address		P.R.E. 0%		MAP #:										
PEJAKOVICH JOSEPH W & LINDA D 6960 W A ST LAKE CITY MI 49651		2026 Est TCV 54,411 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						I 200' @ 250/	116.91	152.76	1.1437	0.7861	250	100		26,277
						117 Actual Front Feet, 0.41 Total Acres					Total Est. Land Value =		26,277	
						Land Improvement Cost Estimates								
						Description		Rate		Size		% Good	Cash Value	
						D/W/P: 4in Ren. Conc.		8.17		120		50 490		
						Total Estimated Land Improvements True Cash Value = 490								
						Work Description for Permit 2016-0290, Issued 07/12/2016: NEW POLE BLDG 1200 SQFT								

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

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



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

Parcel Number: 009-011-008-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUST	0	01/25/2023	QC	09-FAMILY/RELATED ENTITY	2023-00223	PROPERTY TRANSFER	0.0		
RENDON BRUCE R LIVING TRUS	ANDERSEN CHRISTIAN J	7,500	11/29/2010	WD	03-ARM'S LENGTH	2010-5234WD	PROPERTY TRANSFER	100.0		
RENDON BRUCE & DAIRE L (H/	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
7330 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		08/12/2011		2011-0427		80%
Owner's Name/Address		P.R.E. 0%		MAP #:						
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632		2026 Est TCV 191,177 TCV/TFA: 0.00								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				I 200' @ 250/ 201.17 171.18 0.9985 0.8088 250 100 40,618						
				201 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 40,618						
Tax Description										
SEC 11 T22N R8W (0*2004) 2010-05234 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11,T22N,R8W;THENCE S89DEG05'37"E731.29FEETALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE N00DEG32'53"E 159.82 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG27'29"E 202.31 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG32'53"W 182.54 FEET TO A POINT ON SAID SOUTH SECTION LINE: THENCE		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								
		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	2026	20,300	75,300	95,600	95,600M	41,501C
		TPC 04/22/2025	INSPECTED		2025	16,200	68,000	84,200		40,410C
		TPC 04/30/2021	INSPECTED		2024	16,200	58,900	75,100		39,195C
		TPC 05/06/2019	INSPECTED		2023	5,500	58,000	63,500		37,329C



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Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2011 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 3389 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG			Drywall Paneled			Plaster Wood T&G									
Yr Built 2011		Remodeled 0	Ex			Ord		Min							
Condition: Average		Size of Closets													
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
Insulation				Ex.				Ord.		Min					
(2) Windows		(7) Excavation		No. of Elec. Outlets											
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many				Ave.		Few					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2011

(11) Heating System: Forced Heat & Cool

Ground Area = 0 SF Floor Area = 0 SF.

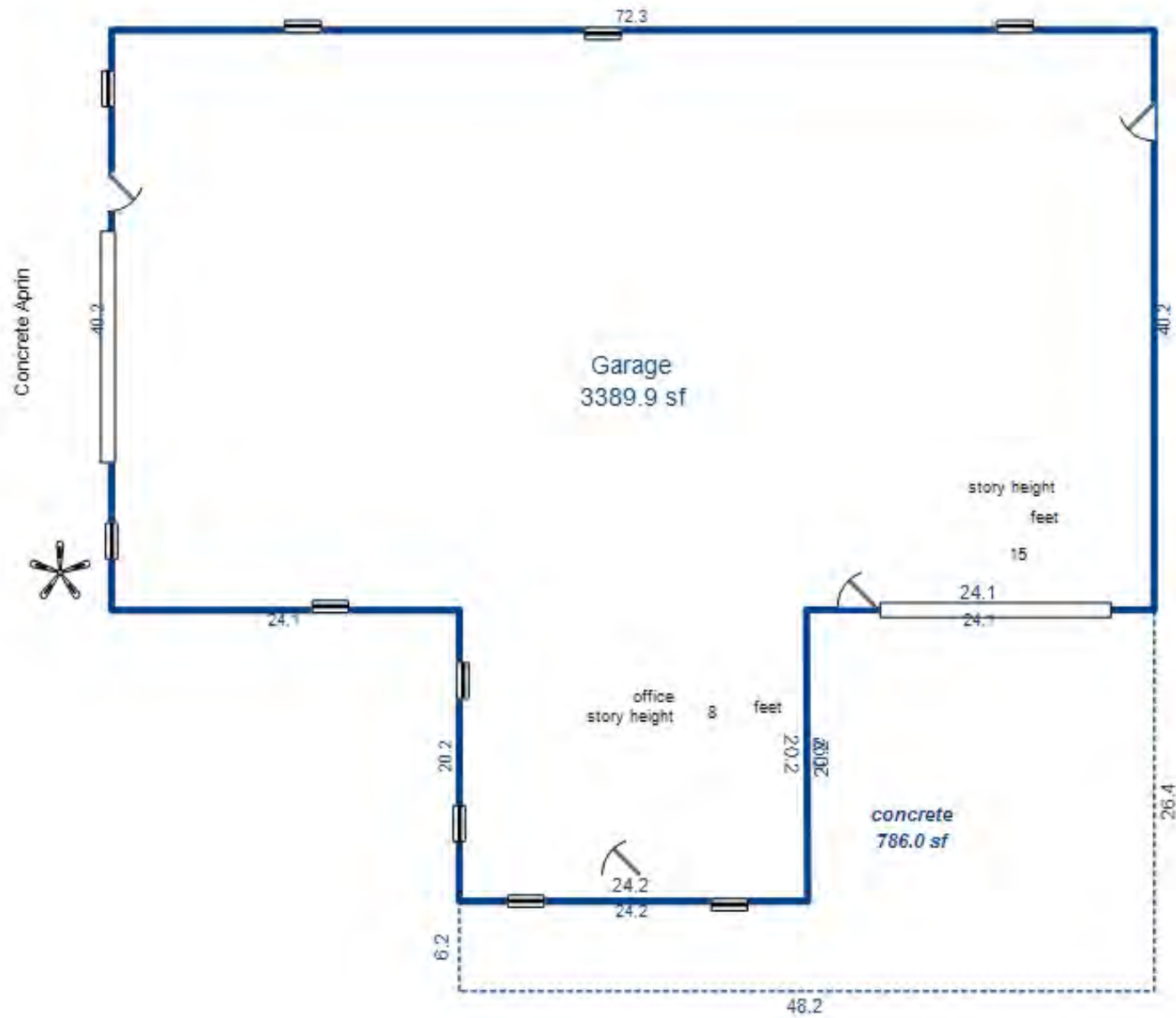
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Plumbing						
3 Fixture Bath				1	-6,585	-5,926
Garages						
Class: BC Exterior: Pole (Finished)						
Door Opener				1	659	593
Base Cost				3389	135,018	121,516
Totals:					129,092	116,183

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,905

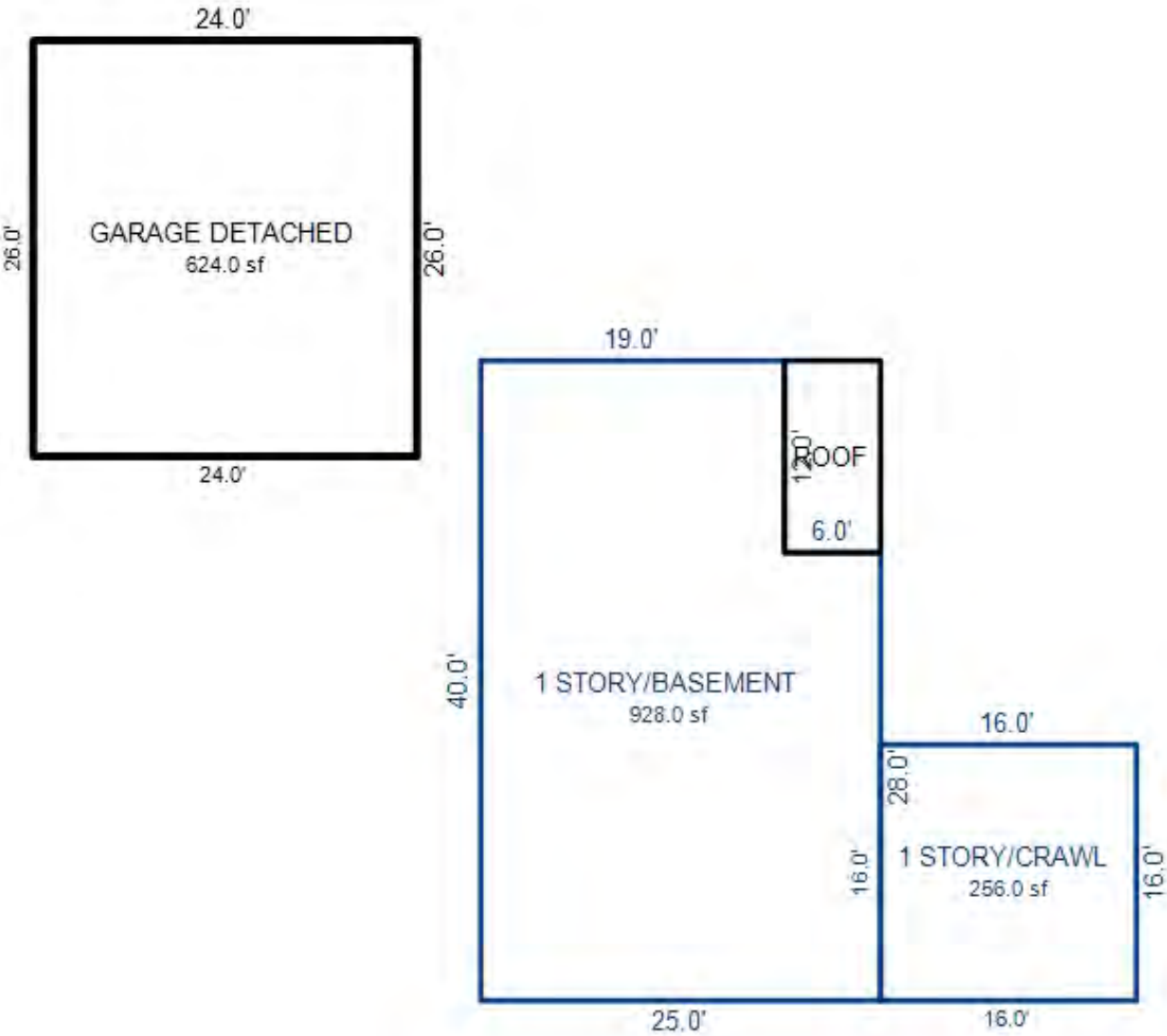
*** Information herein deemed reliable but not guaranteed***



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

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

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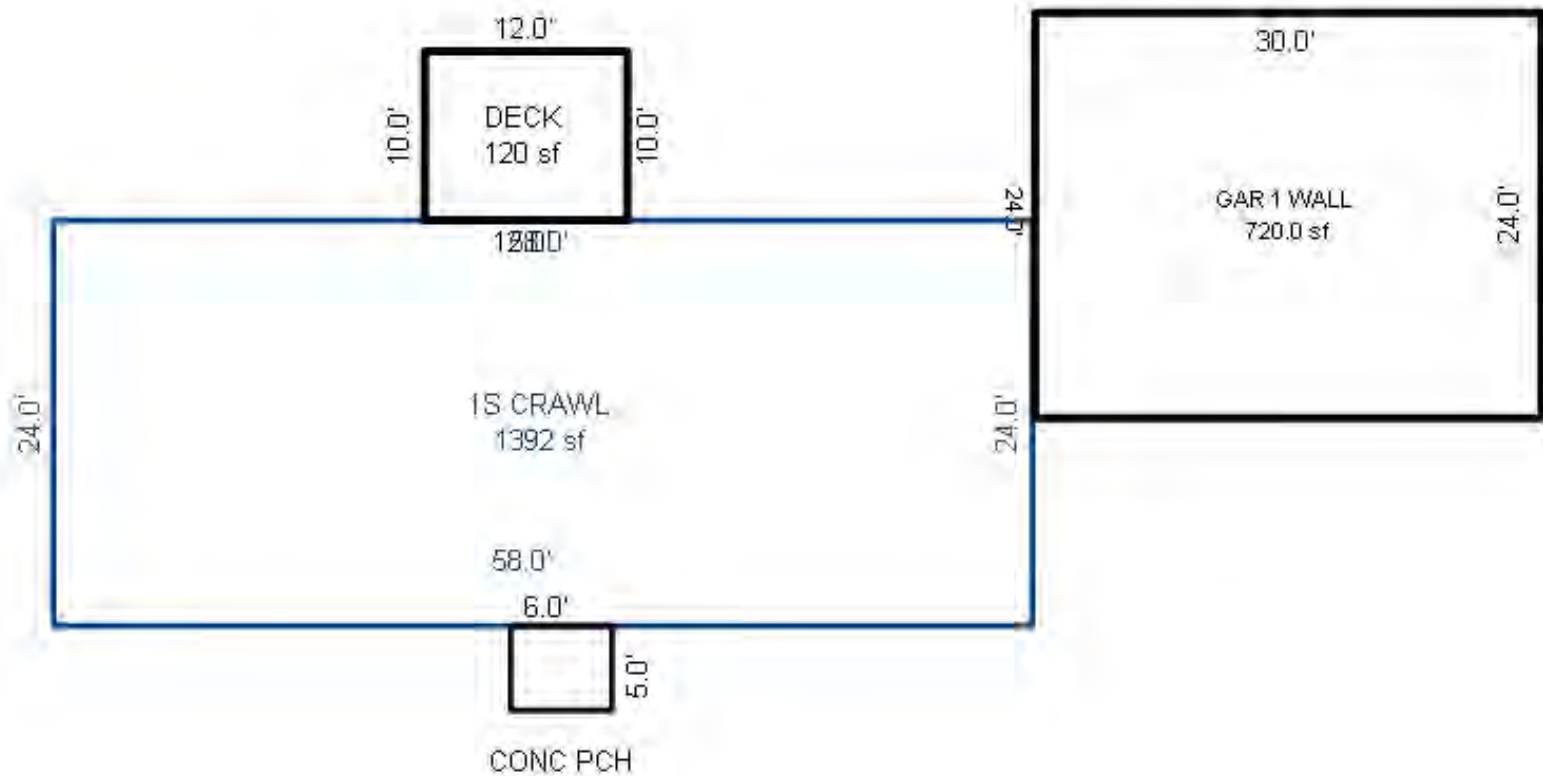
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 Gas	Area 30 120	Type CPP Treated Wood	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall		Plaster Wood T&G										
Yr Built 1973		Remodeled REMO 2013		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		200 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures											
		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 X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Basement: 0 S.F. Crawl: 1392 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
(3) Roof		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer											
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
Chimney: Metal		(10) Floor Support		Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1392 SF Floor Area = 1392 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 1,392 Total: 191,840 124,696 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 924 2 Fixture Bath 1 2,996 1,947 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 100 Feet 1 5,734 3,727 Porches CPP 30 879 571 Deck Treated Wood 120 2,840 1,846 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 27,972 18,182 Common Wall: 1 Wall 1 -2,589 -1,683 Door Opener 2 1,054 685 Built-Ins Appliance Allow. 1 2,713 1,763 Fireplaces Prefab 1 Story 1 2,542 1,652 Totals: 242,092 157,358 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 193,550															

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03/24/2026

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Parcel Number: 009-011-011-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

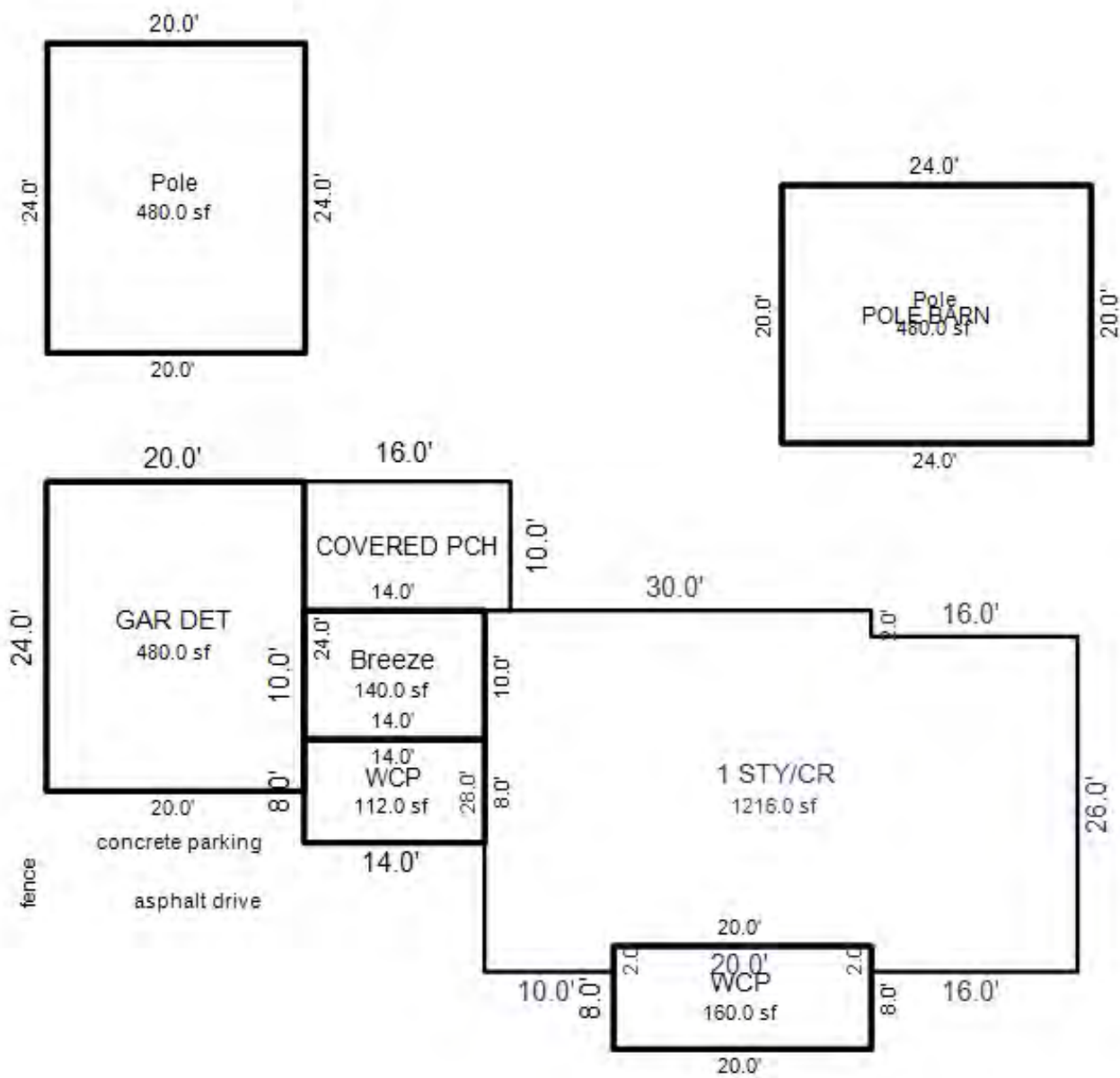
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		65,000	10/01/1996	WD	33-TO BE DETERMINED	339:881	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
7194 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
COOPER MARK P 7194 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:									
Tax Description		2026 Est TCV 209,371 TCV/TFA: 172.18									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
				A 200' @ 110/FF	270.00	237.00	0.9277 0.8773	110 100 24,174			
				270 Actual Front Feet, 1.47 Total Acres				Total Est. Land Value = 24,174			
				Land Improvement Cost Estimates							
				Description	Rate	Size % Good	Cash Value				
				D/W/P: Asphalt Paving	2.89	2200 0	0				
				D/W/P: 4in Ren. Conc.	7.33	200 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									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017	INSPECTED		2026	12,100	92,600	104,700			60,536C
		TPC 04/21/2016	INSPECTED		2025	9,900	80,200	90,100			58,945C
		TPC 04/15/2013	INSPECTED		2024	9,900	69,000	78,900			57,173C
					2023	7,700	66,900	74,600			54,451C

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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



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

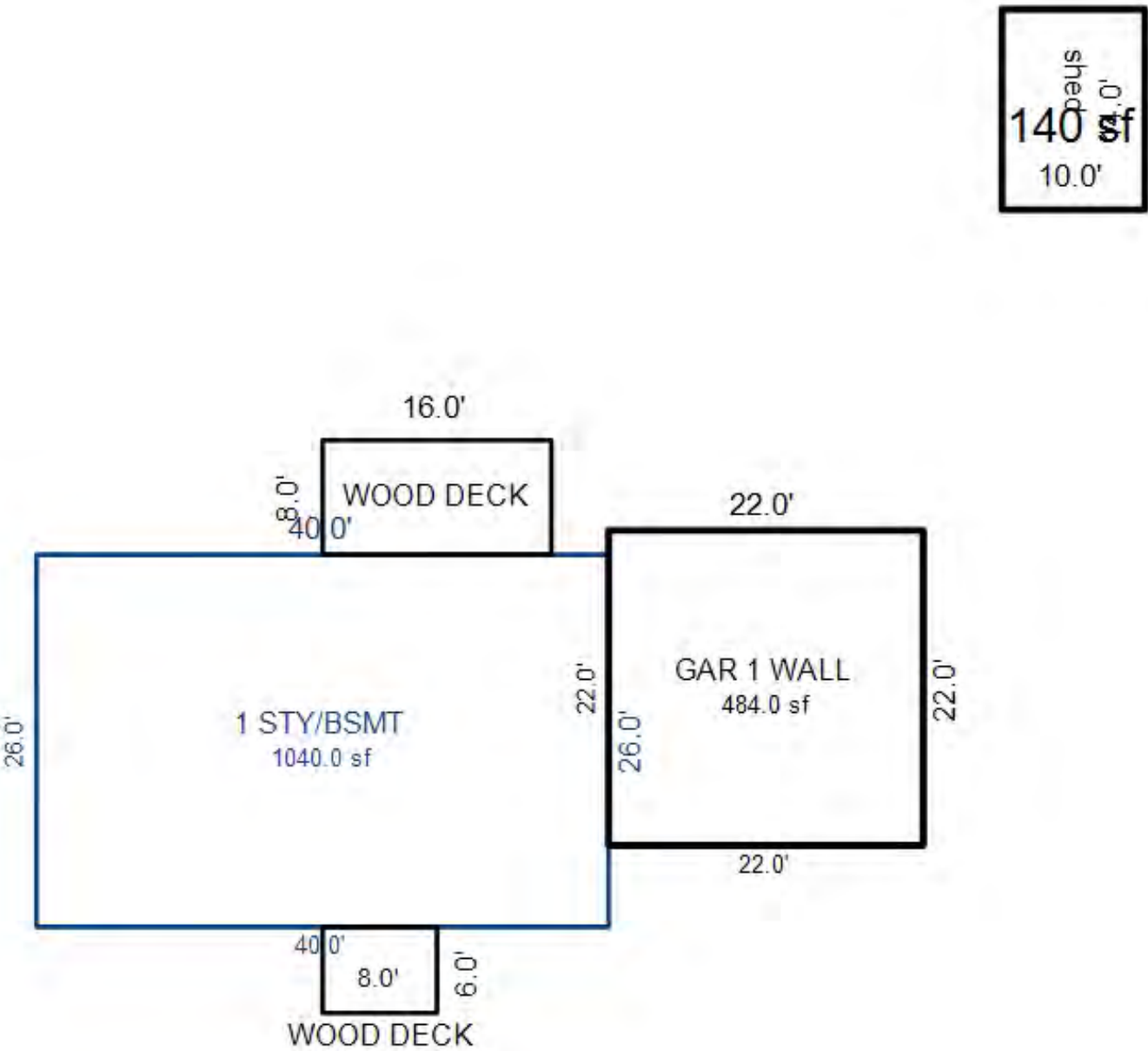
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
		65,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1516	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status	
7150 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 100% 07/20/1994							
SHAFAER MONIE J & LINDA M 7150 W JENNINGS RD LAKE CITY MI 49651		MAP #:							
		2026 Est TCV 179,607 TCV/TFA: 172.70							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	
		Gravel Road		A 200' @ 110/FF	125.00	237.00	1.1247	0.8773	
		Paved Road		125 Actual Front Feet,	0.68	Total Acres	Total Est. Land Value =	Value	
		Storm Sewer						13,568	
		Sidewalk						13,568	
		Water		Land Improvement Cost Estimates					
		X Sewer		Description	Rate	Size	% Good	Cash Value	
		X Electric		D/W/P: Asphalt Paving	2.89	2200	50	3,179	
		X Gas		Wood Frame	24.12	140	50	1,688	
		Curb		Total Estimated Land Improvements True Cash Value =				4,867	
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	
		Rolling		2026	6,800	83,000	89,800	Tribunal/Other	
		Low		2025	5,600	70,800	76,400	Taxable Value	
		High		2024	6,000	61,100	67,100		
		Landscaped		2023	5,500	57,700	63,200		
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who	When	What	2026	6,800	83,000	89,800	43,267C
		TPC 12/27/2017	INSPECTED		2025	5,600	70,800	76,400	42,130C
		TPC 05/01/2016	INSPECTED		2024	6,000	61,100	67,100	40,864C
		TPC 04/15/2013	INSPECTED		2023	5,500	57,700	63,200	38,919C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 128 48	Type Treated Wood Treated Wood	Year Built: 1976 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,040 Total Base New : 187,193 Total Depr Cost: 131,034 Estimated T.C.V: 161,172		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1976		Remodeled 0	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 150 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		
		(5) Floors														
		Kitchen: Other: Other:					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,040 Total: 146,715 102,700			Other Additions/Adjustments Recreation Room 500 9,090 6,363 Plumbing Average Fixture(s) 1 1,185 829 2 Fixture Bath 1 2,502 1,751 Deck Treated Wood 128 2,912 2,038 Treated Wood 48 1,628 1,140 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 484 19,041 13,329 Common Wall: 1 Wall 1 -2,421 -1,695 Water/Sewer Public Sewer 1 1,300 910 Water Well, 50 Feet 1 3,344 2,341 Built-Ins Appliance Allow. 1 1,897 1,328 Local Cost Items SANITARY SEWER 1 0 0						
		(6) Ceilings										(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 161,172		
		(7) Excavation														
		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Totals: 187,193 131,034					
		(8) Basement														
		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor					(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		*9							
		(9) Basement Finish														
		500 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 161,172		*9							
		(10) Floor Support														
		Chimney: Metal					Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 161,172		*9							

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



140.0' x 10.0' = 1400.0 sf

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

Parcel Number: 009-011-012-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
VANBAR PROPERTY MANAGEMENT	PIANA MARC	74,500	10/09/2015	WD	03-ARM'S LENGTH	2015-03376	PROPERTY TRANSFER	100.0		
HUD	VANBAR PROPERTY MANAGEMENT	37,000	08/20/2007	WD	21-NOT USED/OTHER	2007/3056	DEED	100.0		
HUD	HUD	0	04/28/2007	OTH	21-NOT USED/OTHER		DEED	100.0		
MORTGAGE ELECTRONIC REGIST	HUD	0	05/05/2006	WD	21-NOT USED/OTHER	06-0/4712	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
7178 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/18/2022		2022-0284		100%
		P.R.E. 100% 10/30/2015		Remodel		04/06/2006		2006-9999		Complete
Owner's Name/Address		MAP #:								
PIANA MARC 7178 W JENNINGS RD Lake City MI 49651		2026 Est TCV 154,321 TCV/TFA: 137.79								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF 150.00 200.00 1.0746 0.8409 110 100 14,909					
					150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 14,909					
Tax Description					Land Improvement Cost Estimates					
. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.		X			Description Rate Size % Good Cash Value					
Comments/Influences					D/W/P: Crushed Rock 2.18 1400 50 1,526					
Some improvements made after purchase by VAN BAR.		X			D/W/P: 3.5 Concrete 6.16 179 50 551					
		X			Total Estimated Land Improvements True Cash Value = 2,077					
					Work Description for Permit 2022-0284, Issued 05/18/2022: REROOF RESI GARAGE.					
					Work Description for Permit 2006-9999, Issued 04/06/2006: Residential structure into commercial DON'T SEE ANY CHG.					
		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	2026	7,500	69,700	77,200		44,685C
		JWV 08/23/2022	INSPECTED		2025	6,100	60,000	66,100		43,511C
		TPC 12/27/2017	INSPECTED		2024	6,000	51,600	57,600		42,203C
		TPC 05/01/2016	INSPECTED		2023	5,500	50,000	55,500		40,194C
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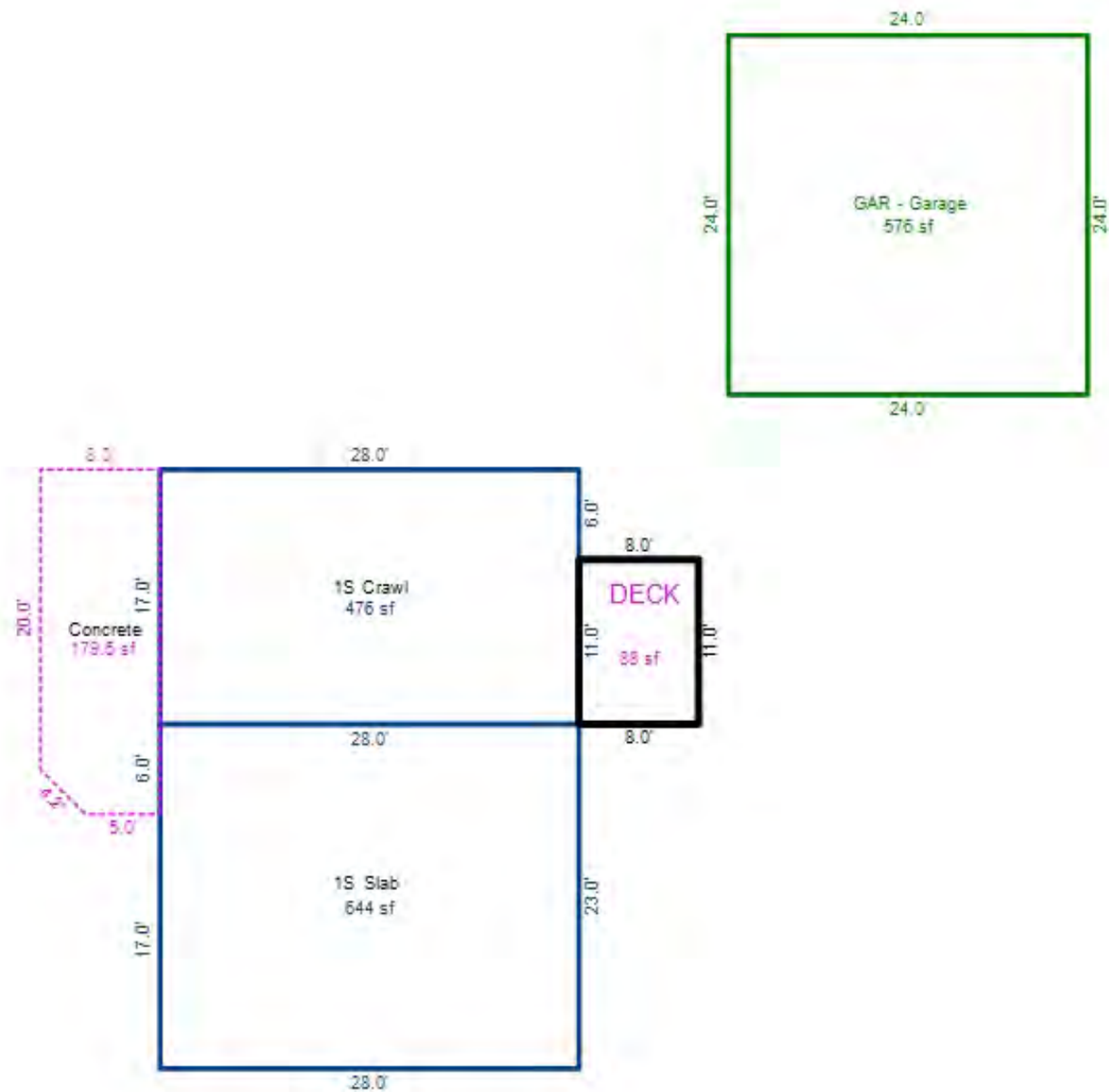


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 88	Type Treated Wood	Year Built: 1987 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Class: CD Effec. Age: 30 Floor Area: 1,120 Total Base New : 159,507 Total Depr Cost: 111,654 Estimated T.C.V: 137,335	E.C.F. X 1.230	Bsmnt Garage:	Carport Area: Roof:			
Building Style: 1S			Drywall Paneled			Plaster Wood T&G								
Yr Built 1987	Remodeled 2000	Ex	X		Ord		Min							
Condition: Average		Size of Closets												
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD		Blt 1987	
				Ex. X Ord. Min			(11) Heating System: Wall/Floor Furnace							
				No. of Elec. Outlets			Ground Area = 1120 SF Floor Area = 1120 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s)			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	Basement: 0 S.F. Crawl: 476 S.F. Slab: 644 S.F. Height to Joists: 0.0		1 3 Fixture Bath			1 Story Siding Crawl Space 476							
		(8) Basement		2 Fixture Bath			1 Story Siding Slab 644							
				Softener, Auto			Total: 130,058 91,041							
				Softener, Manual			Other Additions/Adjustments							
				Solar Water Heat			Plumbing							
				No Plumbing			Average Fixture(s)		1		1,185		829	
				Extra Toilet			Water/Sewer		1		4,386		3,070	
				Extra Sink			1000 Gal Septic		1		5,415		3,790	
				Separate Shower			Water Well, 100 Feet		1		5,415		3,790	
				Ceramic Tile Floor			Deck		88		2,252		1,576	
				Ceramic Tile Wains			Treated Wood		576		14,314		10,020	
				Ceramic Tub Alcove			Garages		576		14,314		10,020	
				Vent Fan			Class: CD Exterior: Pole (Unfinished)		576		14,314		10,020	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Base Cost		1		1,897		1,328	
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water			Built-Ins		1		1,897		1,328	
X	Asphalt Shingle	(10) Floor Support		Public Sewer			Appliance Allow.		1		1,897		1,328	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Water Well			Notes:		Totals:		159,507		111,654	
				1 1000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						137,335	
				2000 Gal Septic										
				Lump Sum Items:										

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



Parcel Number: 009-011-013-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BROWN MORRIS H	WELCH ALEXANDER & JESSICA	180,000	05/01/2023	WD	09-FAMILY/RELATED ENTITY	2023-01211	DEED	0.0					
CHISHOLM BRYAN F & MARY JO	BROWN MORRIS H	88,296	10/06/2017	WD	31-SPLIT IMPROVED	2017-03097	DEED	100.0					
BURLEIGH JULIE A	CHISHOLM BRYAN F & MARY JO	71,900	03/25/2016	WD	09-FAMILY/RELATED ENTITY	2016-00934	PROPERTY TRANSFER	100.0					
BURLEIGH ERIC W	BURLEIGH JULIE A	1	03/21/2016	QC	09-FAMILY/RELATED ENTITY	2016-00933	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
7020 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
WELCH ALEXANDER & JESSICA 10252 FOX MDW CT ALLENDALE MI 49401		2026 Est TCV 189,946 TCV/TFA: 164.88											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	200.00	200.00	1.0000	0.8409	250	100		42,045
					200 Actual Front Feet, 0.92 Total Acres				Total Est. Land Value =		42,045		
Tax Description													
THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.		X	Dirt Road										
2017 SPLIT PART TO 011-013-50		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	21,000	74,000	95,000			49,373C		
		JWV	12/24/2017	INSPECTED	2025	16,800	63,300	80,100			48,075C		
		TPC	08/28/2017	INSPECTED	2024	6,000	54,300	60,300			46,630C		
		TPC	04/08/2016	INSPECTED	2023	5,500	52,700	58,200			44,410C		
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*** Information herein deemed reliable but not guaranteed***

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Sketch by Apex IV™

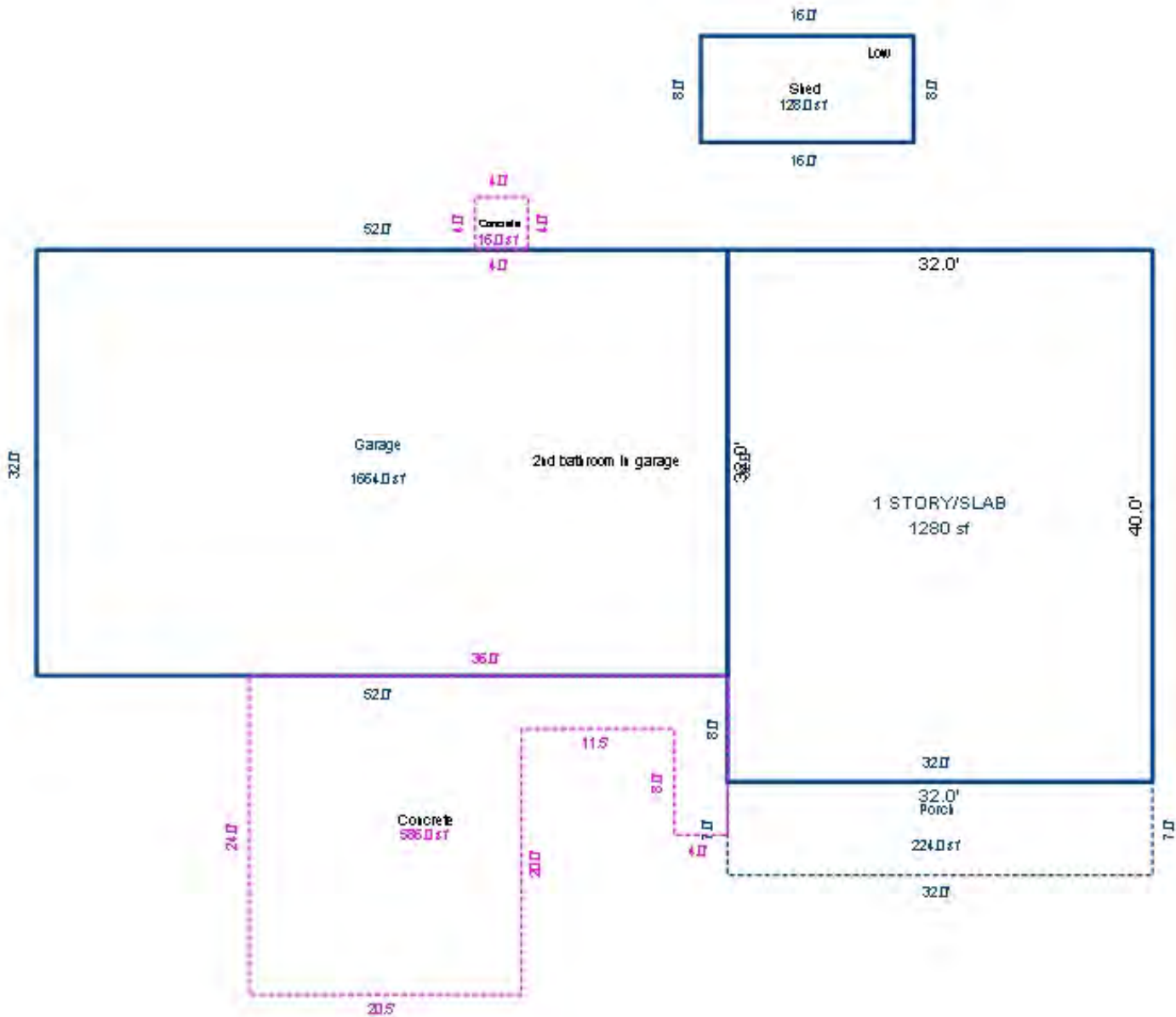
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CHISHOLM BRYAN F & MARY JO	CHISHOLM BRYAN F & MARY JO	0	04/08/2021	WD	09-FAMILY/RELATED ENTITY	2021-01544	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1952 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/25/2017		2017-0412		100%
Owner's Name/Address		P.R.E. 0%		MAP #:						
CHISHOLM BRYAN F & MARY JO 8111 CHILDSDALE AVE ROCKFORD MI 49341		2026 Est TCV 316,581 TCV/TFA: 247.33								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description Frontage Depth Front Depth Rate %Adj. Reason Value					
					A 200' @ 110/FF 150.00 177.14 1.0746 0.8158 110 100 14,464					
					150 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 14,464					
Tax Description					Land Improvement Cost Estimates					
					Description Rate Size % Good Cash Value					
					D/W/P: 4in Ren. Conc. 8.17 586 0 0					
					D/W/P: 3.5 Concrete 6.58 16 0 0					
					Wood Frame 27.63 128 25 884					
					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 = 3,384					
Comments/Influences					Topography of Site					
					Work Description for Permit 2017-0412, Issued 08/25/2017: NEW BLDG, RESI R4 USE, S.F. HOMW W/ ATTACHED GARAGE. WOOD FRAME POURED FOUNDATION HAS HEAT. PRIVATE SEPTIC & WELL. AIR CONDITIONIG. 1 STORIES, 3BDRM, 2 BTH. 32'X40' = 1280SQFT, 32X2=1664 SQFT					
					Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value					
					Who When What 2026 7,200 151,100 158,300 110,270C					
					TPC 03/05/2021 INSPECTED 2025 5,900 130,300 136,200 107,371C					
					JWV 08/10/2020 INSPECTED 2024 5,000 113,200 118,200 104,143C					
					JWV 11/01/2018 INSPECTED 2023 4,000 113,100 117,100 99,184C					
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Missaukee, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 224	Type WCP (1 Story)	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1664 % 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: 5 Floor Area: 1,280 Total Base New : 255,654 Total Depr Cost: 242,872 Estimated T.C.V: 298,733		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																																																					
Building Style: 1S			Drywall Paneled												Plaster Wood T&G																																																		
Yr Built 2020		Remodeled 0	Ex												Ord		Min																																																
Condition: Average		Size of Closets												Lg		Ord		Small																																															
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace																																																										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																																																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures																																																													
				Ex.				Ord.		Min																																																							
				No. of Elec. Outlets																																																													
				Many				Ave.		Few																																																							
(2) Windows		(7) Excavation		(13) Plumbing																																																													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 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																																																													
		(8) Basement		(14) Water/Sewer																																																													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																													
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																															
		(10) Floor Support																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1280 SF Floor Area = 1280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 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>562</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>718</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>167,231</td> <td>158,870</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,422</th> <th>1,351</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>4,254</td> </tr> </tbody> </table> Porches WCP (1 Story) 224 9,081 8,627 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Common Wall: 2 Wall</th> <th>1</th> <th>-5,177</th> <th>-4,918</th> </tr> </thead> <tbody> <tr> <td>Door Opener</td> <td>1</td> <td>527</td> <td>501</td> </tr> <tr> <td>Base Cost</td> <td>1664</td> <td>70,570</td> <td>67,041</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>1</th> <th>1,465</th> <th>1,392</th> </tr> </thead> <tbody> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>3,177</td> </tr> </tbody> </table> Built-Ins Appliance Allow. 1 2,713 2,577 Totals: 255,654 242,872 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 298,733														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	562			1 Story	Siding	Slab	718			Total:				167,231	158,870	Average Fixture(s)	1	1,422	1,351	3 Fixture Bath	1	4,478	4,254	Common Wall: 2 Wall	1	-5,177	-4,918	Door Opener	1	527	501	Base Cost	1664	70,570	67,041	Public Sewer	1	1,465	1,392	Water Well, 50 Feet	1	3,344	3,177
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																												
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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.		
GEMINDER ELSIE A ESTATE	KLINE GARY & BOBBIE	81,000	09/22/2004	WD	03-ARM'S LENGTH	04-0/3971	DEED	100.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
7042 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 09/22/2004									
Owner's Name/Address	MAP #:									
KLINE GARY & BOBBIE 7042 W JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 178,242 TCV/TFA: 171.39									
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			A 200' @ 110/FF	100.00	409.46	1.1892	1.0059	110 100	13,158	
			100 Actual Front Feet, 0.94 Total Acres						Total Est. Land Value = 13,158	
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: Asphalt Paving	3.10	400	71	880			
			Total Estimated Land Improvements True Cash Value = 880							
	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									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	TPC 12/27/2017	INSPECTED		2026	6,600	82,500	89,100			44,902C
				2025	5,400	71,500	76,900			43,722C
				2024	6,000	61,400	67,400			42,408C
				2023	5,500	59,500	65,000			40,389C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1967 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G							
Building Style: 1S		Trim & Decoration		X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min								
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 3 Bedrooms	(5) Floors						(12) Electric 100 Amps Service						
(1) Exterior		Kitchen: Other: Other:						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						(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: 1040 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			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic						
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
X	Asphalt Shingle	(10) Floor Support												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1967

(11) Heating System: Space Heater

Ground Area = 1040 SF Floor Area = 1040 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	1,040			
Total:					136,563	95,602

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,422	995
Water/Sewer				
1000 Gal Septic	1	4,689	3,282	
Water Well, 100 Feet	1	5,734	4,014	

Garages

Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	576	23,910	16,737
Common Wall: 1 Wall	1	-2,589	-1,812

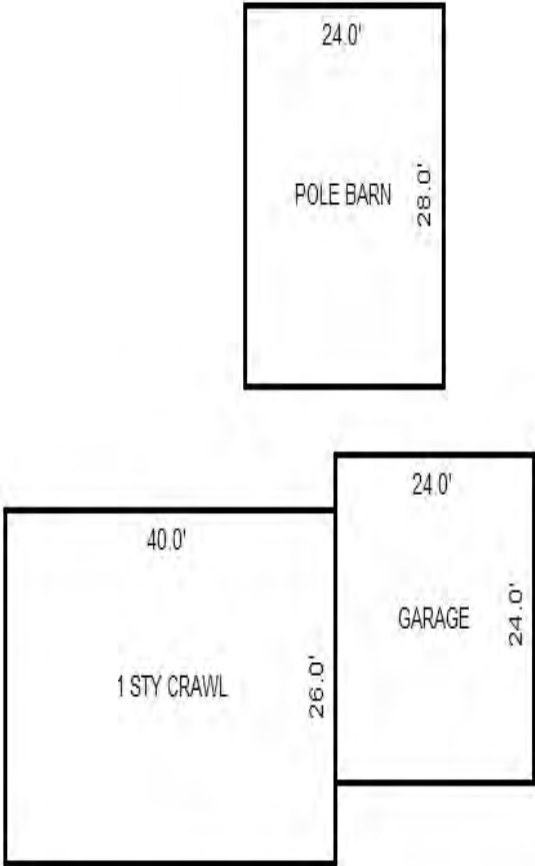
Class: C Exterior: Pole (Unfinished)

Base Cost	672	18,003	12,782
Built-Ins			
Appliance Allow.	1	2,713	1,899
Totals:		190,445	133,499

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 164,204

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



Sketch by Apex IV™

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

Parcel Number: 009-011-015-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCAFE DOUGLAS G & JANE E	ZUBACK ANDREW	165,000	04/05/2021	WD	03-ARM'S LENGTH	2021-01145	PROPERTY TRANSFER	100.0		
SPRAGUE TARA KEI	SCAFE DOUGLAS G & JANE E	70,000	05/12/2016	WD	03-ARM'S LENGTH	2016-01753	PROPERTY TRANSFER	100.0		
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	52,000	05/12/2016	LC	29-SELLERS INTEREST IN A	2016-01751	PROPERTY TRANSFER	0.0		
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	0	05/12/2016	WD	16-LC PAYOFF	2016-01752	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
7062 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Res. Add/Alter/Repair		09/15/2020		2020-0502		100%
Owner's Name/Address		P.R.E. 100% 04/05/2021								
ZUBACK ANDREW 7062 W JENNINGS RD LAKE CITY MI 49651		MAP #:								
		2026 Est TCV 211,490 TCV/TFA: 220.30								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF 125.00 380.00 1.1247 0.9873 110 100 15,267					
					125 Actual Front Feet, 1.09 Total Acres Total Est. Land Value = 15,267					
Tax Description										
SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.		X				Land Improvement Cost Estimates				
Comments/Influences					Description	Rate	Size	% Good	Cash Value	
					D/W/P: 4in Ren. Conc.	8.17	521	0	0	
					D/W/P: Patio Blocks	15.58	40	0	0	
		X				Fencing: Wire Mesh, #9	3.78	467	0	0
		X				Wood Frame	35.03	64	50	1,121
					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 = 2,071					
		Topography of Site								
		X	Level			Work Description for Permit 2020-0502, Issued 09/15/2020: REROOF/SIDING/WINDOWS. SEASONAL S.F. HOME W/ATTACHED GARAGE.				
					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	2026	7,600	98,100	105,700		81,597C
		JWV	01/21/2021	INSPECTED	2025	6,200	85,500	91,700		79,452C
		TPC	12/21/2020	INSPECTED	2024	6,000	73,400	79,400		77,064C
		JWV	10/21/2020	INSPECTED	2023	5,500	71,200	76,700		73,395C
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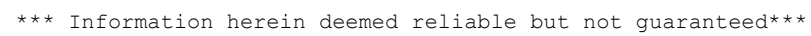


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Gas	Area 33 280	Type CPP Treated Wood	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes 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			Class: C +5 Effec. Age: 25 Floor Area: 960 Total Base New : 210,466 Total Depr Cost: 157,847 Estimated T.C.V: 194,152		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G			
Yr Built 1966		Remodeled 2020											Ex	X	Ord		Min
Condition: Average		Size of Closets															
Room List		Doors:		Solid		H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					100 Amps Service										
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures										
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: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
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				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish					Lump Sum Items:										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Notes: REMODEL 1990 & 2014 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:										
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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



Parcel Number: 009-011-016-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	21-NOT USED/OTHER	2007/553	DEED	0.0
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4953	DEED	100.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 100% 05/22/2007						
Owner's Name/Address		MAP #:						
HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651		2026 Est TCV 14,849						
		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' @ 110/FF	125.00	340.00	1.1247 0.9602	110 100 14,849
				125 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 14,849				
Tax Description		Dirt Road						
. SEC 11 T22N R8W W 125 FT OF E 550 FT OF		Gravel Road						
GOV'T LOT 1 LYING S OF RR R/W. APP 1 A.		Paved Road						
Comments/Influences		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
		2026	7,400	0	7,400			4,285C
		2025	6,100	0	6,100			4,173C
		2024	6,000	0	6,000			4,048C
		2023	5,500	0	5,500			3,856C
		Who	When	What				
		TPC 04/22/2025	INSPECTED					
		TPC 04/30/2021	INSPECTED					
		TPC 12/27/2017	INSPECTED					



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Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY/RELATED ENTITY	2023-02989	DEED	0.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
7112 RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 05/01/1997									
Owner's Name/Address	MAP #:									
TACOMA RANDY L & KATHY K 7112 RAILROAD ST LAKE CITY MI 49651	2026 Est TCV 52,061 TCV/TFA: 0.00									
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 125.00 100.00 1.1247 0.7071 110 100 10,935 125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 10,935							
Tax Description	X Dirt Road									
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT	X Gravel Road									
MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.	X Paved Road									
	X Storm Sewer									
	X Sidewalk									
	X Water									
	X Sewer									
Comments/Influences	X Electric									
	X Gas									
	X Curb									
	X Street Lights									
	X Standard Utilities									
	X Underground Utils.									
	Topography of Site									
	X Level									
	X Rolling									
	X Low									
	X High									
	X Landscaped									
	X Swamp									
	X Wooded									
	X Pond									
	X Waterfront									
	X Ravine									
	X Wetland									
	X Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	TPC 04/30/2021	INSPECTED		2026	5,500	20,500	26,000			12,753C
	TPC 12/27/2017	INSPECTED		2025	4,500	18,500	23,000			12,418C
	TPC 04/27/2014	INSPECTED		2024	5,000	15,900	20,900			12,045C
				2023	3,500	15,400	18,900			11,472C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built Remodeled 1989 GARA0			Ex		Ord		Min								
Condition: Average		Size of Closets				X No Heating/Cooling									
Room List			Lg		Ord		Small								
	Basement 1st Floor 2nd Floor Bedrooms	Doors:		Solid		H.C.			Central Air Wood Furnace						
(1) Exterior		(5) Floors			(12) Electric										
		Kitchen: Other: Other:			0 Amps Service										
		No./Qual. of Fixtures			Ex.				Ord.		Min				
		No. of Elec. Outlets			Many				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													
(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										
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
		(9) Basement Finish													
(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:													

Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1989

(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

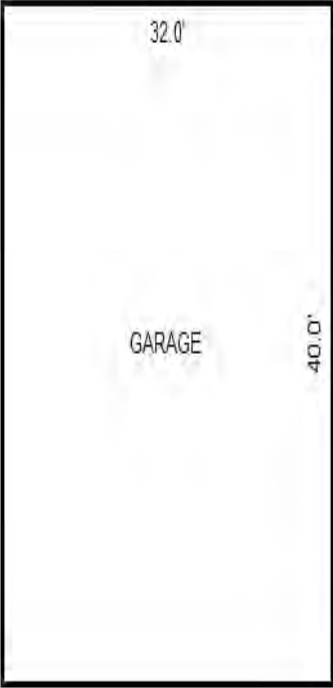
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			1280	44,582	33,436
Totals:				44,582	33,436

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 41,126

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



Sketch by Apex IV™

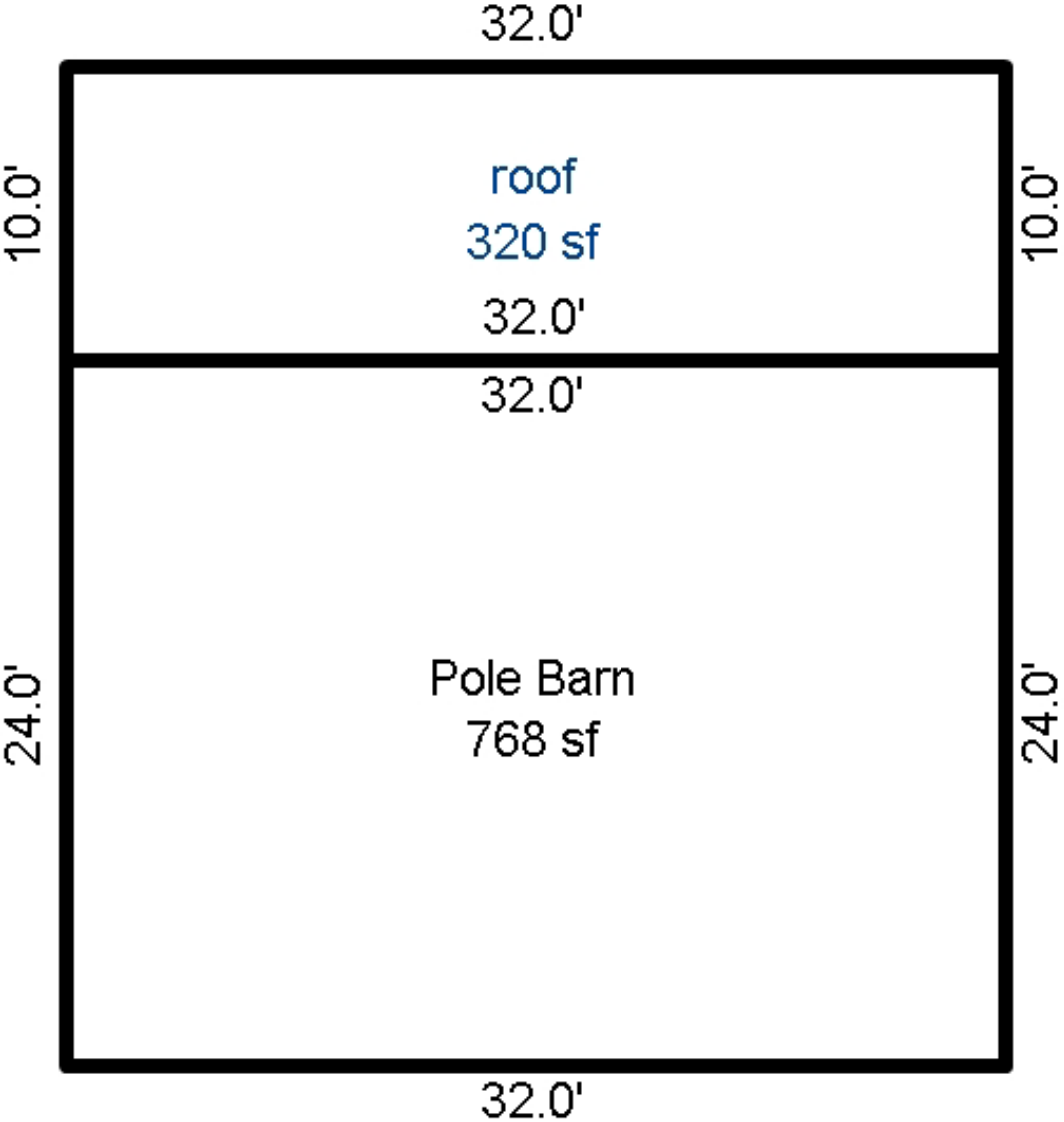
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		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 Gas	Area	Type	Year Built: 1980 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % 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											
	Building Style: GRG		Drywall Paneled		Plaster Wood T&G										
	Yr Built 1980	Remodeled GARA0	Ex		Ord		Min								
	Condition: Average		Size of Closets												
Room List		Doors:		Solid		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
	Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows		(7) Excavation													
	Many Avg. Few		Large Avg. Small												
	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													
(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***

Parcel Number: 009-011-019-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHIPPY RICHARD R	SHIPPY RICHARD R	0	03/29/2023	QC	03-ARM'S LENGTH	2023-00839	PROPERTY TRANSFER	0.0				
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/15/2011	QC	21-NOT USED/OTHER	2011-03047 QC	DEED	100.0				
KOLLAR KENNETH		0	05/28/2010	AFF	07-DEATH CERTIFICATE	2010-2730DC	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S ARBUTUS AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SHIPPY RICHARD R 5081 MOBILE DR FLINT MI 48507		2026 Est TCV 12,372										
		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' @ 110/FF	147.00	100.75	1.0800	0.7084	110 100	12,372	
					147 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 12,372							
Tax Description												
2011-03047 QC: All ofthe farMer right-of-way ofthe CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat ofMissaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant FORMERLY AS . SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. .3375A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
		X	Topography of Site									
		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	2026	6,200	0	6,200				3,013C
		TPC 04/30/2021	INSPECTED		2025	5,100	0	5,100				2,934C
		TPC 12/27/2017	INSPECTED		2024	5,000	0	5,000				2,846C
		TPC 05/02/2016	INSPECTED		2023	3,500	0	3,500				2,711C

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.										
LOTAN CENTER STAGE LLC	RETTELLE JORDAN	1		10/21/2024	QC	21-NOT USED/OTHER		2024-02685	PROPERTY TRANSFER	100.0										
SMITH PATRICK JAMES	LOTAN CENTER STAGE LLC	42,000		07/02/2021	WD	19-MULTI PARCEL ARM'S LEN		2021-02319	PROPERTY TRANSFER	100.0										
OWSTON JOAN	SMITH PATRICK JAMES	0		11/04/2019	QC	09-FAMILY/RELATED ENTITY		2019-03449	DEED	100.0										
OWSTON JOAN	OWSTON JOAN	0		05/25/2018	WD	09-FAMILY/RELATED ENTITY		2018-01804	DEED	0.0										
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status									
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST																		
		P.R.E. 100% 11/07/2024																		
Owner's Name/Address		MAP #:																		
RETTELLE JORDAN 1985 S PAVILION DR LAKE CITY MI 49651		2026 Est TCV 7,274																		
			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' @ 110/FF	62.88	153.79	1.3355	0.7874	110 100	7,274								
						63 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	7,274							
Tax Description		X	Dirt Road																	
SEC 11 T22N R8W BEG S 89 DEG 05'37"E			Gravel Road																	
60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM			Paved Road																	
S 1/4 COR, TH N 89 DEG 7'37"E 140.86 FT,			Storm Sewer																	
N 0 DEG 32'38"E 74.36 FT, S 84 DEG			Sidewalk																	
28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88		X	Water																	
FT TO POB. 0.2219A.			Sewer																	
FORMERLY DESCRIBED AS . SEC 11 T22N R8W W		X	Electric																	
200 FT OF FORMER RR R/W LYING ACROSS			Gas																	
GOV'T LOT 2. .4591A.		X	Curb																	
Comments/Influences			Street Lights																	
1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS			Standard Utilities																	
= (2028 * 1.027*1.024) - (\$0 *1.024) AND			Underground Utils.																	
LOSSES) + 1.024)		Topography of Site																		
		X	Level				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
			Rolling																	
			Low																	
			High																	
			Landscaped																	
		Who	Swamp																	
			Wooded																	
			Pond																	
			Waterfront																	
			Ravine																	
		When	Wetland																	
			Flood Plain																	
		What																		
		TPC 04/30/2021 INSPECTED																		
		TPC 05/06/2018 INSPECTED																		
		TPC 12/27/2017 INSPECTED																		
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Licensed To: Township of Lake, County of																				
Missaukee, Michigan																				

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

Parcel Number: 009-011-021-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
MISSAUKEE COUNTY ROAD COMMISSION	2026 Est TCV 0							
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Tax Description	Public Improvements	* Factors *						
SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.	X	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences		Residentia 121 - 300@\$3800 0.63 Acres 3800 100 2,390 0.63 Total Acres Total Est. Land Value = 2,390						
	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
	X	Water						
		Sewer						
		Electric						
		Gas						
		Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year						
		Land Value						
		Building Value						
		Assessed Value						
		Board of Review						
		Tribunal/Other						
		Taxable Value						
		Who						
		When						
		What						
		2026						
		EXEMPT						
		TPC 12/27/2017 INSPECTED						
		2025						
		EXEMPT						
		EXEMPT						
		EXEMPT						
		2024						
		0						
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-011-022-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUST	0	01/25/2023	QC	09-FAMILY/RELATED ENTITY	2023-00223	PROPERTY TRANSFER	0.0		
FIFTH THIRD MORTGAGE CO	ANDERSEN CHRISTIAN J	0	02/24/2010	WD	11-FROM LENDING INSTITUTI	2010-564	PROPERTY TRANSFER	0.0		
CRONKHITE KEVIN S (sm)	FIFTH THIRD MORTGAGE CO	0	09/13/2009	SD	21-NOT USED/OTHER	2009/1021	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632		2026 Est TCV 11,836								
		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' @ 110/FF	140.00	97.70	1.0933	0.7030	110 100	11,836
				140 Actual Front Feet, 0.31 Total Acres				Total Est. Land Value =		11,836
Tax Description										
SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S'LY OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 49 EXT & E OF CENTER LINE OF ALLEY BETWEEN LOTS 49 & 51. .3145A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences		X								
		X								
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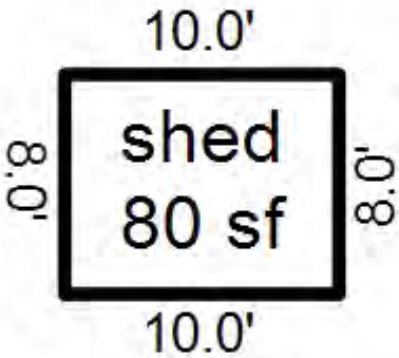
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WOLF MARTHA E	HUXTABLE THOMAS E & DENISE	0	06/12/2009	QC	21-NOT USED/OTHER	2009/2353	DEED	100.0		
ALLEN JAMES JEROME	WOLF MARTHA E	0	03/31/2009	QC	21-NOT USED/OTHER	2009/1234	DEED	0.0		
SHOEMAKER JOANN	ALLEN JAMES JEROME (SM)	0	11/14/2008	OTH	21-NOT USED/OTHER	2008/4136	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)		Date	Number	Status	
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
HUXTABLE THOMAS E 1800 X200 S SWEETBRIAR AVE Lake City MI 49651		2026 Est TCV 12,405								
		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' @ 110/FF	150.00	95.83	1.0746 0.6996	110 100	12,405	
				150 Actual Front Feet, 0.33 Total Acres				Total Est. Land Value =	12,405	
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.								
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.										
Comments/Influences										
		Topography of Site								
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2026	6,200	0	6,200			3,013C
		TPC 04/22/2025 INSPECTED		2025	5,100	0	5,100			2,934C
		TPC 04/30/2021 INSPECTED		2024	5,000	0	5,000			2,846C
		TPC 05/06/2018 INSPECTED		2023	3,500	0	3,500			2,711C

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Missaukee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HEEREN BEVERLY J	HEEREN ERIC	0	02/16/2007	QC	21-NOT USED/OTHER	2007/553	DEED	0.0				
ROBISON NANCY J	HEEREN BEVERLY J	113,000	12/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4953	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S MAYFLOWER AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/22/2007										
Owner's Name/Address		MAP #:										
HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651		2026 Est TCV 30,116 TCV/TFA: 0.00										
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF	150.00	102.48	1.0746	0.7115	110 100	12,614	
					150 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =						12,614	
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Wood Frame					28.69	80 50	1,147
					Total Estimated Land Improvements True Cash Value =						1,147	
Comments/Influences												
		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				
		2026	6,300	8,800	15,100			8,468C				
		2025	5,200	8,000	13,200			8,246C				
		2024	5,000	7,000	12,000			7,999C				
		2023	3,500	5,400	8,900			7,619C				
Who When What		2026	6,300	8,800	15,100			8,468C				
TPC 04/22/2025 INSPECTED		2025	5,200	8,000	13,200			8,246C				
TPC 04/30/2021 INSPECTED		2024	5,000	7,000	12,000			7,999C				
TPC 12/27/2017 INSPECTED		2023	3,500	5,400	8,900			7,619C				

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 912 % 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 X No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 17,729 Total Depr Cost: 13,297 Estimated T.C.V: 16,355		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 1987	Remodeled 0	Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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: D Exterior: Pole (Unfinished) Base Cost 912 17,729 13,297 Totals: 17,729 13,297 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 16,355						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
		Kitchen: Other: Other:		Ex. Ord. Min										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets			(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					
(2) Windows		(7) Excavation		Many Ave. Few										
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing										
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing										
		(9) Basement Finish		(13) Plumbing										
		(9) Basement Finish		(13) Plumbing										
(3) Roof		(10) Floor Support		(13) Plumbing			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer 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)		(13) Plumbing										
		(10) Floor Support		(13) Plumbing										
		(10) Floor Support		(13) Plumbing										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BORSUM ERVIN H	SHAFER MONIE JOE & HARTSHORNE LINDA	0	05/17/2021	OTH	07-DEATH CERTIFICATE	2021-03097	PROPERTY TRANSFER	100.0						
BORSUM ERVIN & BETTY J TRU	BORSUM ERVIN & BETTY J	11,000	10/17/2017	WD	09-FAMILY/RELATED ENTITY	2017-03162	PROPERTY TRANSFER	0.0						
BORSUM ERVIN & BETTY J TRU		0	06/04/2010	OTH	33-TO BE DETERMINED	2010-1963	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status					
S ROSE ST		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 12/10/2021												
Owner's Name/Address		MAP #:												
SHAFAER MONIE JOE & HARTSHORNE LINDA 7150 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 31,118 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 200' @ 110/FF 125.00 79.11 1.1247 0.6669 110 100 10,313									
					125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,313									
Tax Description														
E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273 A 9/2017 SPLIT TO 009-011-025-50 FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT THOF. .4545A.		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														
0/0017 CREW APPROVED BY DALE MOSHER.														
														
		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	2026	5,200	10,400	15,600			12,451C				
TPC 04/30/2021		INSPECTED		2025	4,200	9,500	13,700			12,124C				
TPC 12/27/2017		INSPECTED		2024	4,200	8,200	12,400			11,760C				
TPC 09/19/2017		INSPECTED		2023	3,300	7,900	11,200			11,200S				
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % 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 X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Effec. Age: 20 Floor Area: 0 Total Base New : 21,144 Total Depr Cost: 16,915 Estimated T.C.V: 20,805 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Trim & Decoration												
Yr Built	Remodeled	Ex	Ord								Min			
Condition: Average		Size of Closets									Lg	Ord	Small	
Room List		Doors:	Solid	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1992

(11) Heating System: No Heating/Cooling

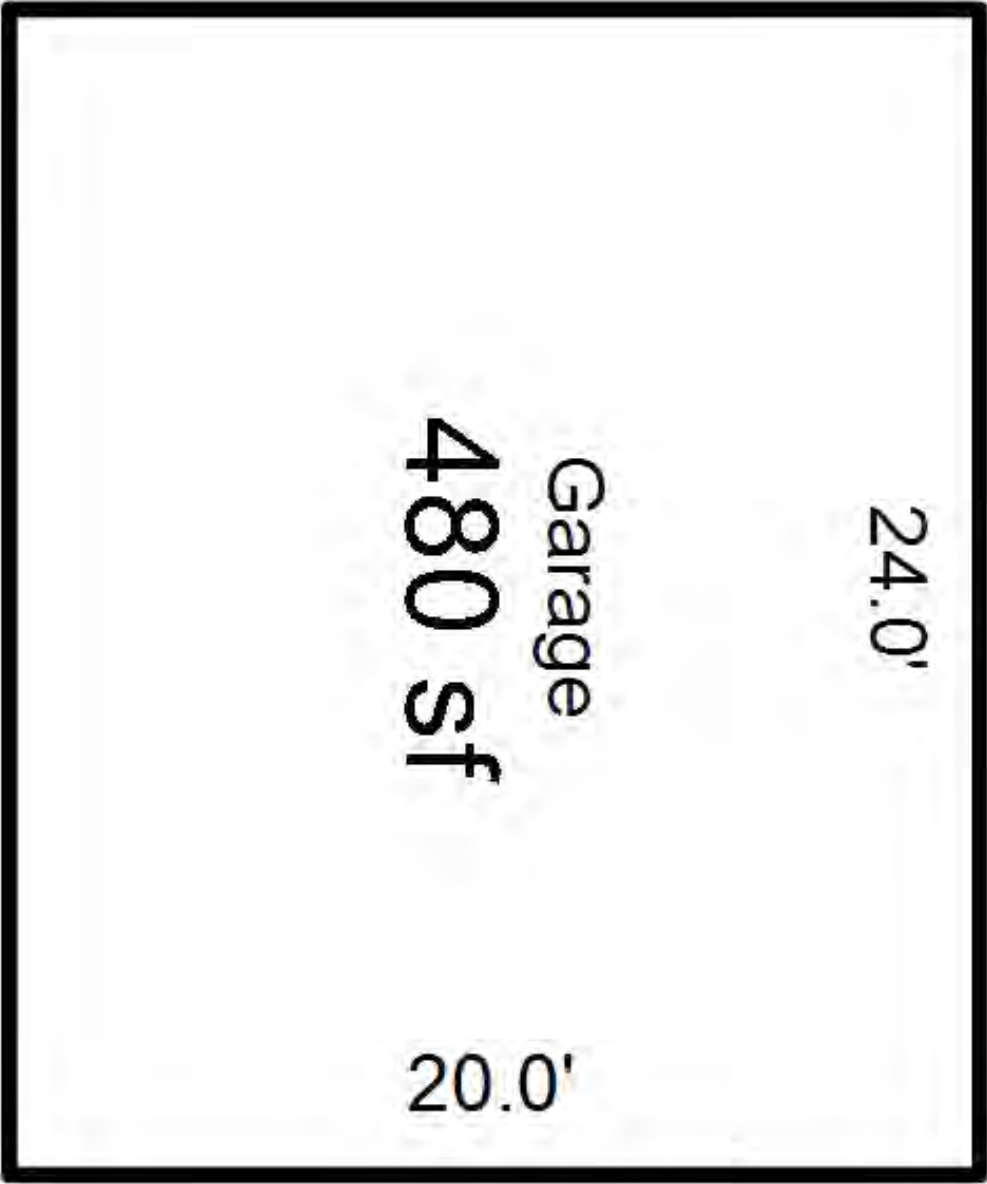
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				480	21,144	16,915
Totals:					21,144	16,915

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,805

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



Parcel Number: 009-011-025-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ERVANS BRANDY	ERVANS JEREMIAH	1	04/15/2021	QC	09-FAMILY/RELATED ENTITY	2022-00262	DEED	0.0					
BORSUM ERVIN & BETTY J TRU	ERVANS JEREMIAH & BRANDY	1	01/24/2019	QC	09-FAMILY/RELATED ENTITY	2019-00184	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
1931 S ROSE ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ERVANS JEREMIAH PO BOX 599 READING MI 49274		2026 Est TCV 10,313											
		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' @ 110/FF	125.00	79.11	1.1247	0.6669	110	100		10,313
					125 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =		10,313
Tax Description													
W 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LIE GOV'T LOT 1 EXC W 270 FT THEROF. SEC11 T22 R82 .2273 A 9/2017 SPLIT FROM 009-011-025-00													
Comments/Influences													
9/2017 SPLIT FROM 009-011-025-00 APPROVED BY DALE MOSHER													

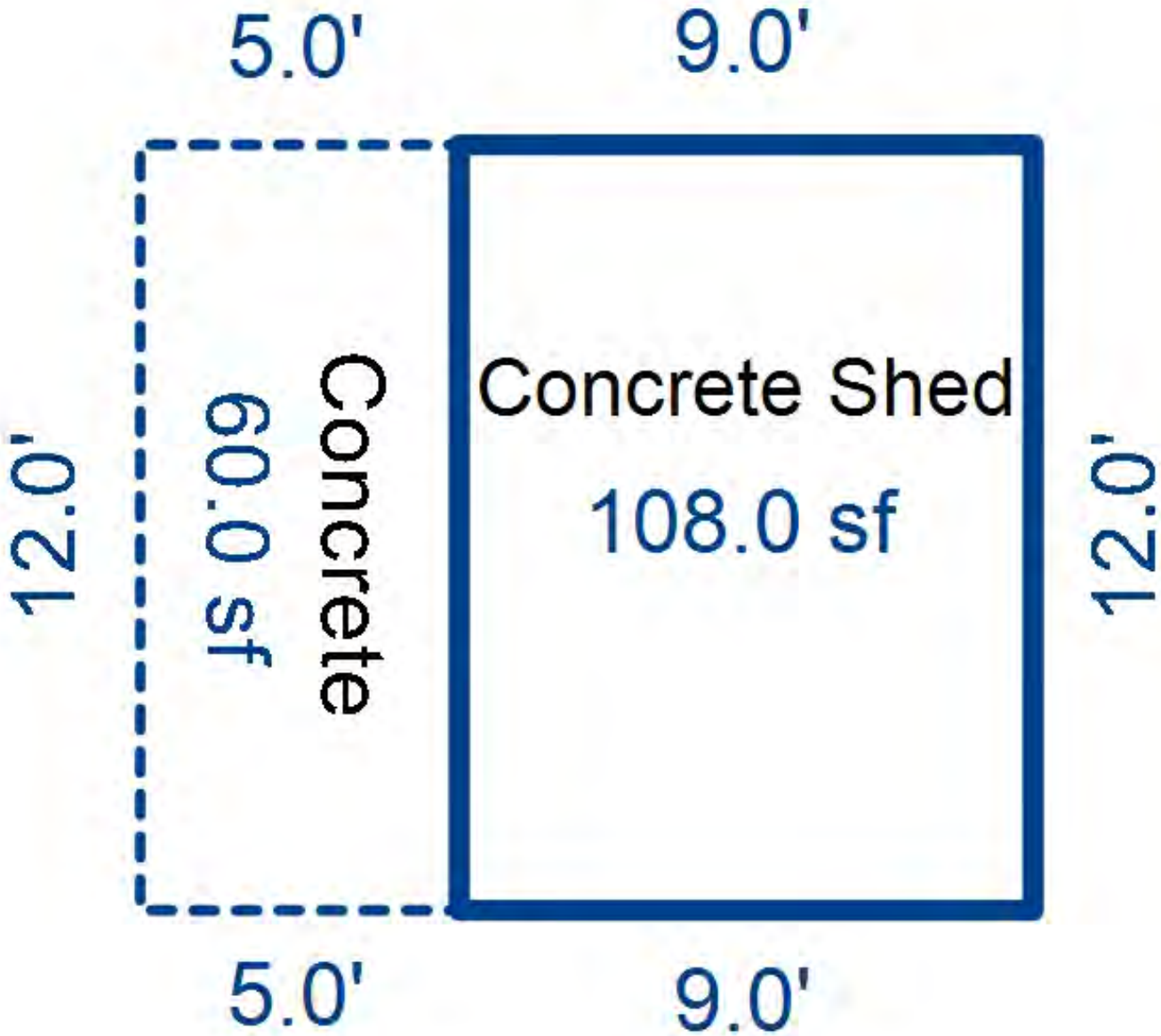


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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		05/26/2016		2016-0194		100%	
Owner's Name/Address		P.R.E. 0%									
MISSAUKEE COUNTY ROAD COMMISSION LAKE CITY MI 49651		MAP #:									
		2026 Est TCV 0 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					INFO FOR SIZE 0	30.00	140.00	1.0000	0.0000	0 100*	0
					COMMERCIAL <2A M/L		0.10 Acres	18000	100		1,728
					* denotes lines that do not contribute to the total acreage calculation.						
					30 Actual Front Feet, 0.10 Total Acres			Total Est. Land Value =		1,728	
					Land Improvement Cost Estimates						
					Description			Rate		Size % Good	Cash Value
					D/W/P: 4in Ren. Conc.			7.11		60 94	401
					Total Estimated Land Improvements True Cash Value =						401
					Work Description for Permit 2016-0194, Issued 05/26/2016: NEW BLDG OCC RECREATION, NON RESI USE BATH HOUSE, BLOCK FOUNDATION & PUBLIC SEWAGE & PRIVATE WELL. 1 STORIES, 1 BATH, 108 SQFT 9'X12' = 108SQFT						
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 03/28/2025	INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 07/19/2022	INSPECTED		2024	0	0	0			0
		TPC 12/27/2017	INSPECTED		2023	0	0	0			0
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Desc. of Bldg/Section: PUBLIC TOILET Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<< Calculator Cost Computations >>>>>>									
Class: C Floor Area: 108 Gross Bldg Area: 108 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Average									
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 8 Perimeter: 0									
					** ** Calculator Cost Data ** **					Overall Building Height: 8									
					Quality: Average					Base Rate for Upper Floors = 74.29									
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					Heat#1: Space Heaters, Gas with Fan 0%					Adjusted Square Foot Cost for Upper Floors = 74.29									
					Heat#2: Space Heaters, Gas with Fan 0%					Total Floor Area: 108 Base Cost New of Upper Floors = 8,023									
					Ave. SqFt/Story: 108					Reproduction/Replacement Cost = 8,023									
					Ave. Perimeter					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
2016 Year Built Remodeled					Has Elevators:					Total Depreciated Cost = 6,579									
					*** Basement Info ***					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 6,118									
					Area:					Replacement Cost/Floor Area= 74.29 Est. TCV/Floor Area= 56.65									
					Perimeter:														
8 Overall Bldg Height					Type:														
					Heat: Hot Water, Radiant Floor														
					* Mezzanine Info *														
					Area #1:														
Comments:					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.					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few Average				
					3-Piece Baths					Wash Bowls					Many Average				
					2-Piece Baths					Water Heaters					Many Unfinished				
					Shower Stalls					Wash Fountains					Typical				
					Toilets					Water Softeners					Typical				
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent				
										Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
					Gas Oil					Coal Stoker					Hand Fired Boiler				
(6) Ceiling:										(14) Roof Cover:									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		2026 Est TCV 121,216								
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
					AGRICULTRU 30 - 65 ACRES	31.90 Acres	3800	100		121,216
					31.90 Total Acres				Total Est. Land Value =	121,216
Tax Description										
SEC 12 T22N R8W THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF. ALSO PCLS 2, 3, 4, 5 & 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205. ALSO PCL 1 OF SURVEY RECORDED IN BOOK OF SURVEYS S-4 P-205 EXC BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SAID SURVEY, W TO NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 441.80 FTTO POB. 31.8986A.		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					

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

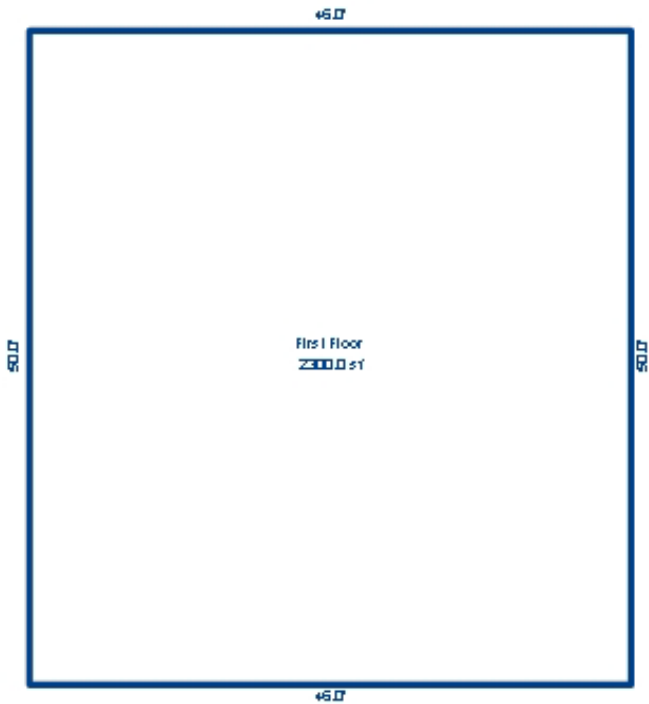
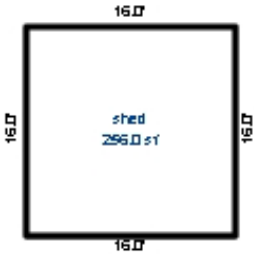
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
DUTCHMAN PROPERTIES LLC	MUSSELMAN JOHN & MARIA	11,000		09/04/2024	QC	32-SPLIT VACANT		2024-02445	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status					
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 100% 05/17/2024 Qual. Ag.														
Owner's Name/Address		MAP #:														
MUSSELMAN JOHN & MARIA 7575 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 15,358														
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
		Public Improvements				* Factors *										
		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	Rate	%Adj.	Reason	Value		
Tax Description						A 200' @ 110/FF 125.70 382.68 1.1231 0.9890 110 100 15,358										
SEC 12 T22N R8W BEG AT NE COR OF LOT 26 VI-MY-KA, TH N 01 DEG 49'48"W 184 FT, W 236.50 FT, S 01 DEG 48'54"E TO A PT ON A LINE EXTENDED E FROM NE COR OF PCL 7 OF SURVEY IN BOOK OF SURVEYS 5-4 P-205, W TO A PT 200 FT E OF NE COR OF PCL 7, S 01 DEG 43'25"W 125.70 FT, E 241.80 FTTO POB. 1.0143A.						126 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 15,358										
SPLIT ON 05/14/2024 FROM 009-012-001-00;																
Comments/Influences																
Split/Comb. on 05/17/2024 completed 05/17/2024																
		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				
						2026	7,700	0	7,700			6,470C				
						2025	6,300	0	6,300			6,300S				
						2024	0	0	0			0				
						2023	0	0	0			0				
						Who		When	What	2026	7,700	0	7,700			6,470C
						TPC 05/30/2022		INSPECTED	2025	6,300	0	6,300			6,300S	
						TPC 04/30/2021		INSPECTED	2024	0	0	0			0	
									2023	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.						
DUTCHMAN PROPERTIES LLC	MUSSELMAN JOSHUA J & CHRIS	3,450	09/04/2024	QC	32-SPLIT VACANT	2024-02471	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
MUSSELMAN JOSHUA J & CHRISTINA		2026 Est TCV 5,193												
9689 W WALKER ROAD														
MANTON MI 49663														
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors * NO RD ACCESS									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					Residentia 3 - 7 @\$9000			0.58 Acres			9000	100	PART OF >3A	5,193
					0.58 Total Acres			Total Est. Land Value =			5,193			
Tax Description														
SEC 12 T22N RSW BEG AT NW COR OF LOT 28														
VI-MY-KA , TH N 01 DEG 43'25"E 125.70 FT,														
E 200 FT, S 01 DEG 43'25"W 125.70 FT, W														
200 FTTO POB .. 5771A .														
SPLIT ON 05/14/2024 FROM 009-012-001-00;														
Comments/Influences														
Split/Comb. on 05/17/2024 completed														
05/17/2024 TIM ;														
Parent Parcel(s): 009-012-001-00;														
Child Parcel(s): 009-012-001-01,														
009-012-001-18, 009-012-001-19;														

		Topography of Site												
		X Level												
		Rolling												
		X Low												
		High												
		Landscaped												
		X Swamp												
		Wooded												
		Pond												
		Waterfront												
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2026	2,600	0	2,600			1,745C			
		TPC 05/30/2022 INSPECTED			2025	1,700	0	1,700			1,700S			
		TPC 04/30/2021 INSPECTED			2024	0	0	0			0			
					2023	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.
FOCKLER DALE M	LAKE CITY SOUTHERN BAPTIST	0	02/28/1989	WD	16-LC PAYOFF	254P1498	DEED	0.0
FLOCKER DALE M	LAKE CITY SOUTHERN BAPTIST	20,000	12/30/1988	LC	03-ARM'S LENGTH	253P1301	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
6570 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6570 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 0 TCV/TFA: 0.00						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				A 200' @ 110/FF	185.00	500.00	1.0197 1.0574	110 100 21,941
				185 Actual Front Feet, 2.12 Total Acres				Total Est. Land Value = 21,941
				Land Improvement Cost Estimates				
				Description		Rate	Size % Good	Cash Value
				Wood Frame		21.18	256 50	2,711
				Total Estimated Land Improvements True Cash Value =				2,711

Desc. of Bldg/Section: Calculator Occupancy: Auditoriums										<<<<<< Calculator Cost Computations >>>>>>														
Class: D Floor Area: 2,300 Gross Bldg Area: 2,300 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght : 9					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 192														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 126.67 Semi-Finished Basement Basement, Base Rate for Basement = 67.83 (Basement Fireproofing Rate = 0.00)												
					** ** Calculator Cost Data ** **																			
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2300 Ave. Perimeter: 192 Has Elevators:					(10) Heating system: Forced Air Furnace Cost/SqFt: 15.63 100% Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 23.87 Adjusted Square Foot Cost for Upper Floors = 142.30 Adjusted Square Foot Cost for Basement = 91.70														
					*** Basement Info ***					Total Floor Area: 2,300 Base Cost New of Upper Floors = 327,290 Basement Area: 2,300 Base Cost New of Basement = 210,910														
					Area: 2300 Perimeter: 192 Type: Semi-Finished Basement Heat: Hot Water, Radiant Floor					Reproduction/Replacement Cost = 538,200 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 322,920														
Year Built Remodeled					* Mezzanine Info *					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 300,316 Replacement Cost/Floor Area= 234.00 Est. TCV/Floor Area= 130.57														
Overall Bldg Height					* Sprinkler Info *																			
Comments:					Area #1: Type #1: Area #2: Type #2: Area: Type: Average																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	(40) Exterior Wall:								
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners											Few Average		Few Average	
																					Many Unfinished Typical		Many Unfinished Typical	
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0														
(6) Ceiling:					Gas Oil					Coal Stoker					Hand Fired Boiler					(14) Roof Cover:				



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

Parcel Number: 009-012-001-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
6570 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6570 W JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 10,940									
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 431 FT THOF. 2.8794 A. SPLIT ON 05/16/2022 FROM 009-012-001-20; Comments/Influences	Public Improvements			* Factors * 250.85 X 500 Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 20A M/L 3800 2.88 Acres 3800 100 10,940 2.88 Total Acres Total Est. Land Value = 10,940						
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ; Parent Parcel(s): 009-012-001-20; Child Parcel(s): 009-012-001-95; -----	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			
	Who	When	What	2026	5,500	0	5,500			4,552C
	TPC 05/05/2022 INSPECTED	2025	5,300	0	5,300			4,433C		
	2024	4,300	0	4,300			4,300S			
	2023	4,300	0	4,300			4,300S			

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

Parcel Number: 009-012-002-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

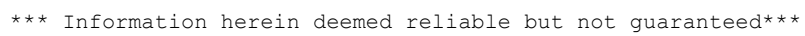
Printed on

03/24/2026

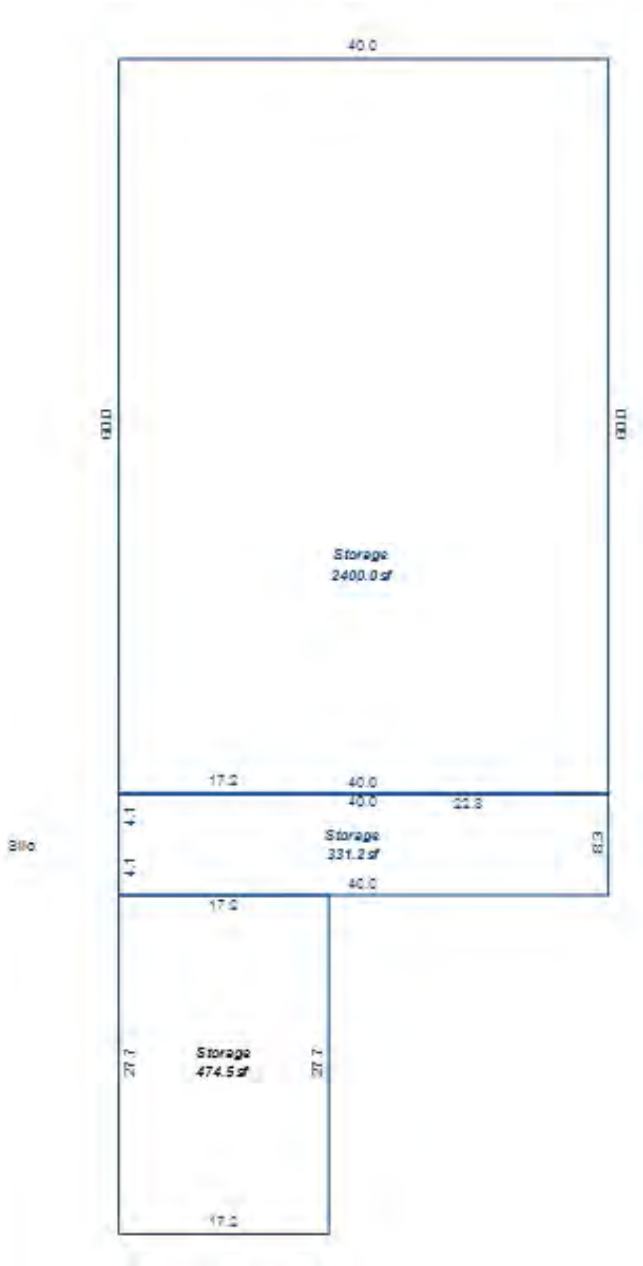
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
RAMACKER HEATHER L	HOSE JEREMY B	139,900	12/26/2018	WD	03-ARM'S LENGTH	2018-04129	PROPERTY TRANSFER	100.0					
WIEBER JORDAN & MANISHA	RAMACKER HEATHER L	127,000	04/15/2015	WD	03-ARM'S LENGTH	2015-01410	PROPERTY TRANSFER	100.0					
DEBOER THOMAS N	WIEBER JORDAN & MANISHA	117,900	09/07/2010	WD	03-ARM'S LENGTH	2010-4146WD	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
6550 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 01/07/2019											
Owner's Name/Address		MAP #:											
HOSE JEREMY B 6550 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 234,874 TCV/TFA: 157.32											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					Residentia 1 - 2.99@\$9000		2.82 Acres		9000		100		25,380
					2.82 Total Acres		Total Est. Land Value =						25,380
Tax Description													
. SEC 12 T22N R8W S 500 FT OF E 246 FT OF SE 1/4 OF SW 1/4. 2.8237 A.		X											
Comments/Influences													

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 Gas	Area 60 119 711	Type CGEP (1 Story) WPP WPP	Year Built: 1981 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 496 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,493 Total Base New : 225,435 Total Depr Cost: 157,803 Estimated T.C.V: 194,098		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1+S		X	Drywall										X	Plaster Wood T&G	
Yr Built 1912 2000		Remodeled 2012	Ex										X	Ord	Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 1393 SF Floor Area = 1493 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 1,393 1 Story Siding Overhang 100 Total: 178,808 125,165					
(1) Exterior		(5) Floors													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 829 2 Fixture Bath 1 2,502 1,751 Water/Sewer 1000 Gal Septic 1 4,386 3,070 Water Well, 50 Feet 1 3,344 2,341 Porches CGEP (1 Story) 60 5,012 3,508 WPP 119 3,089 2,162 WPP 711 9,741 6,819 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 496 12,896 9,027 Door Opener 1 468 328 Built-Ins Appliance Allow. 1 1,897 1,328 Fireplaces Direct-Vented Gas 1 2,107 1,475 Totals: 225,435 157,803										
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1393 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 194,098								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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



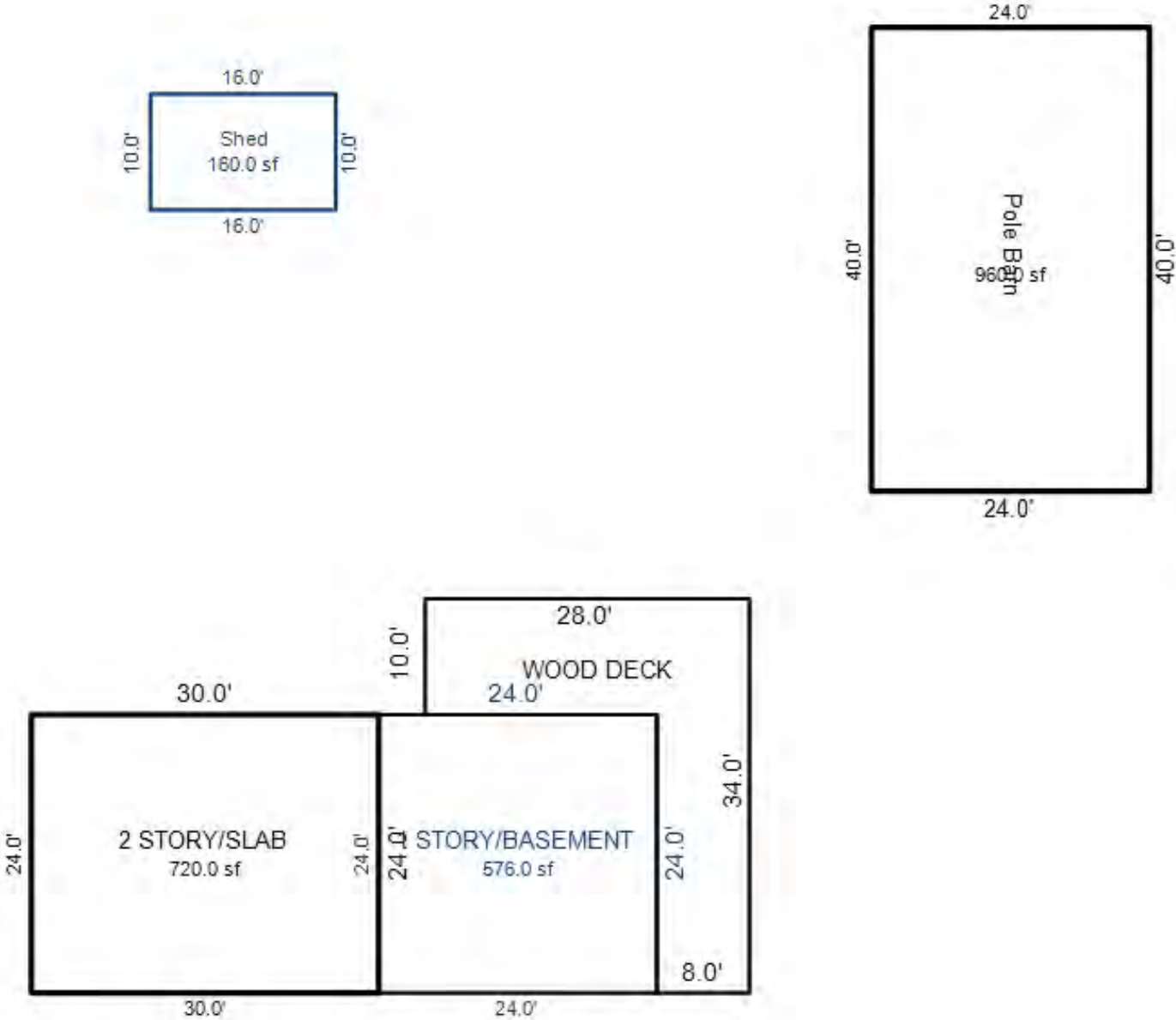
Building Type	Barn - General Purpose				
Year Built	1900				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 200				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	60 x 40 = 2400				
Cost New	\$ 72,456				
Phy./Func./Econ. %Good	35/25/100 8.8				
Depreciated Cost	\$ 6,340				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	35				
Est. True Cash Value	\$ 5,896				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5896 / All Cards: 5896					



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DEBOER ROBERT E JR ETAL	DEBOER ANDREW & HOLLY	255,000	08/18/2023	WD	09-FAMILY/RELATED ENTITY	2023-02212	PROPERTY TRANSFER	0.0		
DEBOER ROBERT E	DEBOER ROBERT E JR ETAL	0	04/20/2023	OTH	07-DEATH CERTIFICATE	2021-00444	PROPERTY TRANSFER	0.0		
DEBOER ROBERT	DEBOER ROBERT	0	01/11/2021	QC	09-FAMILY/RELATED ENTITY	2021-00444	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6780 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 08/29/2023								
Owner's Name/Address		MAP #:								
DEBOER ANDREW & HOLLY 6780 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 284,445 TCV/TFA: 141.09								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF 470.00 648.95 0.8077 1.1286 110 100 47,126					
					470 Actual Front Feet, 7.00 Total Acres					Total Est. Land Value = 47,126
Tax Description					Land Improvement Cost Estimates					
					Description	Rate	Size	% Good	Cash Value	
					D/W/P: Asphalt Paving	3.10	1200	0	0	
					Wood Frame	26.29	160	50	2,103	
					Residential Local Cost Land Improvements					
					Description	Rate	Size	% Good	Cash Value	
					LAND IMPROVE 1000 1,000.00 2 95 1,900					
					Total Estimated Land Improvements True Cash Value = 4,003					
Comments/Influences		Topography of Site								
		X	Level							
		X	Rolling							
			Low							
			High							
			Landscaped							
		X	Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What	2026	23,600	118,600	142,200		67,023C
		TPC 04/30/2021	INSPECTED		2025	19,300	101,600	120,900		65,261C
		TPC 12/27/2017	INSPECTED		2024	19,300	87,500	106,800		63,299C
		TPC 11/22/2017	INSPECTED		2023	15,000	84,800	99,800		60,285C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan										

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 472	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	Drywall Paneled		Plaster Wood T&G																																																																																																
Building Style: BI		Trim & Decoration																																																																																																					
Yr Built 1977	Remodeled 0	Ex	Ord	X	Min																																																																																																		
Condition: Average		Size of Closets																																																																																																					
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		Kitchen: Other: Other:																																																																																																					
(1) Exterior		(6) Ceilings																																																																																																					
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	Many Avg.		Large Avg.																																																																																																				
X	Few	X	Small																																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 576 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0																																																																																																					
X		(8) Basement																																																																																																					
		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																					
(3) Roof		(9) Basement Finish																																																																																																					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																					
X	Asphalt Shingle	(10) Floor Support																																																																																																					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																																																																					
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																		
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-012-003-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

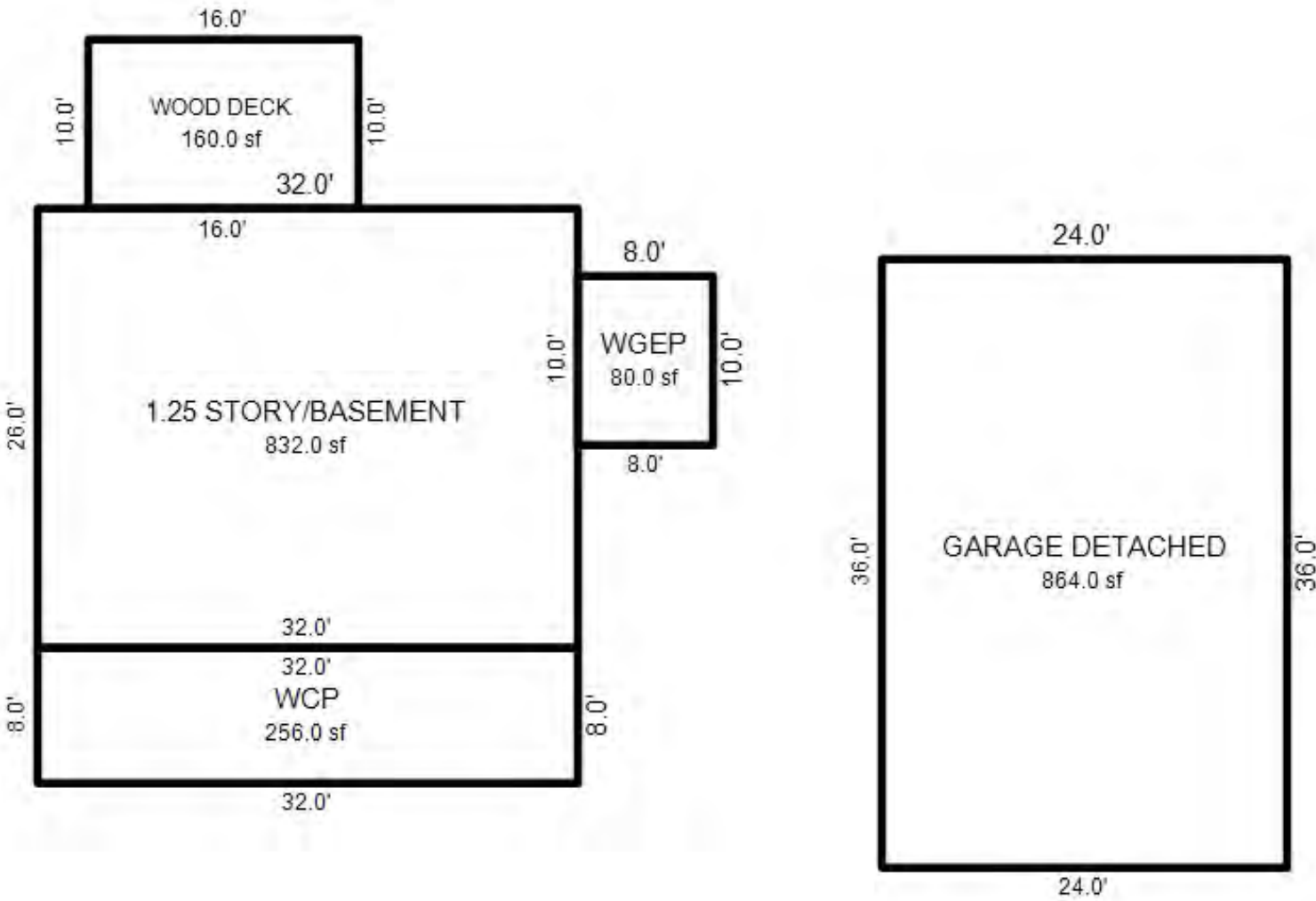
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DEBOER RONALD D	DEBOER RONALD D & KERRIE	0	07/21/2025	QC	09-FAMILY/RELATED ENTITY	2025-02066	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6700 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/24/1998									
Owner's Name/Address		MAP #:									
DEBOER RONALD D & KERRIE 6700 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 244,981 TCV/TFA: 235.56									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					Residentia 1 - 2.99@\$9000	3.10 Acres	9000	100			27,882
					3.10 Total Acres Total Est. Land Value =						27,882
Tax Description											
SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A. FORMERLY SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 2A 		X	Dirt Road								
		Gravel Road									
		X	Paved Road								
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
X	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	2026	13,900	108,600	122,500			60,751C
		TPC 04/30/2021 INSPECTED			2025	13,900	95,200	109,100			59,154C
		TPC 12/27/2017 INSPECTED			2024	10,800	81,700	92,500			57,376C
		TPC 04/15/2013 INSPECTED			2023	10,800	79,200	90,000			54,644C
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*** 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.		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651	2026 Est TCV 14,205									
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 12 T22N R8W (0*1999) BEG AT NW COR LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT S 75 FT, W 193 FT TO POB. .3323A.	Public Improvements			* Factors *						
Comments/Influences	X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X Gravel Road			A 200' @ 110/FF	195.00	75.00	1.0063	0.6580	110 100	14,205
	X Paved Road			195 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 14,205						
	X Storm Sewer									
	X Sidewalk									
	X Water									
	X Sewer									
	X Electric									
	X Gas									
	X Curb									
	X Street Lights									
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	2026	7,100	0	7,100					1,806C	
TPC 06/16/2015 INSPECTED	2025	5,800	0	5,800					1,759C	
	2024	5,000	0	5,000					1,707C	
	2023	4,000	0	4,000					1,626C	

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Parcel Number: 009-012-005-25

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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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 & CAROL	26,780	11/05/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-03481	PROPERTY TRANSFER	100.0		
ASSOCIATES FINANCIAL SERVI	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	0	11/25/2013	WD	03-ARM'S LENGTH	2014-01646	PROPERTY TRANSFER	100.0		
DEUTSCHE BANK NATIONAL TRU	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	21-NOT USED/OTHER	2012-04001	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
PARKER PATRICK DEE & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 6,414								
		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' @ 110/FF	50.00	185.00	1.4142 0.8247	110 100		6,414
				50 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		6,414
Tax Description		SEC 12 T22N R8W (0*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG 48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.								
Comments/Influences										
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	3,200	0	3,200		1,204C
		TPC 05/13/2019	INSPECTED		2025	2,600	0	2,600		1,173C
		TPC 12/27/2017	INSPECTED		2024	2,600	0	2,600		1,138C
		TPC 06/16/2015	INSPECTED		2023	2,000	0	2,000		1,084C
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Parcel Number: 009-012-005-30

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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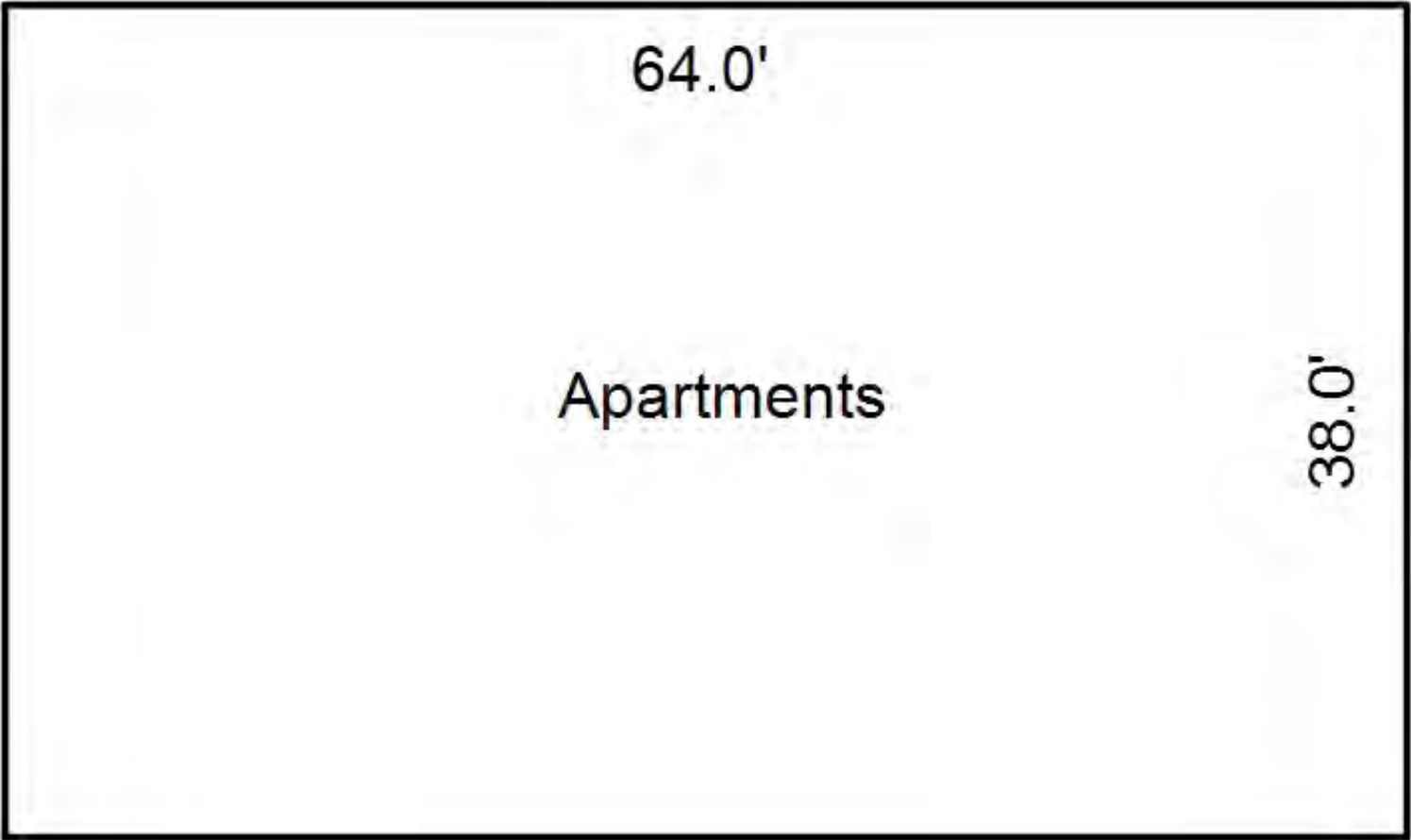
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
R & E ENTERPRISE	R & E ENTERPRISE LLC	0	02/03/2021	QC	09-FAMILY/RELATED ENTITY	2021-00676	PROPERTY TRANSFER	0.0					
KUTCHER RAYMOND J & JOHANN	R & E ENTERPRISE	73,800	10/01/2020	WD	03-ARM'S LENGTH	2020-02903	PROPERTY TRANSFER	100.0					
KUTCHER RAYMOND J & JOHANN	KUTCHER RAYMOND J & JOHANN	0	11/07/2019	WD	09-FAMILY/RELATED ENTITY	2019-03487	PROPERTY TRANSFER	0.0					
		125,000	09/01/2000	WD	33-TO BE DETERMINED	340:328	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status				
6330 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
R & E ENTERPRISE LLC 1800 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 194,143 TCV/TFA: 79.83											
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					INFO FOR SIZE 0 185.00 170.00 1.0000 0.0000 0 100*								
					COMMERCIAL <2A M/L 0.72 Acres 18000 100 12,996								
					* denotes lines that do not contribute to the total acreage calculation.								
					185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value = 12,996								
					Land Improvement Cost Estimates								
		X	Electric	Description Rate Size % Good Cash Value									
		X	Gas	Wood Frame 17.70 480 25 2,124									
					Total Estimated Land Improvements True Cash Value = 2,124								
		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	2026	6,500	90,600	97,100			51,480C		
		TPC 05/13/2019 INSPECTED			2025	6,500	62,500	69,000			50,127C		
		TPC 12/27/2017 INSPECTED			2024	6,000	62,400	68,400			48,620C		
		TPC 04/24/2017 INSPECTED			2023	5,500	49,100	54,600			46,305C		
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Desc. of Bldg/Section: CAL 2 Calculator Occupancy: Multiple Residences										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Siding Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D,Siding Quality: Average Total Floor Area: 2432 # of Units: 4 Overall Building Height: 8																			
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 85.72																			
					** ** Calculator Cost Data ** **					(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.02 100% Adjusted Square Foot Cost for Upper Floors = 88.74																			
Depr. Table : 2% Effective Age : 30 Physical %Good: 55 Func. %Good : 100 Economic %Good: 100					Quality: Average Heat#1: Wall or Floor Furnace 100% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 2432 Total # Units: 4 Has Elevators:					Total Floor Area: 2,432 Base Cost New of Upper Floors = 215,816 Reproduction/Replacement Cost = 215,816 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0 Total Depreciated Cost = 118,699																			
1970 Year Built Remodeled					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																			
8 Overall Bldg Height					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost																			
Comments: PC CONSTRUCTION MTL/MTL 201800503 THIS IS A 4 UNIT APARTMENT COMPLEX LISTED SIZES ARE FOR EACH UNIT. ALL UNITS HAVE SEPARATE UTILITIES					* Sprinkler Info * Area: Type: Average					(7) Interior: Frame, Apartments, 4 Rooms 1 Up 27.50 2400 0.920 1.000 60,720 (8) Plumbing: Typical, Apartments, 1 Room, 1 Bath 1 Up 9.69 2400 1.000 1.000 23,256 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			
					(1) Excavation/Site Prep:					(7) Interior: 2400 SqFt, Frame, Apartments, 4 Rooms					(11) Electric and Lighting:					(39) Miscellaneous:									
					(2) Foundation:					(8) Plumbing:					Outlets:					4 Appliance Allowance, Owner Occup									
X	Poured Conc.	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None			Few Average Many Unfinished Typical	Few Average Many Unfinished Typical				(40) Exterior Wall:														
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					2400 SqFt, Typical, Apartments, 1 Room,					(9) Sprinklers:										(13) Roof Structure: Slope=0									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:																			
(6) Ceiling:					Gas Oil					Coal Stoker					Hand Fired Boiler														



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ANTCLIFF WILLIAM E	ANTCLIFF FAMILY LAND TRUST	0	02/26/2010	WD	09-FAMILY/RELATED ENTITY	2010-697 TRUST	PROPERTY TRANSFER	0.0					
LOCKWOOD JOEL M & DIXIE LE	ANTCLIFF WILLIAM E (?)	9,500	12/27/2006	WD	03-ARM'S LENGTH	10-6/4618	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
6410 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		New Construction		06/09/2025		PB25-0098		80%			
		P.R.E. 0%		Pole Barn		05/04/2007		20070227		Complete			
Owner's Name/Address		MAP #:											
ANTCLIFF FAMILY LAND TRUST 7804 WOODBURY RD Laingsburg MI 48848		2026 Est TCV 142,590 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Tax Description		X			Dirt Road	A 200' @ 110/FF	145.00	193.00	1.0837	0.8334	110 100	14,406	
SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.					Gravel Road	145 Actual Front Feet, 0.64 Total Acres						Total Est. Land Value =	14,406
Comments/Influences					Storm Sewer	Work Description for Permit PB25-0098, Issued 06/09/2025: Build new pole barn 40x100. Start building 9/1. Want to being getting property ready for building. Contact: Brian Miller 517.231.6498 - baconstruction27@gmail.com Building Systems Category Informatio							
97 SPLIT FROM 005-30 FOR 98		X	Electric	Work Description for Permit 20070227, Issued 05/04/2007: 2400 SQ FT PC BUILDING COMPLETE FOR 08.									
		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										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	7,200	64,100	71,300			58,904C		
		TPC 10/28/2025	INSPECTED		2025	5,900	25,400	31,300			21,329C		
		TPC 08/19/2025	INSPECTED		2024	5,900	25,600	31,500			20,688C		
		TPC 04/22/2025	INSPECTED		2023	5,400	25,900	31,300			19,703C		



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2007 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 2400 % 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										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2007		Remodeled 0			Ex		Ord		Min		Trim & Decoration				
Condition: Average		Size of Closets			Lg		Ord		Small		X No Heating/Cooling				
Room List		Doors:			Solid		H.C.				Central Air Wood Furnace				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric						
(1) Exterior					0 Amps Service				No./Qual. of Fixtures						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.		Ord.		Min		No. of Elec. Outlets				
(2) Windows					Many		Ave.		Few		(13) Plumbing				
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Door Opener 2 935 795 Base Cost 2400 50,856 43,228 Totals: 51,791 44,023			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 54,148					
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:					
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 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 Gas	Area	Type	Year Built: 2025 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: 4000 % Good: 0 Storage Area: 0 No Conc. Floor: 4000			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling Central Air Wood Furnace			Class: CD Effec. Age: 1 Floor Area: 0 Total Base New : 60,800 Total Depr Cost: 60,192 Estimated T.C.V: 74,036		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2025		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	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 Insulation	(6) Ceilings		No./Qual. of Fixtures										
(2) Windows				Ex.			Ord.	Min						
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets			Many	Ave.	Few					
				(13) Plumbing										
		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		(8) Basement		(14) Water/Sewer										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish		Lump Sum Items:										
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost				4000	84,760	83,912
No Concrete Floor				4000	-23,960	-23,720
Totals:					60,800	60,192

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 74,036

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



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

Parcel Number: 009-012-005-40

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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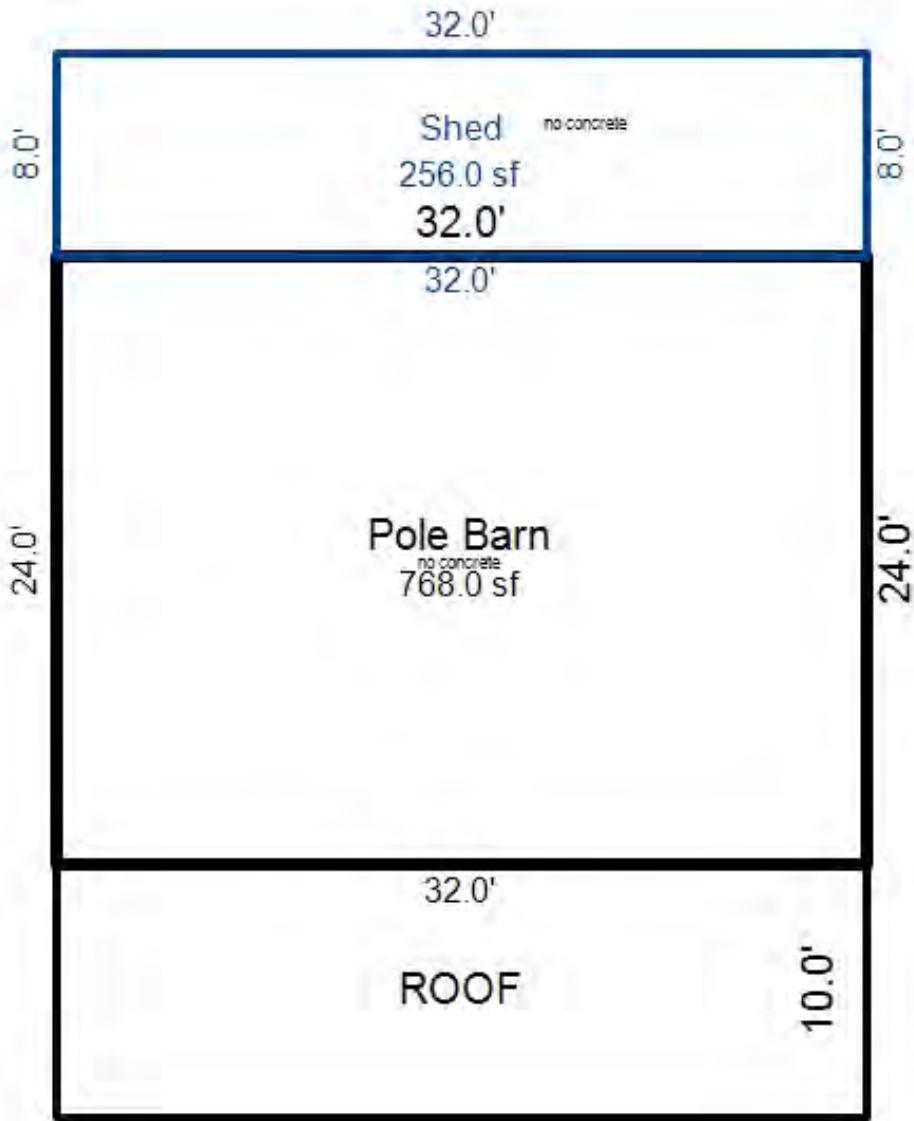
03/24/2026

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 N	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LEN	2023-01871	DEED	100.0		
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0		
		14,000	12/01/1996	WD	33-TO BE DETERMINED	308:406	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1796 S BARBARA DR		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 07/13/2023								
Owner's Name/Address		MAP #:								
FLEMING CODY J & WESCOAT NATASHA L 1796 S BARBARA DR LAKE CITY MI 49651		2026 Est TCV 102,532 TCV/TFA: 0.00								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors * 2011 005-34 PARCEL ADDED						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				Residentia 8 - 17 @\$5600 12.75 Acres 5600 100 71,400						
				12.75 Total Acres Total Est. Land Value = 71,400						
Tax Description										
SEC 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEYRECORDED IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 12.0475A. 2011 ROLL - COMBINED 012-005-34 WITH 005-40										
SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220 FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.		X Sewer								
Comments/Influences		X Electric								
2011 ROLL - COMBINED 005-34 WITH 005-40										
		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	2026	35,700	15,600	51,300		33,247C
		TPC	05/26/2023	INSPECTED	2025	31,900	14,300	46,200		32,373C
		TPC	04/30/2021	INSPECTED	2024	19,100	12,300	31,400		31,400S
		TPC	12/27/2017	INSPECTED	2023	17,900	11,900	29,800		24,525C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X Single Family Mobile Home Town Home Duplex A-Frame		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 Gas	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 768
	Wood Frame	(4) Interior													
	Building Style: GRG		Drywall Paneled			Plaster Wood T&G									
	Yr Built 1999	Remodeled 0		Ex		Ord		Min							
	Condition: Average		Size of Closets		Lg		Ord		Small						
Room List		Doors:		Solid		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
	Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows		(7) Excavation													
	Many Avg. Few		Large Avg. Small												
	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													
(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***

Parcel Number: 009-012-005-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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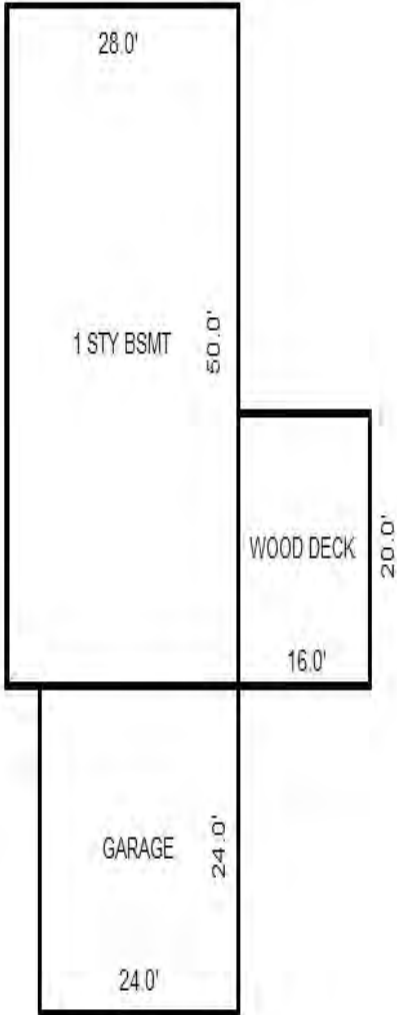
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HARTFORD MICHAEL R & JANET	HARTFORD MICHAEL R & JANET	0	10/02/2025	WD	14-INTO/OUT OF TRUST	2025-02901	PROPERTY TRANSFER	0.0			
HARTFORD MICHAEL R & JANET	HARTFORD MICHAEL R & JANET	0	09/22/2016	WD	15-LADY BIRD	2016-03161	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/20/1994									
Owner's Name/Address		MAP #:									
HARTFORD MICHAEL R & JANET E TRUST 6405 W RAILROAD ST LAKE CITY MI 49651		2026 Est TCV 56,056									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					Residentia 8 - 17 @\$5600 10.01 Acres 5600 100 56,056						
					10.01 Total Acres Total Est. Land Value = 56,056						
Tax Description		Topography of Site									
. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01 A.											
Comments/Influences											
		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
					2026	28,000	0	28,000			7,574C
					2025	25,000	0	25,000			7,375C
					2024	15,000	0	15,000			7,154C
					2023	15,000	0	15,000			6,814C
					The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2026	28,000
		TPC 04/22/2025	INSPECTED		2025	25,000	0	25,000			7,375C
		TPC 05/30/2022	INSPECTED		2024	15,000	0	15,000			7,154C
		TPC 04/30/2021	INSPECTED		2023	15,000	0	15,000			6,814C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SHARP BRETT A & EMILY B	MOSHER DALE G	138,000	03/30/2017	WD	03-ARM'S LENGTH	2017-00928	PROPERTY TRANSFER	100.0				
REAMER THOMAS E & SHARON A	SHARP BRETT A & EMILY B	120,000	12/04/2015	WD	03-ARM'S LENGTH	2015-03951	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6420 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/05/2017										
Owner's Name/Address		MAP #:										
MOSHER DALE G 6420 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 227,715 TCV/TFA: 162.65										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF 204.49 236.45 0.9945 0.8768 110 100 19,614							
					204 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 19,614							
Tax Description		X	Dirt Road									
					Gravel Road							
					Paved Road							
					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
		X	Electric									
Comments/Influences		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							
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	9,800	104,100	113,900				76,677C
		TPC 12/27/2017 INSPECTED			2025	8,000	88,700	96,700				74,662C
		TPC 12/07/2015 INSPECTED			2024	8,000	76,200	84,200				72,418C
					2023	6,200	73,800	80,000				68,970C
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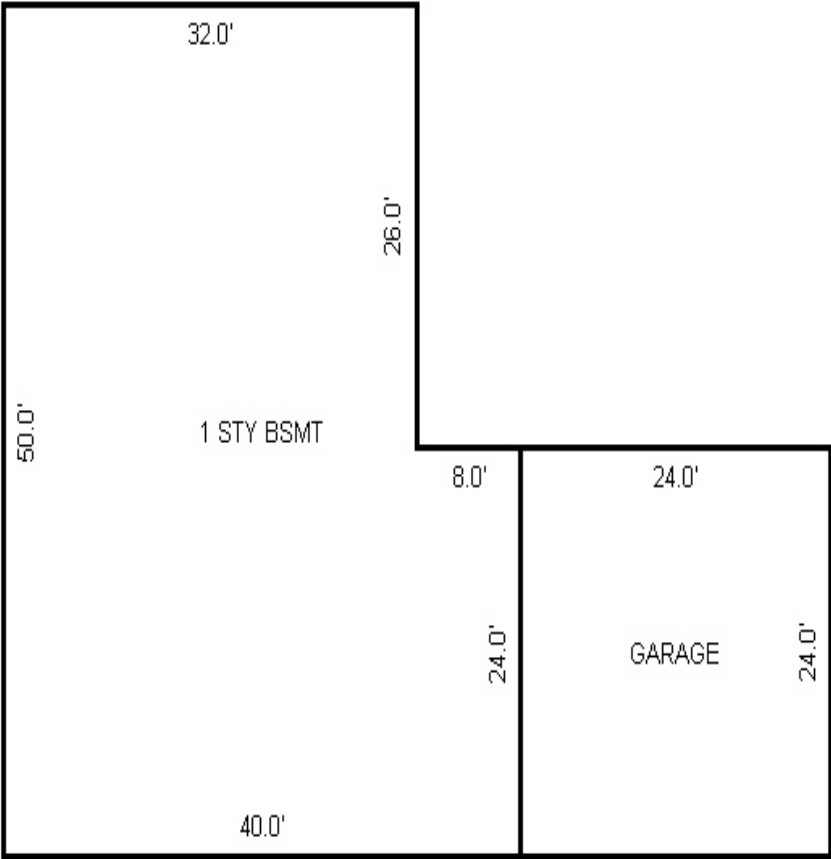
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Parcel Number: 009-012-008-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

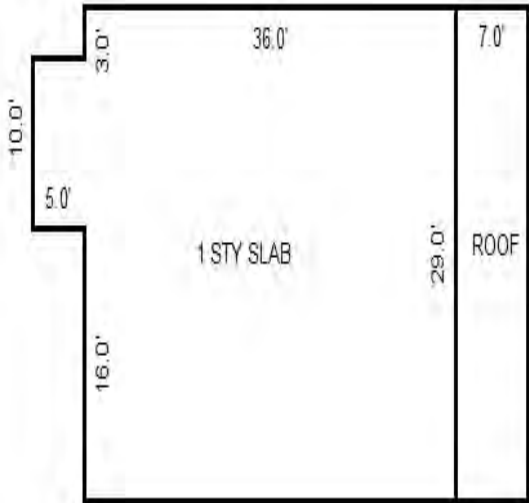
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN LOLA S	MARTIN LOLA S	1	06/05/2017	WD	09-FAMILY/RELATED ENTITY	2017-01885	PROPERTY TRANSFER	0.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
MARTIN LOLA S 120 E REASONER LANSING MI 48906	2026 Est TCV 33,624 TCV/TFA: 30.73							
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 209.00 231.00 0.9891 0.8717 110 100 19,822 209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 19,822					
Tax Description	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.							
. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO BEG. 1.1083 A.								
Comments/Influences								
	Topography of Site							
	X Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2026	9,900	6,900	16,800		7,111C
TPC 12/27/2017	INSPECTED		2025	8,100	5,800	13,900		6,925C
TPC 06/27/2017	INSPECTED		2024	8,100	5,000	13,100		6,717C
TPC 12/08/2015	INSPECTED		2023	6,300	4,900	11,200		6,398C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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 Gas	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 Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: D -10 Effec. Age: 45 Floor Area: 1,094 Total Base New : 101,994 Total Depr Cost: 56,106 Estimated T.C.V: 69,010		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built Remodeled 1934 VACA10		Ex											Ord	X	Min
Condition: Unsound Part. Construct.: 20%		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:		100 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls D-10 Blt 1934				
				Ex. X Ord. Min			(11) Heating System: No Heating/Cooling								
				No. of Elec. Outlets			Ground Area = 1094 SF Floor Area = 1094 SF.								
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
	Many Avg.		Large Avg.	1 3 Fixture Bath			Stories Exterior Foundation		Size		Cost New Depr. Cost				
X	Few X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1094 S.F. Height to Joists: 0.0		2 Fixture Bath			1 Story Siding Slab		1,094						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Softener, Auto			Other Additions/Adjustments		Total:		101,994 56,106				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Softener, Manual			Notes:		Totals:		101,994 56,106				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv:				69,010				
		(9) Basement Finish		No Plumbing			20% Completed => Est. True Cash Value 2026 =								
(3) Roof				Extra Toilet											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Extra Sink											
X	Asphalt Shingle	(10) Floor Support		Separate Shower											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		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:											

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



Sketch by Apex IV™

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

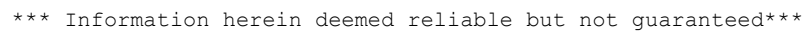
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROOT STEPHANI M	SOLTOW JACK D TRUST	47,000	08/26/2011	WD	03-ARM'S LENGTH	2011-02692 WD	PROPERTY TRANSFER	100.0		
ALDERDEN (HW) & ROOT (SW)	ROOT STEPHANI M (SW)	0	11/06/2007	QC	21-NOT USED/OTHER	2007/3887	DEED	100.0		
ALDERDEN WILLIAM & SUSAN	ALDERDEN WILLIAM & SUSAN E	0	12/22/2004	QC	21-NOT USED/OTHER	04-0/5190	DEED	0.0		
NEIL DORIS I TRUSTEE	ALDERDEN, WILLIAM & SUSAN	55,000	01/07/2004	WD	03-ARM'S LENGTH	04-0/0126	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6990 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		08/08/2013		2013-0364		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
SOLTOW JACK D TRUST PO BOX 27 MC BAIN MI 49657		2026 Est TCV 230,175 TCV/TFA: 236.08								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF 185.00 208.00 1.0197 0.8492 110 100 17,621					
					185 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 17,621					
Tax Description										
. SEC 12 T22N R8W BEG 185 FT N OF SW COR OF SEC 12, TH S 185 FT, E 209 FT, N 209 FT, W 9 FT, N 21 FT, SW'LY TO POB. .9563A.		X								
Comments/Influences										
		X								
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Parcel Number: 009-012-011-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

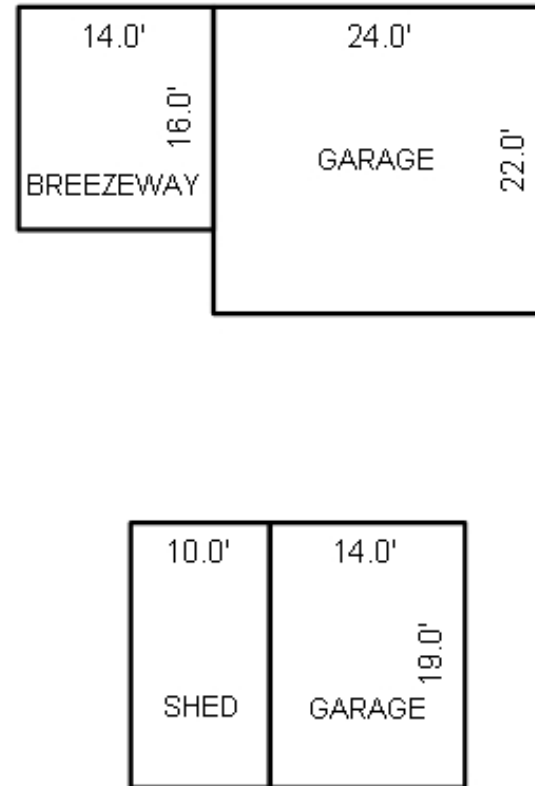
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PROVONCHE DUANE G TRUST	PROVONCHE DAVID E	0	09/04/2019	QC	09-FAMILY/RELATED ENTITY	2019-03342	PROPERTY TRANSFER	0.0				
PROVONCHE DUANE G & MARGUE	PROVONCHE DUANE G TRUST	0	09/27/2013	QC	09-FAMILY/RELATED ENTITY	2019-00449	DEED	0.0				
		66,900	07/01/1999	WD	33-TO BE DETERMINED	329:297	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
1953 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PROVONCHE DAVID E 15945 NEGAUNEE RD REDFORD MI 48239		2026 Est TCV 87,044 TCV/TFA: 75.82										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					Residentia 1 - 2.99@	\$9000	2.50 Acres	9000	100		22,500	
					2.50 Total Acres						Total Est. Land Value =	22,500
Tax Description												
. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.		X										
Comments/Influences		X										
		X										
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*** Information herein deemed reliable but not guaranteed***

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



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

Parcel Number: 009-012-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

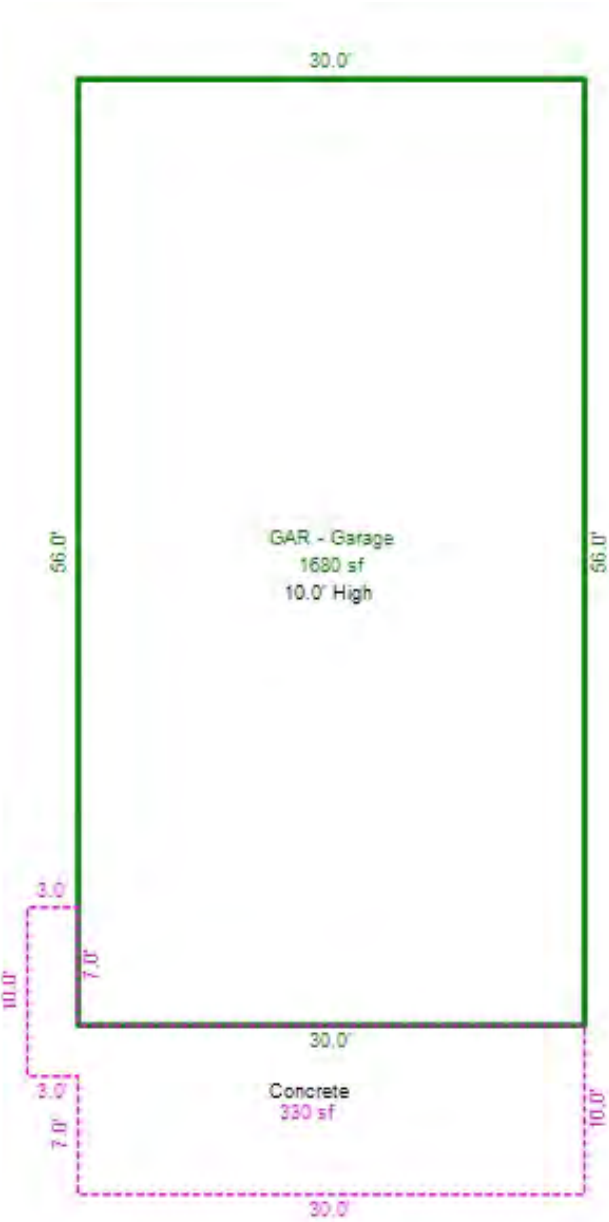
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MISSAUKEE COUNTY TREASURER	LAKE TOWNSHIP	1,463	04/17/2018	QC	13-GOVERNMENT	2018-01335	PROPERTY TRANSFER	100.0				
MOODY LAWRENCE D	MISSAUKEE COUNTY TREASURER	0	04/02/2018	OTH	10-FORECLOSURE	2018-01010	PROPERTY TRANSFER	0.0				
MOODY DOUGLAS L & DIANA ES	MOODY LAWRENCE D	1	12/27/2016	QC	06-COURT JUDGEMENT	2017-00043	DEED	0.0				
MOODY DOUGLAS L & DIANA	MISSAUKEE COUNTY TREASURER	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Equipment		02/04/2025		PM23-0195				
		P.R.E. 0%		Pole Barn		05/12/2020		2020-0135		100%		
Owner's Name/Address		MAP #:										
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 0 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements		* Factors * MEETS&BOUNDS PARCEL								
				Description Frontage Depth Front Depth Rate %Adj. Reason Value								
				INFO FOR SIZE 0 103.00 435.60 1.0000 0.0000 0 100* 0								
				COMMERCIAL <2A M/L 1.03 Acres 18000 100 18,540								
				* denotes lines that do not contribute to the total acreage calculation.								
				103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 18,540								
Tax Description												
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF & ADJACENT TO PLAT OF MYDWAY HEIGHTS. 1.0308 A.		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						
Comments/Influences		X				Description Rate Size % Good Cash Value						
		X				D/W/P: 4in Ren. Conc. 8.17 330 94 2,534						
						Total Estimated Land Improvements True Cash Value = 2,534						
						Work Description for Permit PM23-0195, Issued 02/04/2025: Install LP forced air furnace & piping in cold storage building.						
						Work Description for Permit 2020-0135, Issued 05/12/2020: WOOD FRAME POLES FOUNDATION HEAT, SEWAGE, WATER MECH ALL N/A. 1 STORIES. 30X56						
				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
						2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
						2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
						2024	0	0	0			0
						2023	0	0	0			0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2020 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: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 40,786 Total Depr Cost: 39,155 Estimated T.C.V: 48,161		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G											
Yr Built 2020	Remodeled 0	Ex	X										Ord	Min
Condition: Average		Size of Closets												
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior				No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			X	Ord.	Min					
				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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	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:												

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

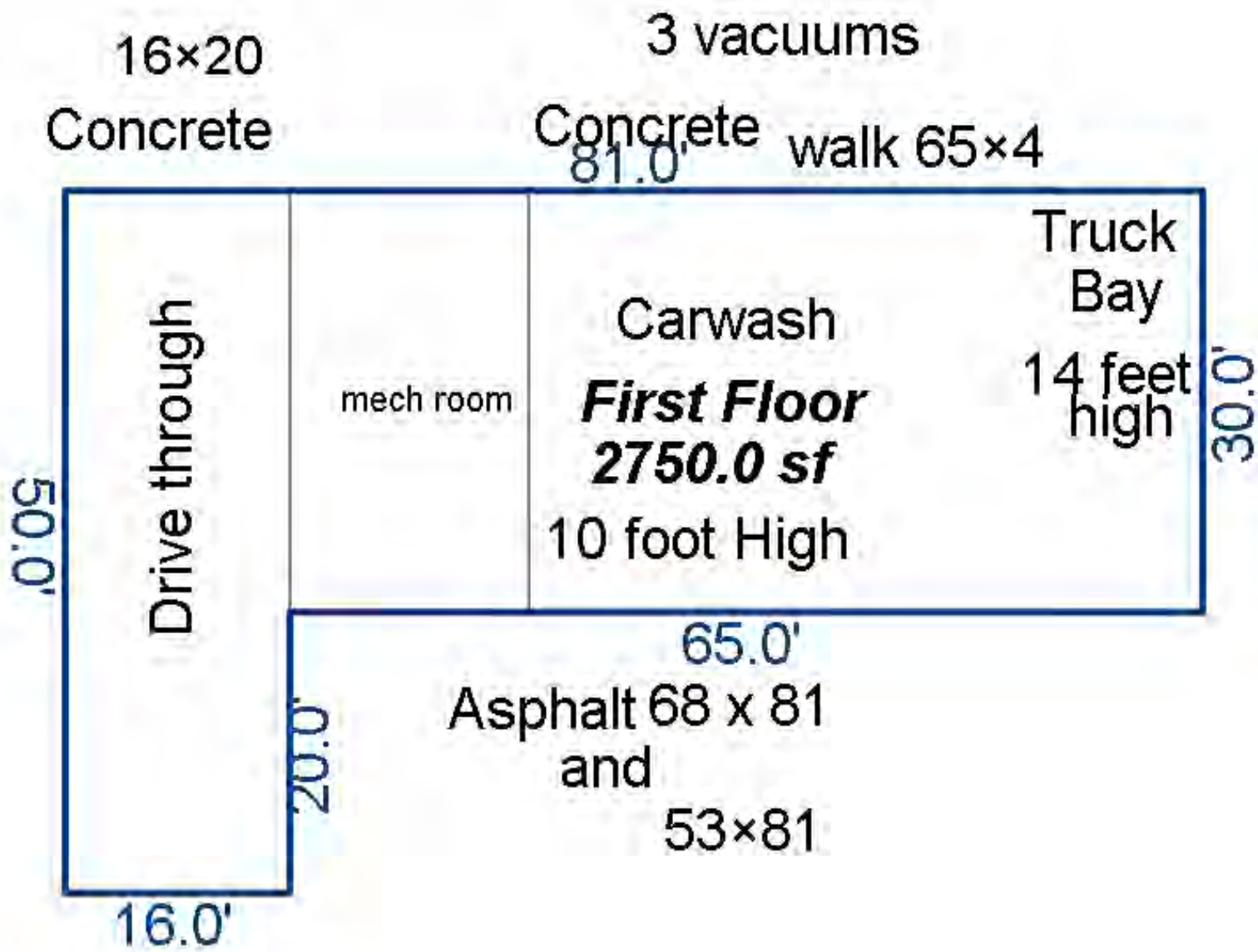


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
ALL SEASONS CAR CARE LLC	LC CAR WASH LLC	168,000	01/14/2022	WD	03-ARM'S LENGTH	2022-00246	PROPERTY TRANSFER	100.0	
JOHNSON ALLEN L & TERRI L	ALL SEASONS CAR CARE LLC	0	04/04/2008	WD	09-FAMILY/RELATED ENTITY	2008/1072	DEED	0.0	
MINTERFERING (H/W)	JOHNSON ALLEN L & TERRI L	0	03/20/2008	QC	21-NOT USED/OTHER	2008/964	DEED	0.0	
MINTERFERING JOSEPH D & LO	ALL SEASONS CAR CARE LLC	119,900	08/23/2006	LC	03-ARM'S LENGTH	06-0/3064	DEED	100.0	
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status
1760 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
LC CAR WASH LLC 2115 10TH AVE CADILLAC MI 49601		2026 Est TCV 220,665 TCV/TFA: 80.24							
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
		Public Improvements		* Factors *					
				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				INFO FOR SIZE 0 120.00 255.00 1.0000 0.0000 0 100* 0					
				COMMERCIAL <2A M/L 0.62 Acres 18000 100 11,160					
				* denotes lines that do not contribute to the total acreage calculation.					
				120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 11,160					
				Land Improvement Cost Estimates					
				Description Rate Size % Good Cash Value					
				D/W/P: Asphalt Paving 2.80 6000 100 16,800					
				Total Estimated Land Improvements True Cash Value = 16,800					

Desc. of Bldg/Section: CAR WASH UIP 14										Calculator Cost Computations										>>>>																			
Calculator Occupancy: Garages - Service Station with Service Bays										Class: C Quality: Low Cost																													
Class: C Floor Area: 2,750 Gross Bldg Area: 2,750 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Construction Cost																													
										<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>											High		Above Ave.		Ave.	X	Low												
											High		Above Ave.		Ave.	X	Low																						
										** ** Calculator Cost Data ** **																													
										Quality: Low Cost																													
Heat#1: No Heating or Cooling 0%																																							
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100										Heat#2: Space Heaters, Gas with Fan 0%																													
										Ave. SqFt/Story: 2750																													
										Total # Units: 262																													
										Has Elevators:																													
										*** Basement Info ***																													
1995 Year Built Remodeled										Area:																													
										Perimeter:																													
										Type:																													
										Heat: Hot Water, Radiant Floor																													
										* Mezzanine Info *																													
Overall Bldg Height										Area #1:																													
										Type #1:																													
										Area #2:																													
										Type #2:																													
										* Sprinkler Info *																													
Comments: 3 SELF SERVE WASH BAYS (1) 800,000 BTU BOILER (1) 400,000 BTU BOILER, (1) REVERSE OSMOSIS SPOT FREE UNIT (1) CLASSIC H										Area:																													
										Type: Low																													
										<<<<<										Segregated Cost Computations										>>>>									
																				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																			
																				Cost # or Height Storys																			
										Item Description Col. Rate SqFt Adj. Adj. Cost																													
										Total Cost New =										0																			
										Reproduction/Replacement Cost =										0																			
										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0																													
										Total Depreciated Cost =										137,687																			
<<<<<										Segregated Cost Computations										>>>>																			
										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																													
										Cost # or Height Storys																													
										Item Description Col. Rate SqFt Adj. Adj. Cost																													
										Total Cost New =										0																			
										Reproduction/Replacement Cost =										0																			
										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0																													
										Total Depreciated Cost =										0																			
Unit in Place Items										Rate Quantity Arch %Good Depr.Cost																													
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																							
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:									
X	Poured Conc.				Brick/Stone				Block				Many Above Ave.				Average Typical				Few None			Few Average Many Unfinished Typical			Few Average Many Unfinished Typical												
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer						
(4) Floor Structure:										(9) Sprinklers:										(13) Roof Structure: Slope=0										(40) Exterior Wall:									
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:										Thickness Bsmnt Insul.									
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler																													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SARGENT NANCY E	KANOUSE ROBERT	160,000	08/21/2025	WD	03-ARM'S LENGTH	2025-02443	PROPERTY TRANSFER	100.0					
SARGENT QUENTIN & NANCY E	SARGENT QUENTIN & NANCY E	0	06/03/2024	QC	09-FAMILY/RELATED ENTITY	2024-01375	PROPERTY TRANSFER	0.0					
PARSONS CHARLES R & SUSAN	SARGENT QUENTIN & NANCY E	77,250	07/05/2017	WD	03-ARM'S LENGTH	2017-02113	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
1776 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Carport		09/12/2017	2017-0444	100%					
		P.R.E. 100% 08/25/2025		Reroof		07/12/2006	20060199	Complete					
Owner's Name/Address		MAP #:											
KANOUSE ROBERT 1776 S MOREY RD LAKE CITY MI 49651		2026 Est TCV 137,401 TCV/TFA: 110.90											
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					A 200' @ 110/FF 100.00 150.00 1.1892 0.7825			110	100	10,237			
SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S OF NE COR OF SE 1/4 OF SE 1/4, TH S 100 FT W 150 FT N 100 FT E 150 FT TO POB. .3444A.					100 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			10,237		
Comments/Influences		X	Sewer	Land Improvement Cost Estimates Description D/W/P: 3.5 Concrete D/W/P: Asphalt Paving Wood Frame Residential Local Cost Land Improvements Description LAND IMPROVE 2500 Total Estimated Land Improvements True Cash Value =									
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site			Work Description for Permit 2017-0444, Issued 09/12/2017: NEW RESI R4 USE CAR POT FRAME STRUCTURAL STEEL,FOUNDATION PIERS. N/A OTHER ITEMS. TOTAL AREA 24'*26' & 624 SQFT								
		X	Level		Work Description for Permit 20060199, Issued 07/12/2006: Reroof house								
													
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
		Wetland											
		Flood Plain											
		Who	When	What	2026	5,100	63,600	68,700				68,700S	
		TPC	05/30/2025	INSPECTED	2025	13,500	55,700	69,200				48,200C	
		TPC	05/30/2022	INSPECTED	2024	13,500	47,200	60,700				46,751C	
		TPC	04/30/2021	INSPECTED	2023	13,500	45,800	59,300				44,525C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							40 126 160	CCP (1 Story) Roof Cover Onl Roof Cover Onl	
Building Style: 1S			Drywall Paneled				Plaster Wood T&G							
Yr Built 1952	Remodeled 0		Ex		Ord		Min							
Condition: Average		Size of Closets												
			Lg		Ord		Small							
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor 2 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.		Ord.		Min	
									No. of Elec. Outlets					
									Many		Ave.		Few	
(2) Windows		(7) Excavation							(13) Plumbing					
	Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1239 S.F. Height to Joists: 0.0						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement							(14) Water/Sewer					
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic					
(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:												

Cost Est. for Res. Bldg: 1 Single Family 1S

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1239 SF Floor Area = 1239 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,239		
Total:				154,430	84,949

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost		
Average Fixture(s)	1	1,422	782		
Water/Sewer					
1000 Gal Septic	1	4,689	2,579		
Water Well, 50 Feet	1	3,344	1,839		
Porches					
CCP (1 Story)	40	1,327	730		
Built-Ins					
Appliance Allow.	1	2,713	1,492		
Deck					
w/Roof (Roof portion)	126	2,205	1,213		
w/Roof (Roof portion)	160	2,734	1,504		
Carports					
Comp.Shingle	624	10,028	5,515		
Totals:				182,892	100,603

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,742

Class: C -5

Effec. Age: 45

Floor Area: 1,239

Total Base New : 182,892

Total Depr Cost: 100,603

Estimated T.C.V: 123,742

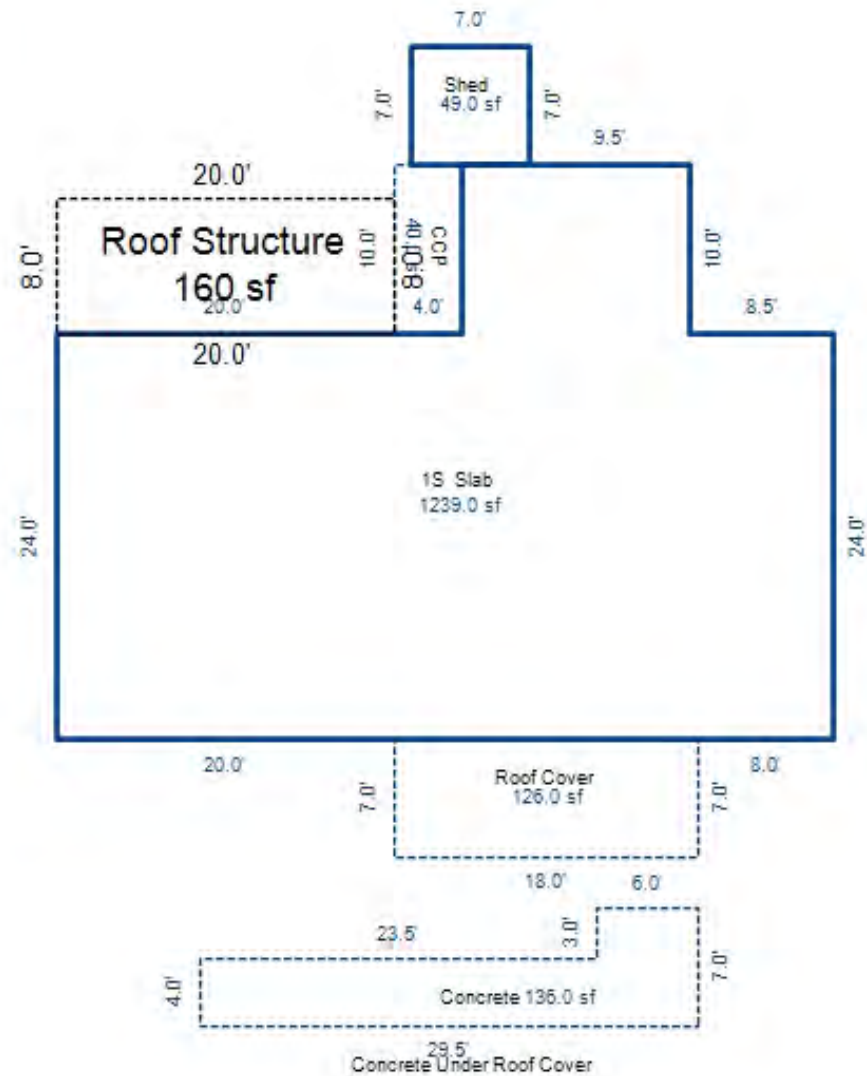
E.C.F. X 1.230

Bsmnt Garage:

Carport Area: 624

Roof: Comp.Shingle

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



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

Parcel Number: 009-012-015-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

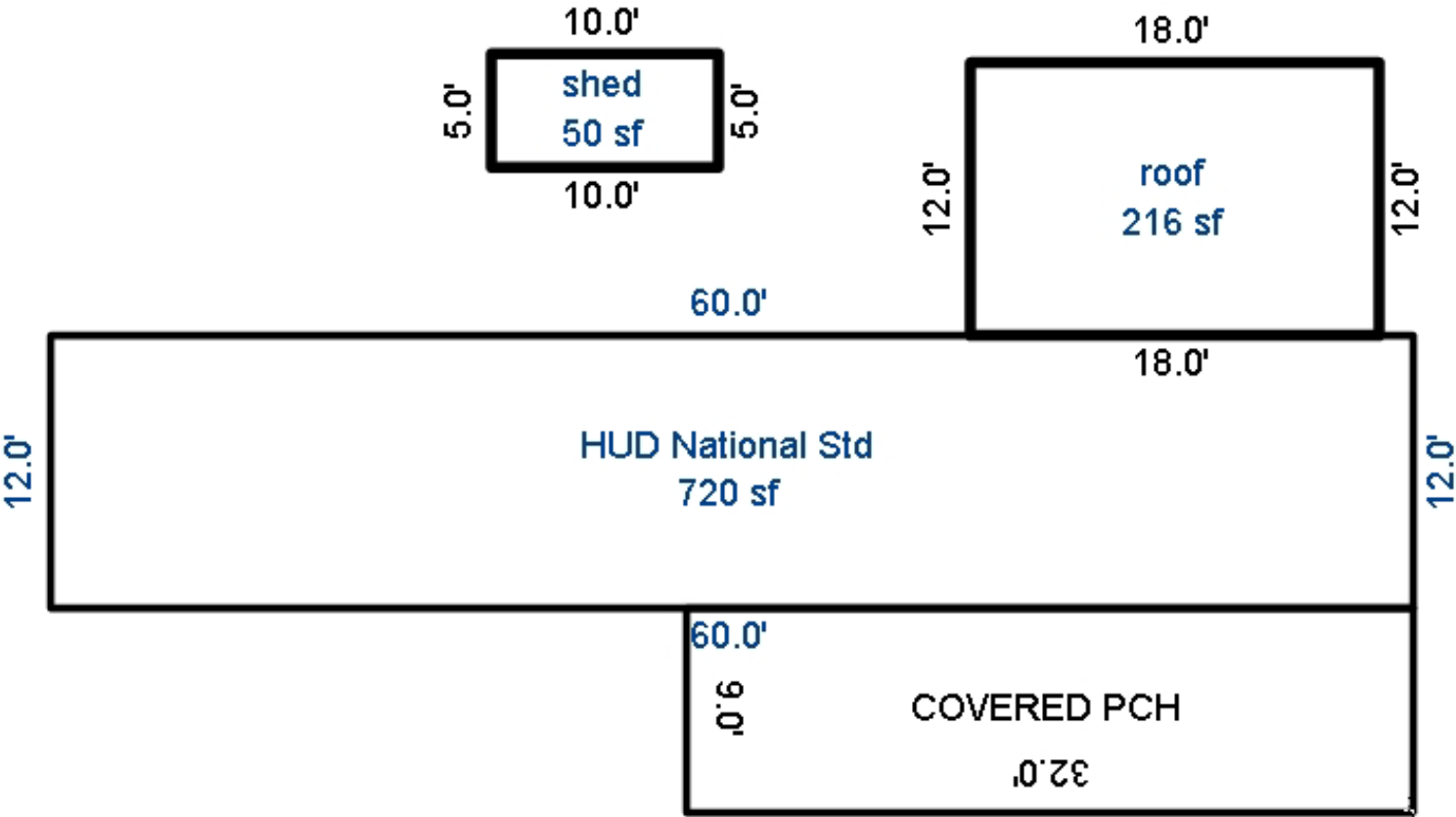
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ANDRASH STEPHEN & PATRICIA	PEPPLE RONALD D & PEPPLE J	52,000	05/11/2022	WD	03-ARM'S LENGTH	2022-01557	PROPERTY TRANSFER	100.0			
PARSONS SUSAN E	ANDRASH STEPHEN & PATRICIA	27,000	01/22/2007	WD	03-ARM'S LENGTH	2007/192	DEED	100.0			
		16,000	06/01/1998	WD	33-TO BE DETERMINED	320:228	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1800 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 05/17/2022									
Owner's Name/Address		MAP #:									
PEPPLE RONALD D & PEPPLE JOSHUA D 4479 DAUGHARTY RD DELAND FL 32724		2026 Est TCV 33,475 TCV/TFA: 46.49									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors * 50' X 150'						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					COMMERCIAL \$1.8/SQFT		0.17	Acres	78408	100	13,486
					0.17 Total Acres Total Est. Land Value =						13,486
Tax Description					Land Improvement Cost Estimates						
. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.		X			Description Rate Size % Good Cash Value						
Comments/Influences		X			Wood Frame 29.69 50 50 742						
		X			Total Estimated Land Improvements True Cash Value = 742						
		X									
		X									
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288 216	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 45 Floor Area: Total Base New : 58,502 Total Depr Cost: 20,475 Estimated T.C.V: 19,247		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1967		Ex	X Ord										Min	
Condition: Average		Size of Closets												
Room List		Doors:	Solid X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Low		Blt 1967	
				X Ex. Ord. Min			(11) Heating System: Wall Furnace							
				No. of Elec. Outlets			Ground Area = 720 SF Floor Area = 720 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Main Home Ribbed Metal 720							
		(8) Basement					Other Additions/Adjustments							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Skirting, Concrete Block 144							
		(9) Basement Finish					Porches							
(3) Roof							CCP (1 Story) 288							
X	Gable Hip Flat		Gambrel Mansard Shed				Water/Sewer							
							Public Sewer 1							
							Public Sewer 1							
							Water Well 1							
							1000 Gal Septic							
							2000 Gal Septic							
Chimney: Metal							Lump Sum Items:							
							Notes: Travelo Ser #26485							
							ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						19,247	
							SANITARY SEWER 1							
							Totals:							

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



Parcel Number: 009-012-016-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

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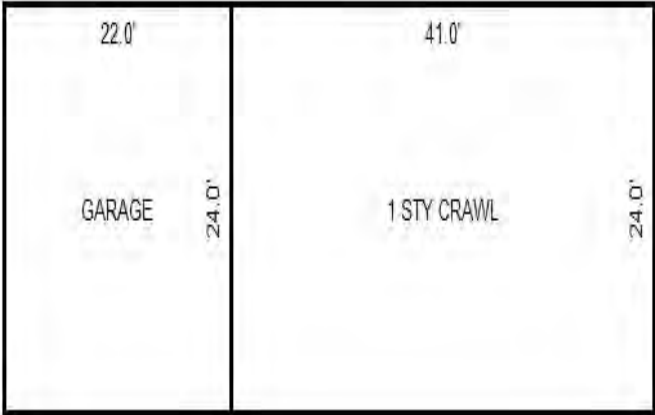
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSHER JEFFREY A	VENHUIZEN PHILLIP D & ANNA	67,500	09/05/2014	WD	03-ARM'S LENGTH	2014-0311 WD	PROPERTY TRANSFER	100.0
MOSHER JEFFREY A	MOSHER JEFFREY A	99	05/18/2012	WD	03-ARM'S LENGTH	2012-02009 WD	PROPERTY TRANSFER	0.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
6022 W JAMES DR	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 100% 09/05/2014							
Owner's Name/Address	MAP #:							
VENHUIZEN PHILLIP D & ANNA C 6022 W JAMES DR LAKE CITY MI 49651	2026 Est TCV 142,858 TCV/TFA: 145.18							
	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
	Public Improvements		* Factors * 50' X 150' Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL \$1.8/SQFT 0.17 Acres 78408 100 13,486 0.17 Total Acres Total Est. Land Value = 13,486					
Tax Description	X Dirt Road		Land Improvement Cost Estimates					
. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.	X Gravel Road							
	X Paved Road		Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.89 448 0 0 Wood Frame 28.69 80 50 1,147					
	X Storm Sewer							
	X Sidewalk		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 2,097					
	X Water							
Comments/Influences	X Sewer		Residential Local Cost Land Improvements					
	X Electric							
	X Gas		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 2,097					
	X Curb							
	X Street Lights		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 2,097					
	X Standard Utilities							
	X Underground Utils.		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 2,097					
	X Topography of Site							
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Taxable Value
	Rolling		2026	6,700	64,700	71,400		39,018C
	Low		2025	6,700	55,900	62,600		37,993C
	High		2024	6,700	48,100	54,800		36,851C
	Landscaped		2023	6,700	46,600	53,300		35,097C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2026	6,700	64,700	71,400	39,018C
	TPC 12/27/2017	INSPECTED		2025	6,700	55,900	62,600	37,993C
	TPC 05/07/2013	INSPECTED		2024	6,700	48,100	54,800	36,851C
				2023	6,700	46,600	53,300	35,097C

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Sketch by Apex IV™

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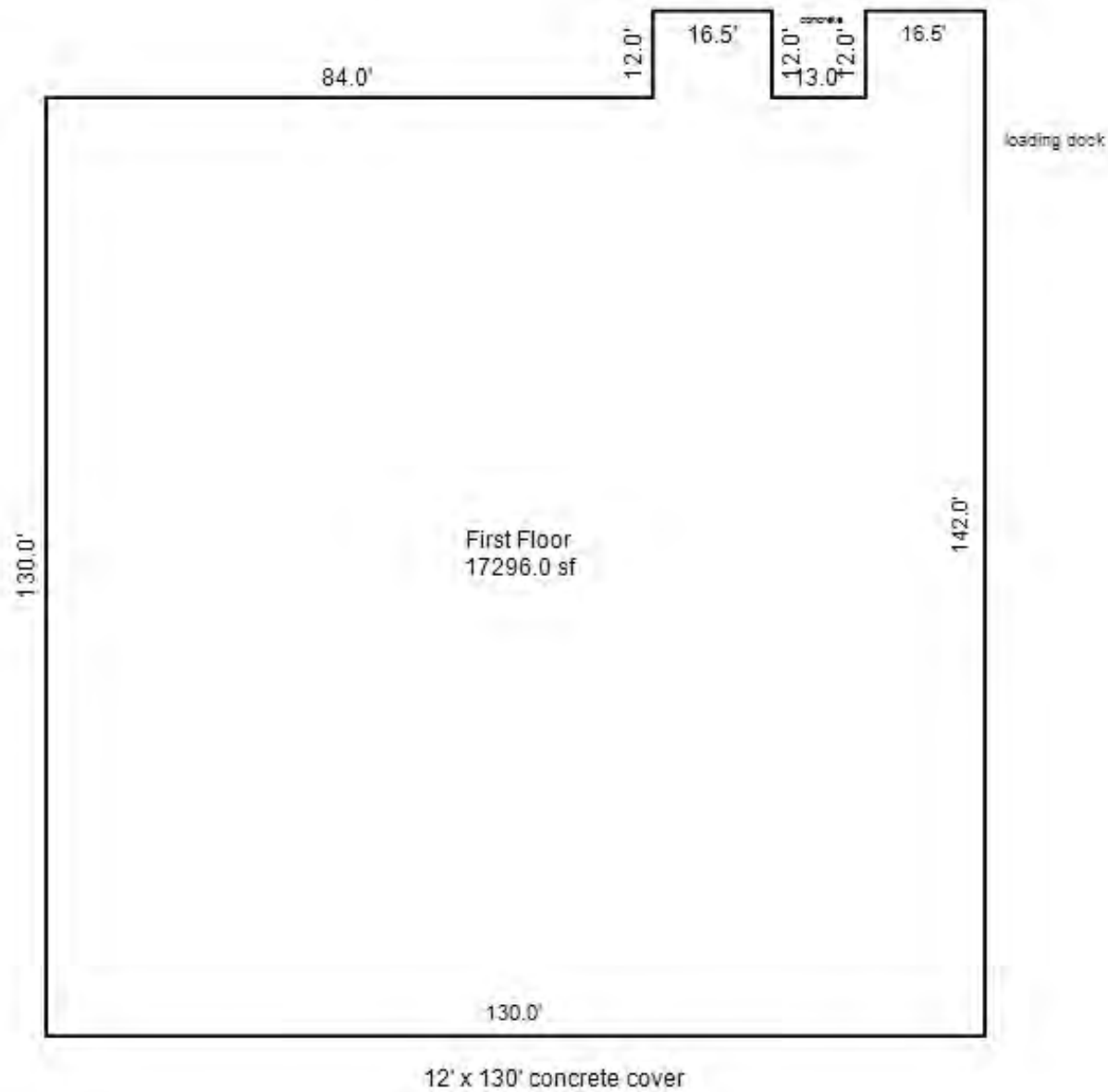
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FRIENDS CHRISTIAN COMMUNIT	GROVE PARK ENTERPRISES LLC	95,000	04/24/2024	WD	19-MULTI PARCEL ARM'S LEN	2024-00996	PROPERTY TRANSFER	100.0			
KRAFVE LOIS A TRUSTEE	FRIENDS CHRISTIAN COMMUNIT	36,960	04/27/2022	WD	19-MULTI PARCEL ARM'S LEN	2022-01448	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
6252 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 #:									
		2026 Est TCV 51,800									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
				Residentia 8 - 17	@\$5600	9.25 Acres	5600	100		51,800	
				9.25 Total Acres						Total Est. Land Value =	51,800
Tax Description				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	5.77	104	0	0			
				Total Estimated Land Improvements True Cash Value =							0
Comments/Influences											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
PAMIDA STORES OPERATING CO	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY/RELATED ENTITY	2019-02910	DEED	0.0							
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING CO	350,000	01/08/2008	OTH	21-NOT USED/OTHER	2008/575	DEED	100.0							
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status					
1960 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		SIGN		10/23/2012		2012-0584		100%					
		P.R.E. 0%		Remodel		05/23/2008		20080191		100%					
Owner's Name/Address		MAP #:													
COOL INVESTMENT LLC 4241 N WINFIELD SCOTT PLAZA #201 SCOTTSDALE AZ 85251		2026 Est TCV 581,404 TCV/TFA: 33.61													
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
		Public Improvements			* Factors *										
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						INFO FOR SIZE 0 210.00 308.00 1.0000 0.0000 0 100*									0
						COMMERCIAL <2A M/L 1.49 Acres 18000 100									26,730
						* denotes lines that do not contribute to the total acreage calculation.									
						210 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =									26,730
						Land Improvement Cost Estimates									
						Description					Rate		Size	% Good	Cash Value
						D/W/P: Asphalt Paving 2.98 35750 100									106,535
						Total Estimated Land Improvements True Cash Value =									106,535
						Work Description for Permit 20080191, Issued 05/23/2008: DEMOLITION & REMODEL 130 X 131 STRUCTURAL STEEL ON SLAB WITHE AIR CONDITIONING. 2008 SHOPCO PURCHASED PAMIDA AND REMOVED THE COOLANT LINES FOR THE REFRIDGERATORS. - TIM									
		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		2026	13,400	277,300	290,700			134,503C			
		TPC 04/28/2022	INSPECTED		2025	13,400	202,400	215,800			130,967C				
		TPC 05/24/2019	INSPECTED		2024	16,200	176,000	192,200			127,030C				
		TPC 12/27/2017	INSPECTED		2023	22,600	239,700	262,300			120,981C				
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<< Calculator Cost Computations >>>>>									
Class: S										Class: S Quality: Average									
Floor Area: 17,296										Stories: 1 Story Height: 14 Perimeter: 500									
Gross Bldg Area: 17,296										Base Rate for Upper Floors = 52.87									
Stories Above Grd: 1										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.04 100%									
Average Sty Hght : 14										Adjusted Square Foot Cost for Upper Floors = 68.91									
Bsmnt Wall Hght										Total Floor Area: 17,296 Base Cost New of Upper Floors = 1,191,868									
Depr. Table : 4%										Reproduction/Replacement Cost = 1,191,868									
Effective Age : 30										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Physical %Good: 35										Total Depreciated Cost = 417,154									
Func. %Good : 100																			
Economic %Good: 100																			
1980 Year Built										<<<<< Segregated Cost Computations >>>>>									
Remodeled										Costs taken from Segregated Cost Section 3: Stores & Commercial									
										Item Description Cost # or Height Storys Cost									
Overall Bldg Height										Col. Rate SqFt Adj. Adj. Cost									
Comments:										(39) Miscellaneous									
										Canopies & Marquees:									
										Wood Frame 1 Up 32.50 1170 1.000 1.000 38,025									
										Total Cost of Lump-Sum Items = 38,025									
										Total Cost New = 38,025									
										Architectural Multiplier: 0.25									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc.					Many Above Ave.					Few Average Typical					Few Average Typical				
					Total Fixtures					Urinals					Flex Conduit				
(3) Frame:					3-Piece Baths					Wash Bowls					Rigid Conduit				
					2-Piece Baths					Water Heaters					Armored Cable				
					Shower Stalls					Wash Fountains					Non-Metalic				
					Toilets					Water Softeners					Bus Duct				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
															Thickness				
(5) Floor Cover:															Bsmnt Insul.				
(6) Ceiling:																			



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

Parcel Number: 009-012-018-25

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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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	19-MULTI PARCEL ARM'S LEN	2023-00372	PROPERTY TRANSFER	35.4						
PAMIDA STORES OPERATING CO	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY/RELATED ENTITY	2019-02910	DEED	29.2						
PARTS PLUS REAL ESTATE LLC	SJJP INVESTMENTS LLC	0	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	DEED	35.4						
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		SEWER		12/12/1979		1979-5396		100%				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
DYKEMA EXCAVATORS INC ETAL 1730 3 MILE RD NE GRAND RAPIDS MI 49505		2026 Est TCV 21,384												
		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
		Public Improvements			* Factors *									
		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	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INFO FOR SIZE	0	168.00	308.00	1.0000	0.0000	0	100*	0	
					COMMERCIAL <2A M/L			1.19	Acres	18000	100		21,384	
					* denotes lines that do not contribute to the total acreage calculation.									
					168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value = 21,384									
					Work Description for Permit 1979-5396, Issued 12/12/1979: 500 GALONN +1000 +1000 GALLON TANK AND 73'X37' = 2700 SQFT TILEBED.									
Tax Description														
. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB. 1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023- 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND														
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2026	10,700	0	10,700			10,700S			
		TPC 04/30/2021 INSPECTED			2025	10,700	0	10,700			10,700S			
		TPC 05/24/2019 INSPECTED			2024	12,900	0	12,900			11,973C			
		TPC 12/27/2017 INSPECTED			2023	18,100	0	18,100			10,920C			
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Parcel Number: 009-012-018-75

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BRANDT JEANEN E S & GREGOR	BRANDT GREGORY A & JEANENE	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0	
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	
1964 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651		MAP #:							
Tax Description		2026 Est TCV 137,230 TCV/TFA: 35.69							
SEC 12 T22N R8W PCL A, BEG AT NE COR LOT 10 VI-MY-KA, TH W 127.91 FT, N 01 DEG 48' 00" W 4.71 FT, S 88 DEG 12'00" W 150 FT TO A PT ON N LINE LOT 13, W 31.02 FT TO NW COR LOT 13, N 01 DEG 48'00" W 31.8 FT, N 88 DEG 12'00" E 86.43 FT, N 01 DEG 48'00" W 7.25 FT, N 88 DEG 12' 00" E 222.42 FT, S 01 DEG 48' 00" E 48.75 FT TO POB. .29 A M/L SPLIT ON 07/02/2008 INTO 009-012-018-85;		X Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements		* Factors *					
		Dirt Road		Description	Frontage	Depth	Front	Depth	
		Gravel Road		INFO FOR SIZE 0	49.00	308.00	1.0000	0.0000	
		Paved Road		COMMERCIAL <2A M/L		0.35 Acres	18000	100	
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.				Value	
		Sidewalk		49 Actual Front Feet, 0.35 Total Acres				6,228	
		Water		Total Est. Land Value =				6,228	
		X Sewer		Land Improvement Cost Estimates					
		X Electric		Description	Rate	Size	% Good	Cash Value	
		X Gas		D/W/P: Asphalt Paving	2.86	7100	100	20,306	
		Curb		Total Estimated Land Improvements True Cash Value =				20,306	
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	
		Rolling		2026	3,100	65,500	68,600	Tribunal/ Other	
		Low		2025	3,100	46,600	49,700	Taxable Value	
		High		2024	3,800	44,300	48,100	32,795C	
		Landscaped		2023	5,300	60,600	65,900	31,234C	
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who	When	What	2026	3,100	65,500	68,600	34,723C
		TPC 04/28/2022	INSPECTED	2025	3,100	46,600	49,700	33,811C	
		TPC 06/30/2020	INSPECTED	2024	3,800	44,300	48,100	32,795C	
		TPC 05/24/2019	INSPECTED	2023	5,300	60,600	65,900	31,234C	

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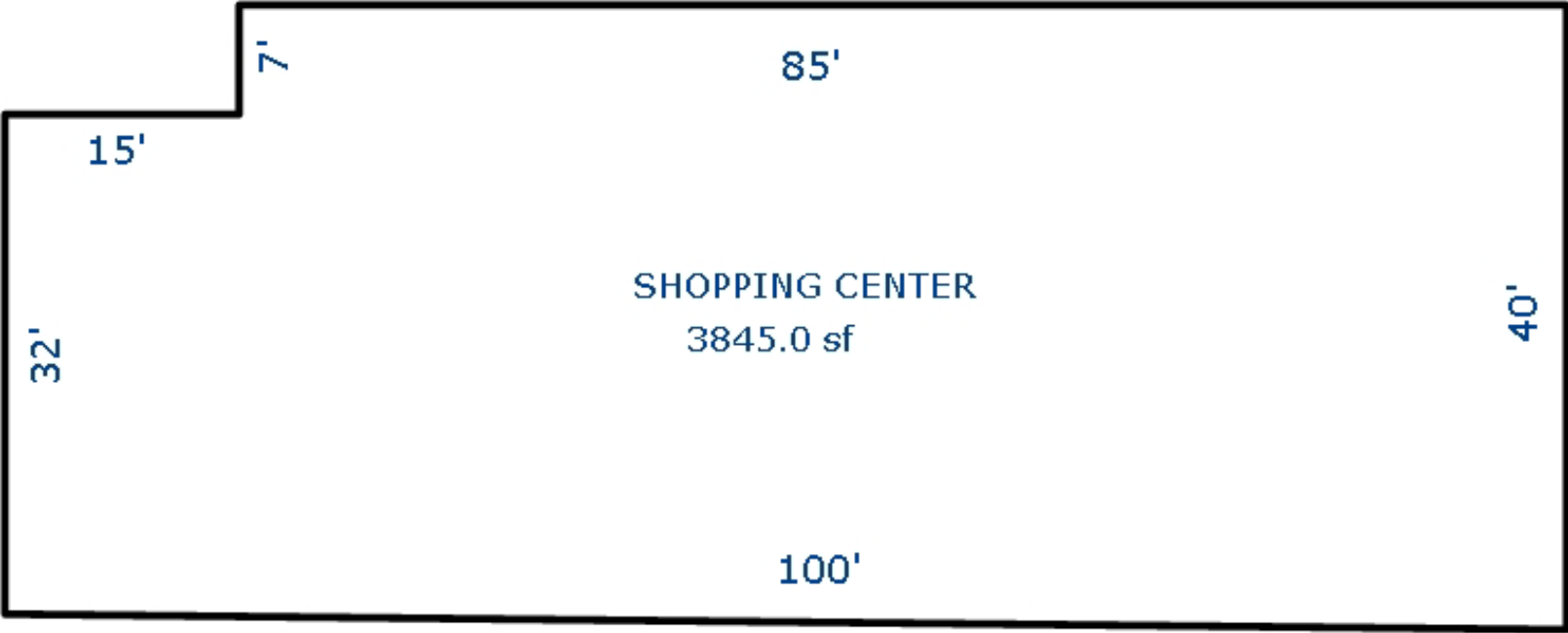
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<< Calculator Cost Computations >>>>>> Class: D Quality: Average Stories: 1 Story Height: 14 Perimeter: 187																	
Class: D Floor Area: 3,845 Gross Bldg Area: 3,845 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100 1980 Year Built Remodeled Overall Bldg Height Comments: FOMERLY RETAIL STORE & OFFICES					Construction Cost					Base Rate for Upper Floors = 59.32 (10) Heating system: Package Heating & Cooling Cost/SqFt: 18.28 100% Adjusted Square Foot Cost for Upper Floors = 77.60 Total Floor Area: 3,845 Base Cost New of Upper Floors = 298,372 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 104,430 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 110,696 Replacement Cost/Floor Area= 77.60 Est. TCV/Floor Area= 28.79																	
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>																High		Above Ave.		Ave.	X	Low
						High		Above Ave.												Ave.	X	Low					
					** ** Calculator Cost Data ** **																						
					Quality: Average																						
					Heat#1: Package Heating & Cooling 100%																						
					Heat#2: Package Heating & Cooling 0%																						
					Ave. SqFt/Story: 3845																						
					Ave. Perimeter: 187																						
					Has Elevators:																						
*** Basement Info ***																											
Area:																											
Perimeter:																											
Type:																											
Heat: Hot Water, Radiant Floor																											
* Mezzanine Info *																											
Area #1:																											
Type #1:																											
Area #2:																											
Type #2:																											
* Sprinkler Info *																											
Area:																											
Type: Average																											

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

(40) Exterior Wall:				
	Thickness		Bsmnt Insul.	

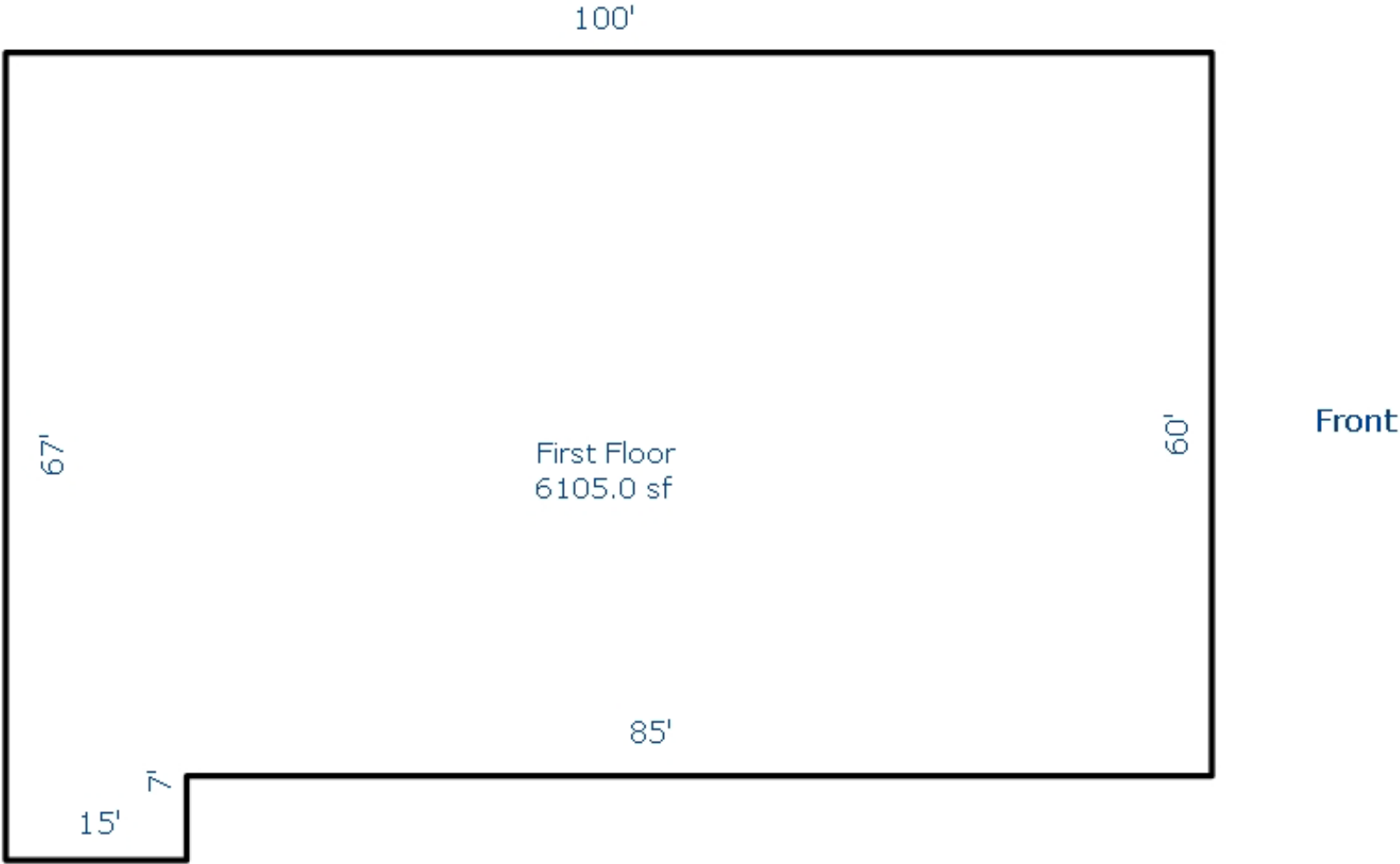
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
BRANDT JEANENE S & GREGORY	BRANDT GREGORY S & JEANENE	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0	
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)		Date	Number	Status
1964 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
BRANDT GREGORY A & JEANENE S TTEE		2026 Est TCV 192,773 TCV/TFA: 31.58							
BRANDT GREGORY A & JEANENE S									
521 S HOUGHTON STREET									
LAKE CITY MI 49651									
		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements		* Factors *					
				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				INFO FOR SIZE 0 60.00 309.00 1.0000 0.0000 0 100* 0					
				COMMERCIAL <2A M/L 0.43 Acres 18000 100 7,668					
				* denotes lines that do not contribute to the total acreage calculation.					
				60 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 7,668					
				Land Improvement Cost Estimates					
				Description Rate Size % Good Cash Value					
				D/W/P: Asphalt Paving 2.77 7200 100 19,944					
				Total Estimated Land Improvements True Cash Value = 19,944					

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<< Calculator Cost Computations >>>>>>									
Class: S										Class: S Quality: Average									
Floor Area: 6,105										Stories: 1 Story Height: 14 Perimeter: 242									
Gross Bldg Area: 6,105										Base Rate for Upper Floors = 55.95									
Stories Above Grd: 1										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.97 100%									
Average Sty Hght : 14										Adjusted Square Foot Cost for Upper Floors = 72.92									
Bsmnt Wall Hght										Total Floor Area: 6,105 Base Cost New of Upper Floors = 445,177									
Depr. Table : 4%										Reproduction/Replacement Cost = 445,177									
Effective Age : 30										Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Physical %Good: 35										Total Depreciated Cost = 155,812									
Func. %Good : 100										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 165,161									
Economic %Good: 100										Replacement Cost/Floor Area= 72.92 Est. TCV/Floor Area= 27.05									
1980 Year Built										Area:									
Remodeled										Perimeter:									
Overall Bldg Height										Type:									
Comments:										Heat: Hot Water, Radiant Floor									
										*** Basement Info ***									
										Area:									
										Perimeter:									
										Type:									
										Heat: Hot Water, Radiant Floor									
										* Mezzanine Info *									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Sprinkler Info *									
										Area:									
										Type: Average									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
Footings										Outlets: Fixtures:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures									
										3-Piece Baths									
										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
										Wash Bowls									
										Water Heaters									
										Wash Fountains									
										Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
										(10) Heating and Cooling:									
										Gas									
										Oil									
										Coal Stoker									
										Hand Fired Boiler									
(6) Ceiling:										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									
										(39) Miscellaneous:									
										900 Wood Frame									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY/RELATED ENTITY	2019-01315	DEED	100.0			
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY/RELATED ENTITY	2019-01411	PROPERTY TRANSFER	0.0			
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0			
SMITH RICHARD L	SMITH RICHARD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		11/12/2019		2019-03638		100%	
Owner's Name/Address		P.R.E. 0%		MAP #:							
SMITH JILL E TRUST 713 AIRFIELD LN MIDLAND MI 48642		2026 Est TCV 871,203 TCV/TFA: 422.09									
		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	210.00	100.00	0.7018	0.7079	5000 100 521,702	
					BACK 50' @ 500	65.00	1171.43	0.6530	2.2886	500 100 48,569	
					275 Actual Front Feet, 2.23 Total Acres					Total Est. Land Value = 570,271	
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: Asphalt Paving	2.98		3737 0		0	
					Wood Frame	26.85		120 50		1,611	
					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 = 2,611						
		Topography of Site			Work Description for Permit 2019-03638, Issued 11/12/2019: RESI USE POLE POURED FOUNDATION 1 STORY						
		Level									
		X	Rolling								
		Low									
		X	High								
		Landscaped									
		Swamp									
		X	Wooded								
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2026	285,100	150,500	435,600			170,675C
		TPC 01/03/2020 INSPECTED			2025	285,100	145,000	430,100			166,188C
		TPC 10/25/2019 INSPECTED			2024	168,000	138,900	306,900			161,192C
		TPC 10/21/2019 INSPECTED			2023	121,800	132,600	254,400			153,517C
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame Block	(4) Interior			Drywall Paneled		Plaster Wood T&G							
Building Style: 1S		Trim & Decoration												
Yr Built 1950	Remodeled 0		Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.			Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors							(12) Electric					
		Kitchen: Other: Other:							0 Amps Service					
(1) Exterior								No./Qual. of Fixtures						
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(6) Ceilings						No. of Elec. Outlets						
X								Many	X	Ave.		Few		
(2) Windows		(7) Excavation						(13) Plumbing						
X	Many Avg. Few	X	Large Avg. Small					1	Average Fixture(s)					
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: 1000 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					
		(8) Basement												
			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)						(14) Water/Sewer					
X	Gable Hip Flat		Gambrel Mansard Shed						1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1S

(11) Heating System: Wall/Floor Furnace

Ground Area = 1000 SF Floor Area = 1000 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	Block	Slab	1,000		
Total:				106,524	58,588

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	949	522
Porches	WSEP (1 Story)	192	8,004	4,402
Foundation: Shallow		192	-1,183	-651
Water/Sewer	Public Sewer	1	1,107	609
Water Well, 200 Feet		1	8,973	4,935
Built-Ins	Appliance Allow.	1	1,543	849
Local Cost Items		1	0	0
SANITARY SEWER				
Totals:			125,917	69,254

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 117,731

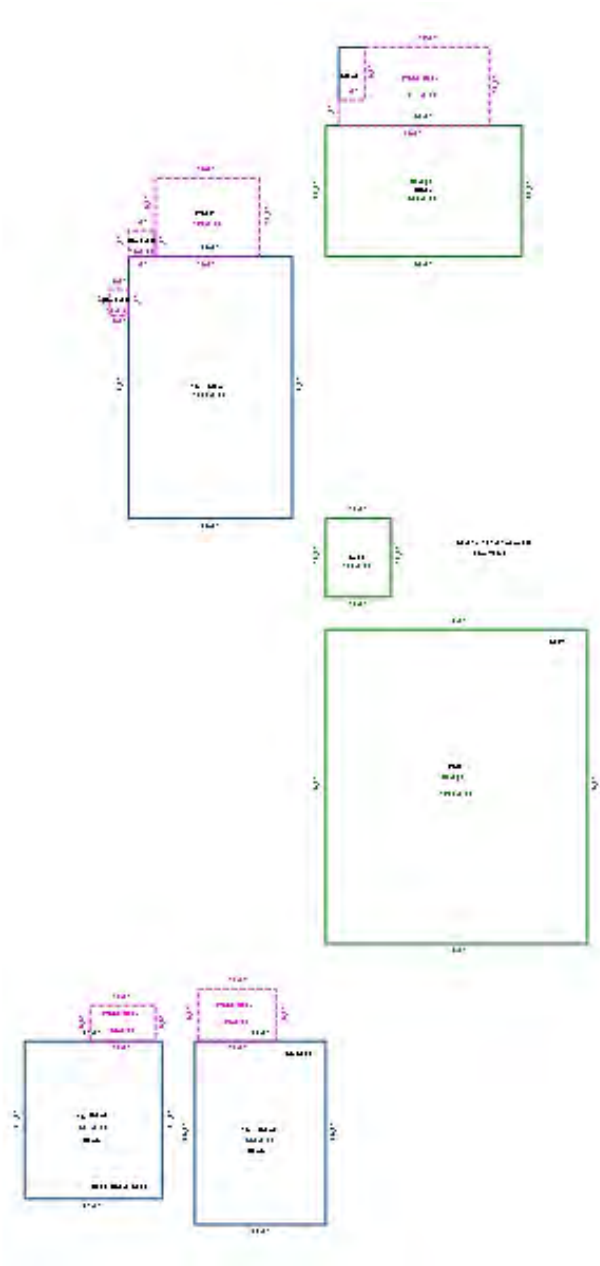
Cls D Blt 1950

Bsmnt Garage:

Carport Area:

Roof:

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	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						55	Treated Wood	Car Capacity:		
Building Style: 1S			Drywall Paneled		Plaster Wood T&G									Class:	
Yr Built 0	Remodeled 0		Ex	X	Ord		Min							Exterior:	
Condition: Average		Size of Closets				Lg			X	Ord		Small		Brick Ven.:	
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						Stone Ven.:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric						Common Wall:	
(1) Exterior								0 Amps Service						Foundation:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures						Finished ?:	
								Ex.			X	Ord.		Auto. Doors:	
								No. of Elec. Outlets						Mech. Doors:	
								Many			X	Ave.		Area:	
(2) Windows		(7) Excavation						(13) Plumbing						% Good:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 504 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						Storage Area:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer						No Conc. Floor:	
		(9) Basement Finish						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Bsmnt Garage:	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Lump Sum Items:						Carport Area:	
X	Gable Hip Flat	Gambrel Mansard Shed												Roof:	
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 2 Single Family 1S Cls D Blt 0

(11) Heating System: Electric Baseboard

Ground Area = 504 SF Floor Area = 504 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	504			
Total:					63,833	35,106

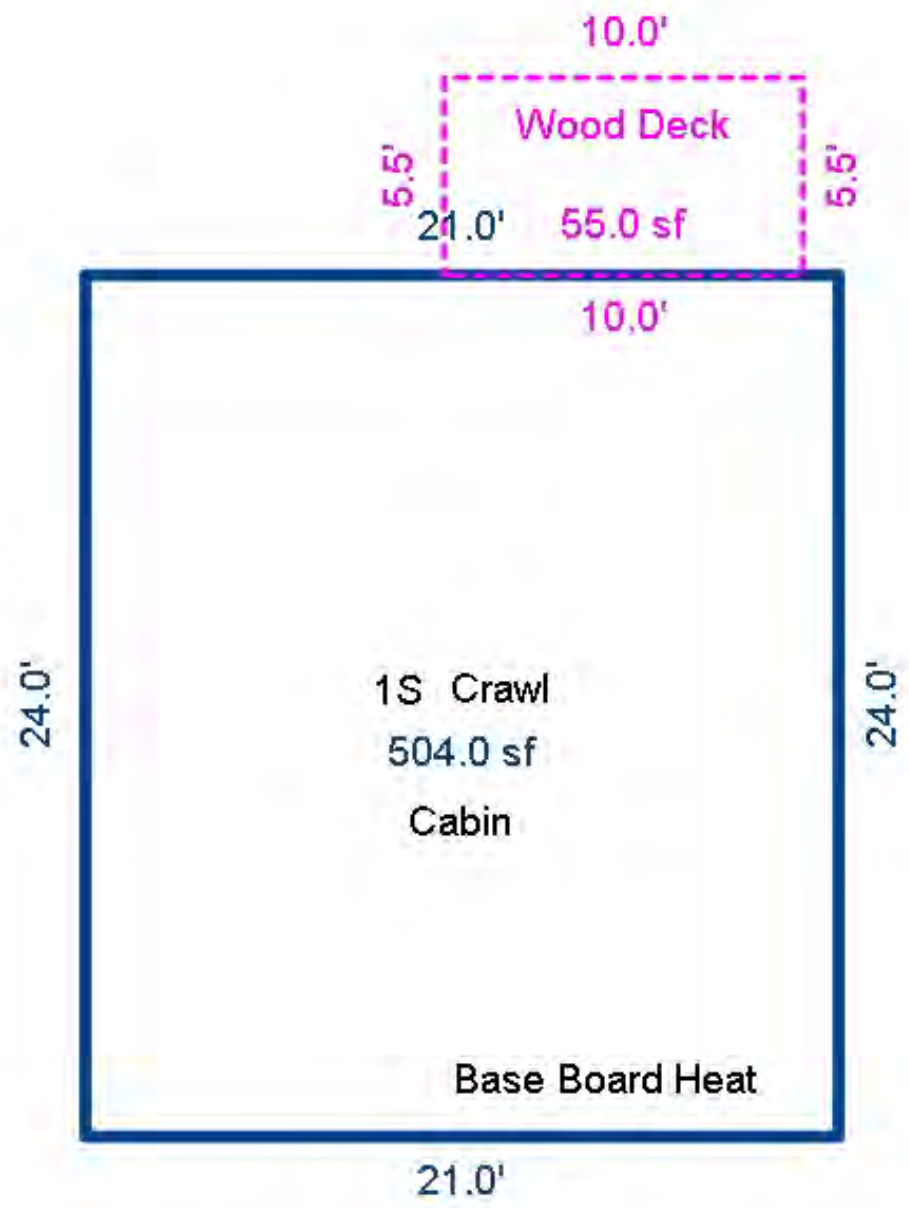
Other Additions/Adjustments

Deck						
Treated Wood			55		1,716	944
Built-Ins						
Appliance Allow.			1		1,607	884
Totals:					67,156	36,934

Notes:

ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 62,788

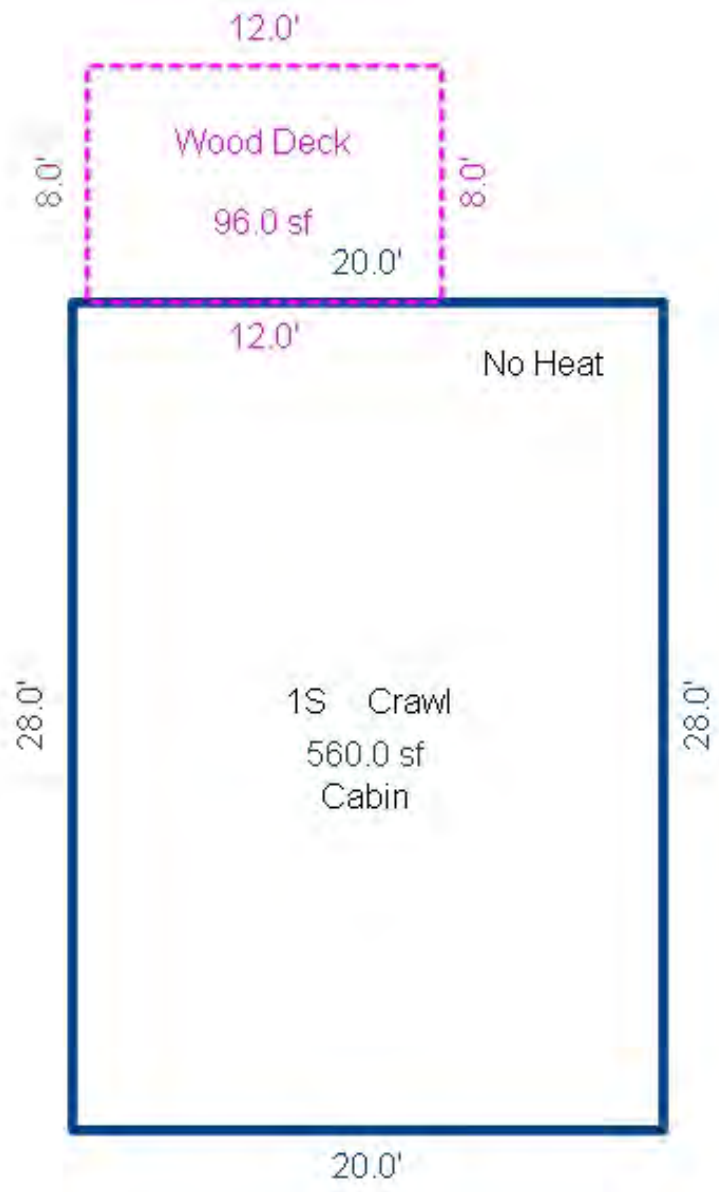
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 560 Total Base New : 71,526 Total Depr Cost: 39,338 Estimated T.C.V: 66,874		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 0	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 3 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 560 SF Floor Area = 560 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 560 Total: 67,622 37,191		Cls D Blt 0						
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Deck Treated Wood 96 2,297 1,263 Built-Ins Appliance Allow. 1 1,607 884 Totals: 71,526 39,338		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.700 => TCV: 66,874						
X	Many Avg. Few	X	Large Avg. Small								Basement: 0 S.F. Crawl: 560 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		Lump Sum Items:											
X	Gable Hip Flat		Gambrel Mansard Shed										Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		
X	Asphalt Shingle	(10) Floor Support											Joists: Unsupported Len: Cntr.Sup:		

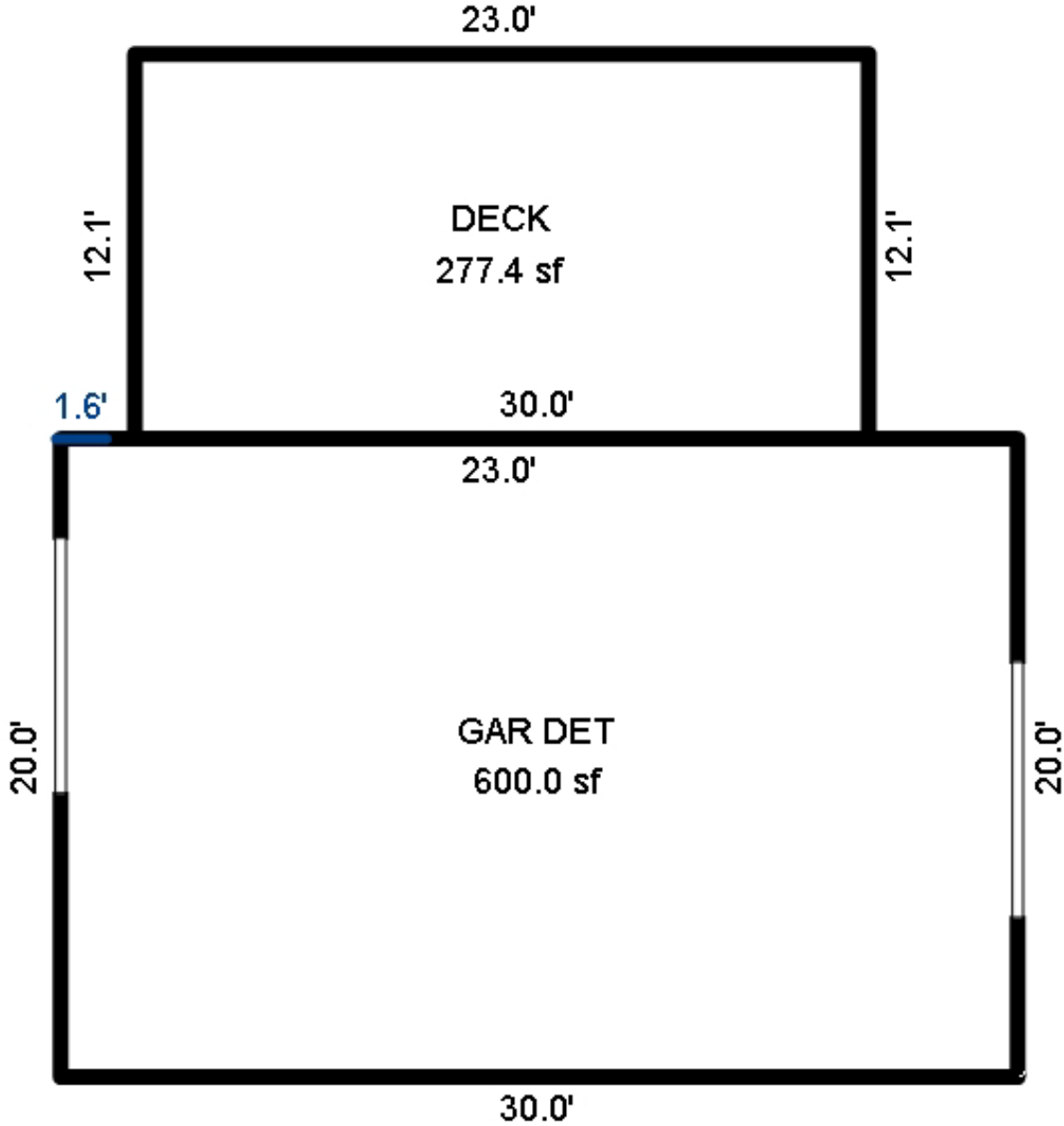
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 276	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 600 % 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									
Building Style: GRG			Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0			Ex		Ord		Min					
Condition: Average		Size of Closets			Lg		Ord		Small					
Room List		Doors:		Solid			H.C.		Central Air Wood Furnace					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric 0 Amps Service					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex.		Ord.		Min	
	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets				Many		Ave.		Few	
(2) Windows		(7) Excavation			(13) Plumbing				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support				Lump Sum Items:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 4 Single Family GRG Cls D Blt 0 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,128 -1,877 Deck Treated Wood 276 4,714 2,828 Garages Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 600 18,690 11,214 Totals: 20,276 12,165 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 15,815														

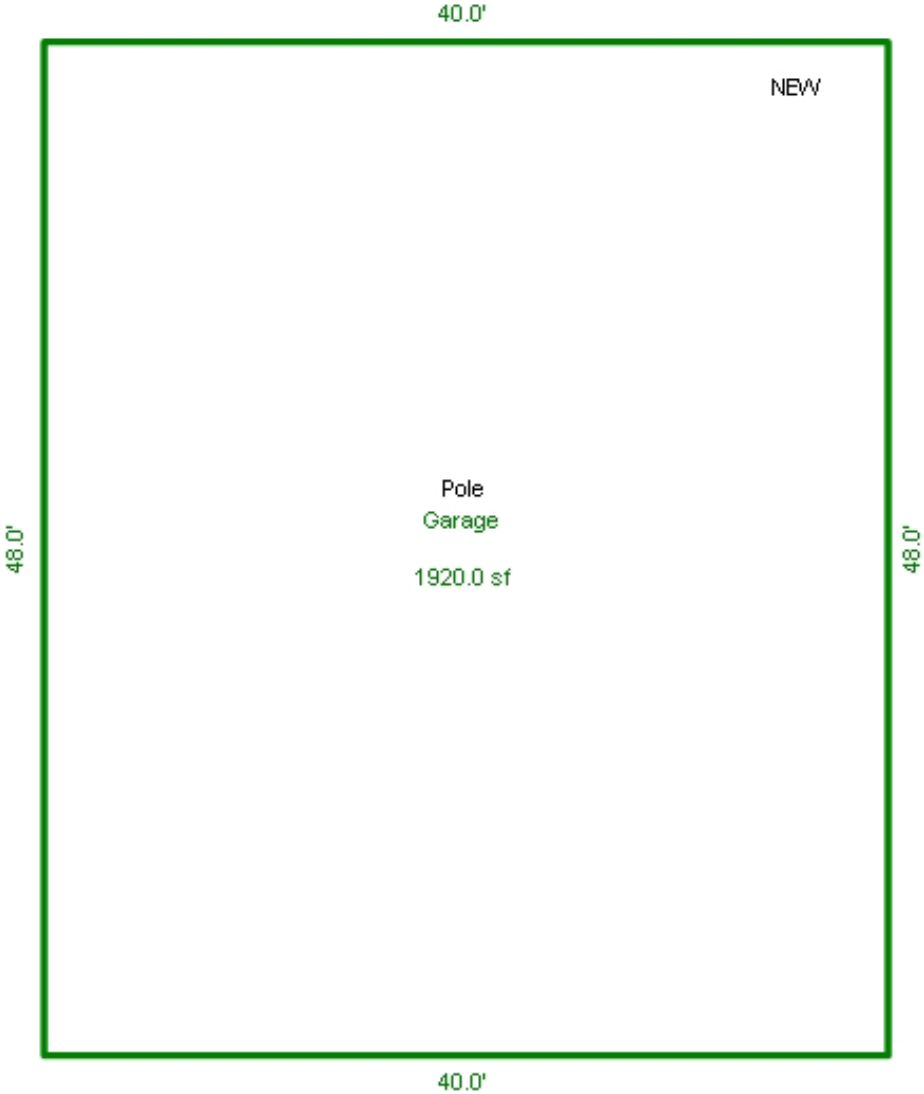
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 1920	
	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										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2019		Remodeled 0			Ex		Ord		Min						
Condition: Average		Size of Closets			Lg		Ord		Small						
Room List		Doors:		Solid			H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric						
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 5 Single Family GRG						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Ex.				Ord.		Min				
(2) Windows		(8) Basement			No. of Elec. Outlets				Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95						
	Many Avg. Few		Large Avg. Small		Many				Ave.		Few				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(13) Plumbing				Building Areas						
(3) Roof		(10) Floor Support			Average Fixture(s)				Stories Exterior Foundation						
	Gable Hip Flat		Gambrel Mansard Shed		3 Fixture Bath 2 Fixture Bath Softener, Auto 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						
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer				Plumbing						
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Garages						
					Lump Sum Items:				Class: C Exterior: Pole (Unfinished)						
									Base Cost						
									No Concrete Floor						
									Notes:						
									ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV:					35,113	
									Totals:						

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



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

Parcel Number: 009-012-019-10

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY/RELATED ENTITY	2019-01315	DEED	100.0			
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY/RELATED ENTITY	2019-01411	PROPERTY TRANSFER	100.0			
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0			
SMITH RICHARD L	SMITH RICHARD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 10/22/2019 Qual. Ag.									
Owner's Name/Address		MAP #:									
SMITH JILL E TRUST 713 AIRFIELD LN MIDLAND MI 48642		2026 Est TCV 37,522									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					AGRICULTRU 8 - 17 Acres	9.19 Acres	3800	100			34,922
					AGRICULTRU SURPLUS 2600/	1.00 Acres	2600	100			2,600
					AGRICULTRU ROW	1.00 Acres	0	100			0
					11.19 Total Acres Total Est. Land Value = 37,522						
</											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FRENCH R PATRICK & LUCY TR	AVIATIEK LLC	470,000	05/25/2016	WD	03-ARM'S LENGTH	2016-01965	PROPERTY TRANSFER	100.0						
FRENCH R PATRICK & LUCY (H	FRENCH R PATRICK & LUCY TR	0	06/23/2005	QC	21-NOT USED/OTHER	05-0/2874	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		07/07/2004		20040234		Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:										
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		2026 Est TCV 846,821 TCV/TFA: 518.89												
		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	80.89	290.00	1.0771	0.8305	5000	100		361,794	
					81 Actual Front Feet, 0.54 Total Acres						Total Est. Land Value =		361,794	
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.					8.17	340 0		0	
					Residential Local Cost Land Improvements									
					Description					Rate	Size % Good		Cash Value	
					LAND IMPROVE 1000					1,000.00	2 94		1,880	
					Total Estimated Land Improvements True Cash Value =									1,880
					Work Description for Permit 20040234, Issued 07/07/2004: 26X36 LOG SIDED GRG FOR 05									
		Topography of Site												
		Level												
		X	Rolling											
		Low												
		X	High											
		Landscaped												
		Swamp												
		X	Wooded											
		Pond												
		X	Waterfront											
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X	PRIVATE RD		2026	180,900	242,500	423,400			286,851C			
		TPC 12/27/2017 INSPECTED			2025	168,000	220,600	388,600			279,310C			
		TPC 06/20/2016 INSPECTED			2024	114,300	218,000	332,300			270,912C			
		TPC 02/20/2012 INSPECTED			2023	91,500	208,000	299,500			258,012C			
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Building Type		(3) Roof (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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 536 174 70	Type WPP WPP Treated Wood	Year Built: 2004 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: 936 % 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 +10 Effec. Age: 25 Floor Area: 1,632 Total Base New : 378,948 Total Depr Cost: 284,204 Estimated T.C.V: 483,147		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:					
Building Style: LOG		Drywall Paneled	Plaster Wood T&G													
Yr Built 1996	Remodeled 0	Ex	X										Ord	Min		
Condition: Average		Size of Closets														
Room List		Doors:	Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors					200 Amps Service									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(6) Ceilings		Ex.			X	Ord.	Min							
X				No. of Elec. Outlets			Many		X	Ave.	Few					
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s)									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1632 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									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	1000 Living 1 Walkout Doors (B) No Floor Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family LOG
 (11) Heating System: Forced Air w/ Ducts
 Ground Area = 1632 SF Floor Area = 1632 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
 Building Areas

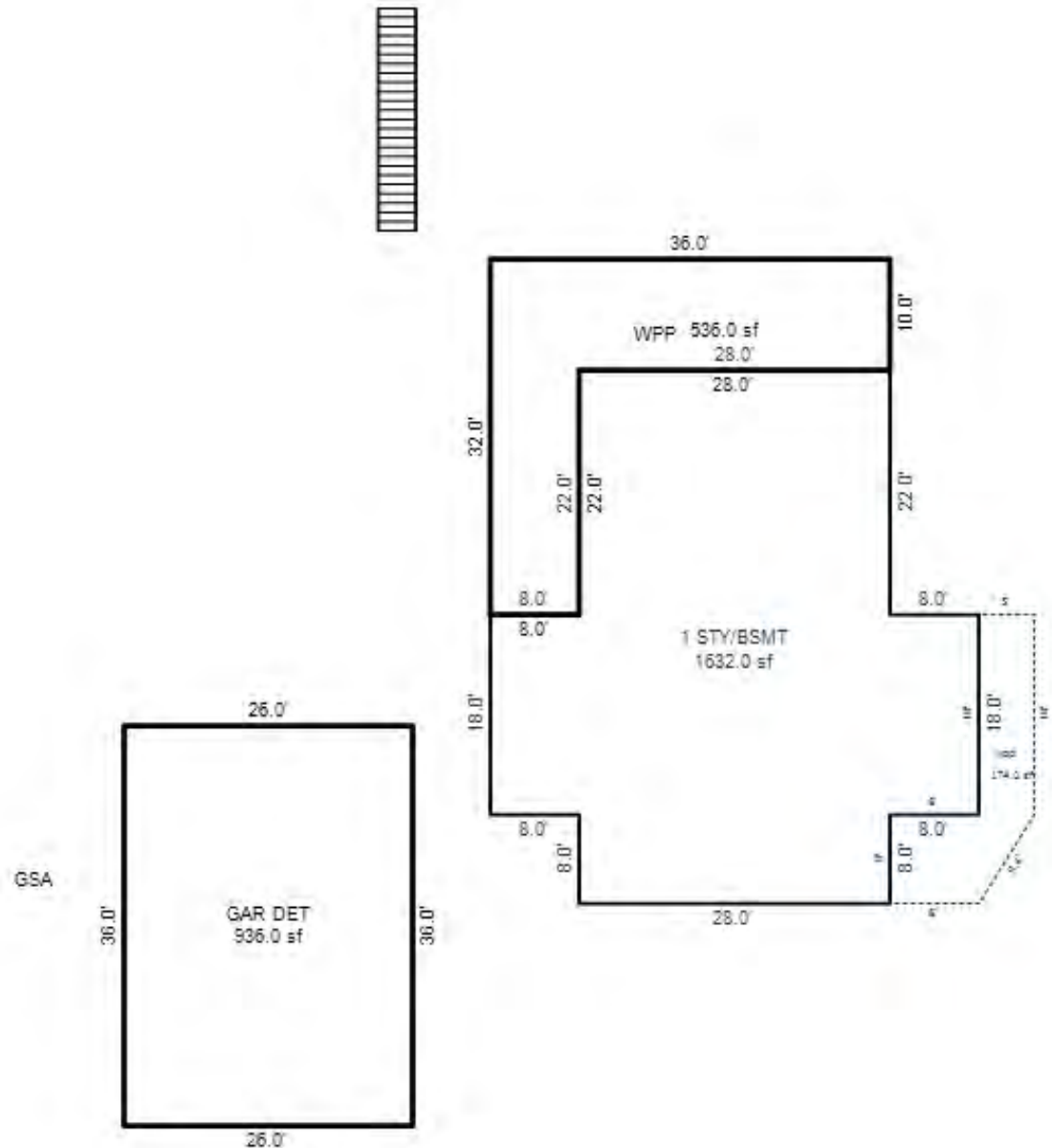
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Basement	1,632		
Total:				267,265	200,445

 Other Additions/Adjustments

	Size	Cost New	Depr. Cost
Basement Living Area	1000	35,170	26,377
Basement, Outside Entrance, Below Grade	1	2,727	2,045
Plumbing			
Average Fixture(s)	1	1,422	1,066
3 Fixture Bath	2	8,956	6,717
Porches			
WPP	536	9,509	7,132
WPP	174	4,479	3,359
Deck			
Treated Wood	70	2,038	1,528
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	936	33,874	25,405
Door Opener	2	1,054	790
Water/Sewer			
Public Sewer	1	1,465	1,099
Water Well, 100 Feet	1	5,734	4,300
Built-Ins			
Appliance Allow.	1	2,713	2,035
Fireplaces			
Prefab 1 Story	1	2,542	1,906

 <<<<< 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.				
SOWLE VIRGINIA L TRUST	TALSMA TIMOTHY & JANICE	295,000	01/18/2011	WD	03-ARM'S LENGTH	2011-179WD	PROPERTY TRANSFER	100.0				
TALSMA TIMOTHY & JANICE	AVIATIEK LLC	0	01/18/2011	PTA	25-PARTIAL CONSTRUCTION	2011-180WD	PROPERTY TRANSFER	100.0				
SOWLE THOMAS J & VIRGINIA	SOWLE VIRGINIA L	0	12/05/2004	OTH	21-NOT USED/OTHER	05-0/3338	DEED	0.0				
SOWLE VIRGINIA L		0	02/22/2001	OTH	09-FAMILY/RELATED ENTITY	2011-178TRUST	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6834 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		03/01/2011		2011-0057		100%		
Owner's Name/Address		P.R.E. 0%		MAP #:								
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		2026 Est TCV 1,071,506 TCV/TFA: 220.47										
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
					B100'@5000/FF	100.00	341.00	1.0000	0.8510	5000 100 425,484		
					100 Actual Front Feet, 0.78 Total Acres					Total Est. Land Value = 425,484		
					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					Wood Frame	24.89		169 95		3,996		
					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 = 6,421							
					Work Description for Permit 2011-0057, Issued 03/01/2011: ADDITION, S.F. HOME WOOD FRAME BLOCK GAS, PUBLIC SEWAGE, PRIVATE WELL, AIR CONDITIONING. NO BDRM OR BATH INFO							
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	212,700	323,100	535,800			289,726C	
		TPC 12/27/2017	INSPECTED		2025	212,700	296,800	509,500			282,110C	
		TPC 06/20/2016	INSPECTED		2024	138,800	291,700	430,500			273,628C	
		TPC 11/01/2011	INSPECTED		2023	111,000	278,500	389,500			260,599C	
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-012-019-45

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MOLITOR JOHN H & MARIE	MOLITOR JOHN H & MARIE L T	0	09/29/2023	QC	09-FAMILY/RELATED ENTITY	2023-02781	DEED	0.0						
MOLITOR RUSSELL & MARGARET	MOLITOR JOHN H	0	06/24/2022	QC	09-FAMILY/RELATED ENTITY	2022-02148	PROPERTY TRANSFER	0.0						
MOLITOR JOHN H	MOLITOR JOHN H & MARIE	0	06/24/2022	QC	09-FAMILY/RELATED ENTITY	2022-02149	PROPERTY TRANSFER	0.0						
MOLITOR RUSSELL D & MARGAR	MOLITOR RUSSELL & MARGARET	0	04/05/2022	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
6894 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 01/01/2026												
Owner's Name/Address		MAP #:												
MOLITOR JOHN H & MARIE L TRUST PO BOX 705 LAKE CITY MI 49651		2026 Est TCV 1,042,833 TCV/TFA: 303.50												
		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	302.02	1.1059	0.8356	5000	100		346,549	
					75 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =		346,549	
					Land Improvement Cost Estimates									
					Description					Rate	Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.					8.17	1600 0		0	
					Residential Local Cost Land Improvements									
					Description					Rate	Size % Good		Cash Value	
					LAND IMPROVE 2500					2,500.00	1 100		2,500	
					Total Estimated Land Improvements True Cash Value =									2,500
		Topography of Site												
		Level												
		X	Rolling											
		X	Low											
		X	High											
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X	Waterfront											
		Ravine												
		Wetland												
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X	PRIVATE RD		2026	173,300	348,100	521,400			258,345C			
		Who When What			2026	173,300	348,100	521,400			258,345C			
		TPC 04/30/2021 INSPECTED			2025	156,700	337,600	494,300			251,554C			
		TPC 05/06/2019 INSPECTED			2024	106,900	312,600	419,500		419,500A	243,991C			
		TPC 12/27/2017 INSPECTED			2023	85,500	298,400	383,900			232,373C			
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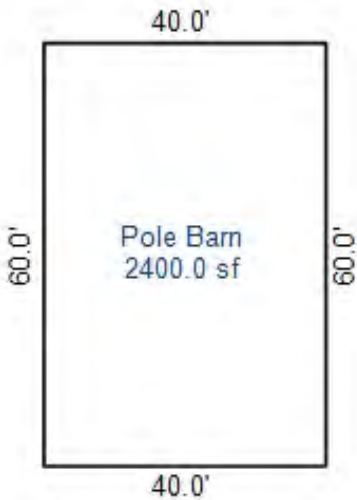


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Gas	Area 510 48	Type WPP Wood Balcony	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 796 % 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 +10 Effec. Age: 30 Floor Area: 3,436 Total Base New : 590,020 Total Depr Cost: 408,108 Estimated T.C.V: 693,784		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1995	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 3436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,320 1 Story Siding Overhang 796 Total: 415,896 291,154					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Recreation Room 1300 24,661 12,330 Basement, Outside Entrance, Below Grade 1 2,727 1,909 Plumbing Average Fixture(s) 1 1,422 995 3 Fixture Bath 1 4,478 3,135 2 Fixture Bath 1 2,996 2,097 Porches WPP 510 9,058 6,341 Balcony Wood Balcony 48 2,097 1,468 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 796 36,250 25,375 Common Wall: 2 Wall 1 -5,177 -3,624 Door Opener 2 1,054 738 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,054 738 Base Cost 2400 83,592 58,514 Water/Sewer Public Sewer 1 1,465 1,025								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation							Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic				
X	Many Avg. Few	X	Large Avg. Small										(9) Basement Finish		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic				
(3) Roof		1300	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic				
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MONTOYE ALLEN PAUL TRUST & DOPP STEVEN & MISTY		215,000	12/30/2014	WD	03-ARM'S LENGTH	2014-04266	PROPERTY TRANSFER	100.0		
MONTOYE ALLEN P & MARY J (MONTOYE ALLEN PAUL TRUST		0	09/14/2007	QC	21-NOT USED/OTHER	2007/3421	DEED	0.0		
MONTOYE ALLEN P & MARY J (MONTOYE MARY JANE TRUST		0	09/14/2007	QC	21-NOT USED/OTHER	2007/3422	DEED	0.0		
		170,500	07/01/1998	WD	33-TO BE DETERMINED	320:860	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6874 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New Construction		09/09/2025		PB25-0189	0%	
Owner's Name/Address		P.R.E. 0%		New Construction		09/09/2025		PE25-0176		
DOPP STEVEN & MISTY 661 E BRADFORD RD MIDLAND MI 48640		MAP #:		New Construction		09/09/2025		PM25-0130		
		2026 Est TCV 334,862								
		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
					B100'@5000/FF	72.00	258.00	1.1218	0.8161	5000 100 329,594
					64 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value = 329,594
Tax Description		X								
SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.										
Comments/Influences										



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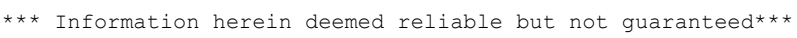
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
6868 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST			New House		10/16/2014	2014-0465	100%
	P.R.E. 100% 04/14/2017							
Owner's Name/Address	MAP #:							
MCISAAC TIMOTHY P & PATRICIA L 6868 W LAKEVIEW DR LAKE CITY MI 49651	2026 Est TCV 1,188,084 TCV/TFA: 412.53							
	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				B100'@5000/FF	75.00	262.00	1.1059	0.8180
				75 Actual Front Feet,	0.45	Total Acres	Total Est. Land Value =	339,238
				Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
				D/W/P: 4in Ren. Conc.	10.25	667	0	0
				D/W/P: Patio Blocks	18.85	373	0	0
				Residential Local Cost Land Improvements				
				Description	Rate	Size	% Good	Cash Value
				LAND IMPROVE 2500	2,500.00	2	95	4,750
				Total Estimated Land Improvements True Cash Value =				
				4,750				
				Work Description for Permit 2014-0465, Issued 10/16/2014: NEW RBUILDING / OUGH IN ONLY. RES S.F. HOME W/ATTACHED GARAGE. WOOD FRAME. BASEMENT POURED FOUNDATION GAS HEAT PUBLIC SEWGE & PRIVAE WELL. AIR CONDITIONING. 1.STORIES. BBDRM. 3.5BATH. TOTAL AREA 5780 SQFT. 1X40=2040, 51,18=840SQFT, DECK 16X30=476 22X24=528SQFT.				
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review
								Tribunal/ Other
								Taxable Value
				2026	169,600	424,400	594,000	
				2025	153,400	379,700	533,100	
				2024	104,600	355,600	460,200	
				2023	83,700	355,400	439,100	
				2026	169,600	424,400	594,000	347,793C
				2025	153,400	379,700	533,100	338,650C
				2024	104,600	355,600	460,200	328,468C
				2023	83,700	355,400	439,100	312,827C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 71 505 207	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2015 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: 474 % Good: 0 Storage Area: 0 No Conc. Floor: 237
	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: BC Effec. Age: 10 Floor Area: 2,880 Total Base New : 551,699 Total Depr Cost: 496,527 Estimated T.C.V: 844,096		E.C.F. X 1.700		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S			Drywall Paneled											Plaster Wood T&G
Yr Built 2015		Remodeled 0	Ex	Ord										Min
Condition: Average		Size of Closets			Lg	Ord	Small							
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S						Cls BC Blt 2015	
				Ex. Ord. Min			(11) Heating System: Forced Heat & Cool							
				No. of Elec. Outlets			Ground Area = 1920 SF Floor Area = 2880 SF.							
				Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
Many Avg. Few	Large Avg. Small	Basement: 1920 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 1.5 Story Siding Basement		Size 1,920		Cost New		Depr. Cost	
							Other Additions/Adjustments							
							Exterior							
							Stone Veneer		112		5,034		4,531	
							Plumbing							
							Average Fixture(s)		1		2,094		1,885	
							3 Fixture Bath		2		13,171		11,854	
							2 Fixture Bath		1		4,412		3,971	
							Porches							
							CCP (1 Story)		71		2,790		2,511	
							WPP		505		11,544		10,390	
							WSEP (1 Story)		207		14,324		12,892	
							Garages							
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)							
							Base Cost		474		31,895		28,705	
							Common Wall: 1 Wall		1		-3,005		-2,704	
							Door Opener		1		659		593	
							No Concrete Floor		237		-1,872		-1,685	
							Water/Sewer							
							Public Sewer		1		1,877		1,689	
							Water Well, 100 Feet		1		6,387		5,748	
							Built-Ins							
							Appliance Allow.		1		3,899		3,509	
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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



Parcel Number: 009-012-019-70

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CRISSMAN JOHN & DEBORAH LY	MCISAAC PAUL W & MARILYN	76,000	10/01/1994	WD	03-ARM'S LENGTH	290P218	PROPERTY TRANSFER	0.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
6862 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 04/30/1999									
Owner's Name/Address	MAP #:									
MCISAAC PAUL W & MARILYN 6862 W LAKEVIEW DR LAKE CITY MI 49651	2026 Est TCV 894,774 TCV/TFA: 389.54									
	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 75.00 262.00 1.1059 0.8180 5000 100 339,238 75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 339,238							
Tax Description	X Dirt Road		Land Improvement Cost Estimates							
SEC 12 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-3 P240. .46A.	X Gravel Road		Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 1503 0 0 D/W/P: Patio Blocks 15.58 60 0 0 D/W/P: Brick on Sand 18.00 40 0 0 Wood Frame 27.96 120 50 1,677 Wood Frame 24.96 192 50 2,396							
Comments/Influences	X Storm Sewer		Residential Local Cost Land Improvements							
	X Sidewalk		Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 2 95 4,750 Total Estimated Land Improvements True Cash Value = 8,823							
	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
	JWV	06/18/2018	INSPECTED	2026	169,600	277,800	447,400			227,111C
	TPC	12/27/2017	INSPECTED	2025	153,400	251,100	404,500			221,141C
	TPC	11/02/2015	INSPECTED	2024	104,600	236,000	340,600			214,492C
				2023	83,700	225,200	308,900			204,279C

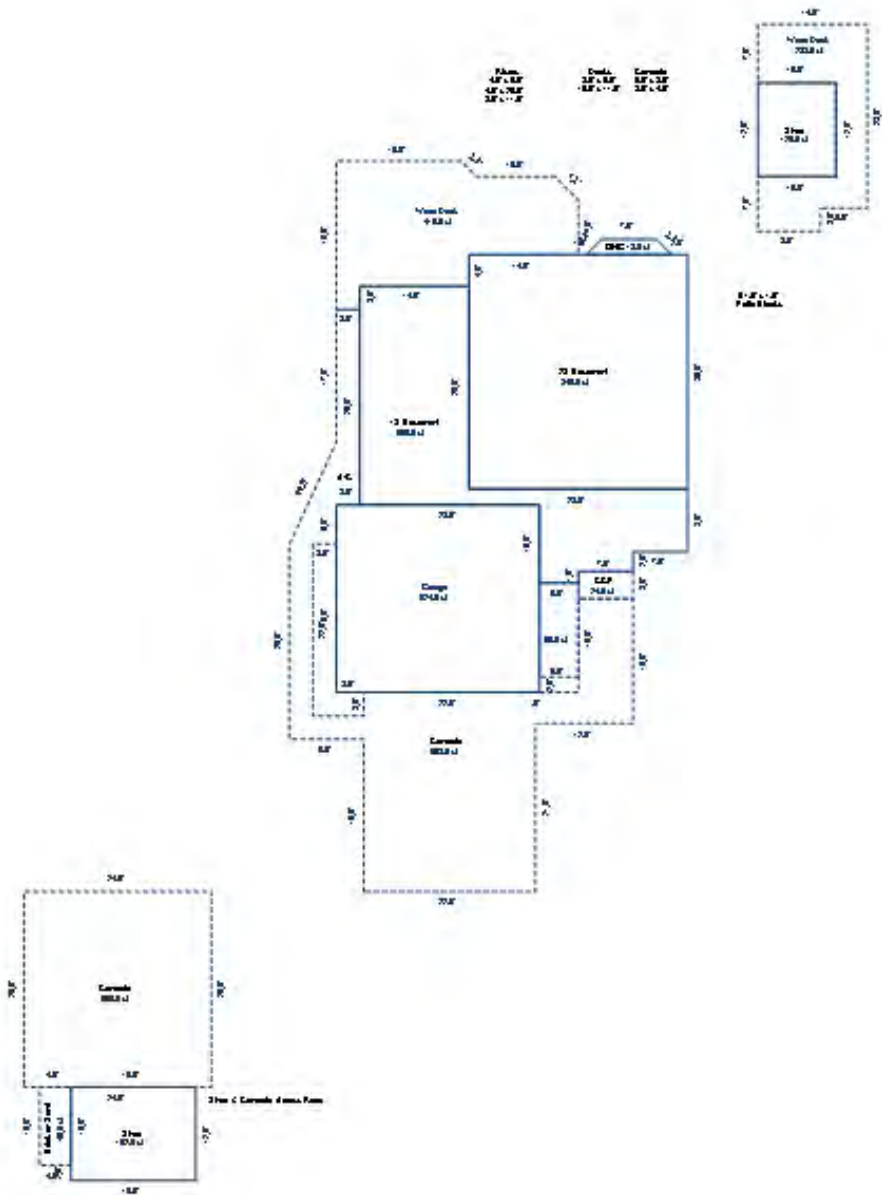


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior														
Building Style: 1.5S		X	Drywall Paneled				Plaster Wood T&G									
Yr Built 1997		Remodeled 0		X	Ex		Ord		Min							
Condition: Average		Size of Closets		X	Lg		Ord		Small							
Room List		Doors:		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	X	Drywall												
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1439 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor														
X	Gable Hip Flat	Gambrel Mansard Shed	1000	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														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)														
		Base Cost Common Wall: 1.5 Wall Door Opener Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BERRY TIMOTHY J	BERRY TIMOTHY J TRUST	0	12/10/2025	QC	14-INTO/OUT OF TRUST	2025-03511	PROPERTY TRANSFER	0.0					
KEELEAN LARRY & LEONA	BERRY TIMOTHY	962,000	10/23/2025	WD	03-ARM'S LENGTH	2025-03034	PROPERTY TRANSFER	100.0					
		329,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2359	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status					
6856 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
BERRY TIMOTHY J TRUST 9975 W TAFT RD FOWLER MI 48835		MAP #:											
		2026 Est TCV 870,040 TCV/TFA: 519.74											
		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	262.00	1.1059	0.8180	5000	100		339,238
					75 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 339,238								
					Land Improvement Cost Estimates								
					Description								
					D/W/P: 4in Ren. Conc. 8.17 1140 0 0								
					D/W/P: Flagstone/Sand 20.98 100 0 0								
					Wood Frame 27.13 140 50 1,899								
					Residential Local Cost Land Improvements								
					Description								
					LAND IMPROVE 2500 2,500.00 2 95 4,750								
					Standard Utilities								
					Underground Utils. Total Estimated Land Improvements True Cash Value = 6,649								
		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		2026	169,600	265,400	435,000			435,000S		
		Who	When	What	2026	169,600	265,400	435,000			435,000S		
		TPC 10/14/2025	INSPECTED		2025	153,400	234,900	388,300			239,845C		
		TPC 04/30/2021	INSPECTED		2024	104,600	217,800	322,400			232,634C		
		TPC 12/27/2017	INSPECTED		2023	83,700	215,500	299,200			221,557C		



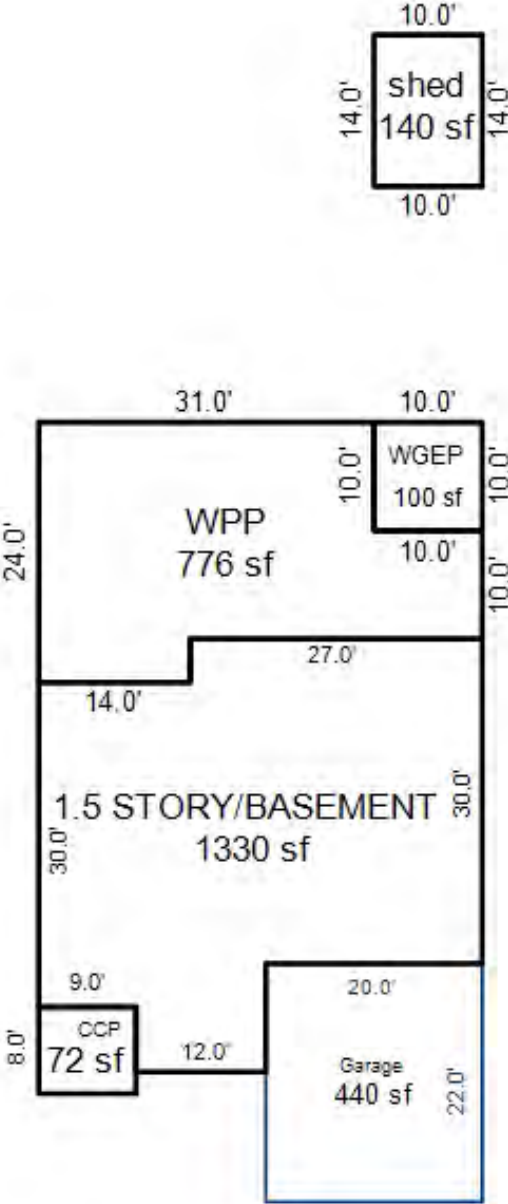
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 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 Gas	Area 72 776 100 60	Type CCP (1 Story) WPP WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior												
Building Style: 1.25S		X	Drywall Paneled			Plaster Wood T&G								
Yr Built 1997	Remodeled 0	X	Ex		Ord		Min							
Condition: Average		Size of Closets												
		X	Lg		Ord		Small							
Room List		Doors:		Solid		H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
		Kitchen: Other: Hardwood Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation	X	Drywall											
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1303 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 X Double Glass X Patio Doors Storms & Screens	(8) Basement												
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat		Gambrel Mansard Shed	1031	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												
		200	Amps Service											
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1	Average Fixture(s)											
		3	3 Fixture Bath											
		1	2 Fixture Bath											
			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(14) Water/Sewer												
		1	Public Water											
		1	Public Sewer											
			Water Well											
			1000 Gal Septic											
			2000 Gal Septic											
		Lump Sum Items:												
		Class: C +10 Effec. Age: 15 Floor Area: 1,674 Total Base New : 362,756 Total Depr Cost: 308,325 Estimated T.C.V: 524,153												
		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1303 SF Floor Area = 1674 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,303 1 Story Siding Overhang 45 Total: 259,721 220,745 Other Additions/Adjustments Recreation Room 1031 19,558 16,624 Exterior Brick Veneer 160 2,650 2,252 Plumbing Average Fixture(s) 1 1,422 1,209 3 Fixture Bath 2 8,956 7,613 2 Fixture Bath 1 2,996 2,547 Porches CCP (1 Story) 72 2,208 1,877 WGEP (1 Story) 100 10,201 8,671 WPP 776 12,059 10,250 Deck Treated Wood 60 1,887 1,604 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 440 23,874 20,293 Common Wall: 1.5 Wall 1 -3,883 -3,301 Door Opener 1 527 448 Water/Sewer Public Sewer 1 1,465 1,245 <<<<< 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.					
CRISSMAN JOHN & HILL JACQU	CRISSMAN PERRIN ALLISON LE	1	01/09/2017	WD	09-FAMILY/RELATED ENTITY	2017-00486	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
PERRIN ALLISON LEIGH CRISSMAN 7215 N CENTRAL AVE PHOENIX AZ 85020		2026 Est TCV 394,915 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B100'@5000/FF	84.32	294.46	1.0615	0.8324	5000	100		372,546
					84 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value =		372,546
Tax Description													
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMNNENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89"56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02"08'30" WEST 1444.34 FEET; THENCE NORTH 01"40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58"51'42" WEST 62.32 FEET; THENCE NORTH 19"15'23" WEST 67.44 FEET; THENCE NORTH 21"33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE													
													
E MISSAUKEE; SE LINE NORTH T; THENCE LEAVING 22"02'04" EAST H 01"40'40" EAST OF BEGINNING. D INCLUDING ALL INTERMEDIATE N ON FILE***													
RAGE. -TIM 6 completed ; 2-019-90; -019-95; -----													
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 80	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % 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									
Building Style: GRG			Drywall Paneled		Plaster Wood T&G									
Yr Built 0		Remodeled 0			Ex		Ord		Min					
Condition: Average		Size of Closets			Lg		Ord		Small					
Room List		Doors:		Solid			H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex.				Ord.	Min
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			No. of Elec. Outlets				Many				Ave.	Few
(2) Windows		(8) Basement			(13) Plumbing				Average Fixture(s)					
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(14) Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof		(10) Floor Support			Lump Sum Items:									
	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:												
Chimney:														

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 0

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Deck						
Treated Wood				80	2,182	1,746
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				390	18,412	14,730
Totals:					20,594	16,476

Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.300 => TCV: 21,419

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



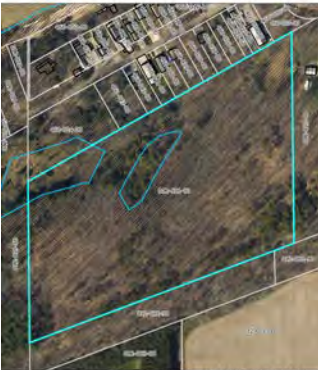
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ARDIS KEVIN P & BRIDGID M	ARDIS KEVIN P & BRIDGID M	0		06/05/2024	QC	09-FAMILY/RELATED ENTITY		20204-01425	PROPERTY TRANSFER	0.0				
CRISSMAN JOHN & HILL JACQU	ARDIS KEVIN PAUL	0		01/09/2017	WD	09-FAMILY/RELATED ENTITY		2017-00458	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ARDIS KEVIN P & BRIDGID M TRUSTS PO BOX 552 LAKE CITY MI 49651		2026 Est TCV 315,698												
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements				* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						B100'@5000/FF	65.00	301.57	1.1627	0.8354	5000	100		315,698
						65 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =	315,698	
Tax Description		Topography of Site												
2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89"56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02"08'30" WEST 1444.34 FEET; THENCE NORTH 01"40'40N WEST 173.45 FEET; THENCE SOUTH 58"51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58"51'42" WEST 62.32 FEET; THENCE NORTH 21"30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE E MISSAUKEE; SE LINE NORTH T; THENCE LEAVING 21"33'07" EAST H 19"15'23" EAST OF BEGINNING. D INCLUDING ALL INTERMEDIATE N ON FILE***		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		
						2026	157,800	0	157,800				79,146C	
						2025	135,800	0	135,800				77,066C	
						2024	92,600	0	92,600				74,749C	
						2023	74,100	0	74,100				71,190C	

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

03/24/2026

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
REID PATRICK ETAL	KOPECK THOMAS R & SUSAN M	45,333		06/10/2019	WD	03-ARM'S LENGTH		2019-01835	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
KOPECK THOMAS R & SUSAN M 6677 W LAKEVIEW DR LAKE CITY MI 49651		2026 Est TCV 74,433													
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements				* Factors * 656' X 743.707'									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.				Description Frontage Depth Front Depth Rate %Adj. Reason Value									
						A 200' @ 110/FF 200.00 400.00 1.0000 1.0000 110 100 22,000									
						Residentia 8 - 17 @\$5600 9.36 Acres 5600 100 52,433									
						200 Actual Front Feet, 11.20 Total Acres Total Est. Land Value = 74,433									
Tax Description															
. SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.															
Comments/Influences															
		Topography of Site													
		X Level Rolling X Low X High Landscaped X Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
						Who	When	What	2026	37,200	0	37,200			23,346C
						TPC 04/30/2021 INSPECTED			2025	32,400	0	32,400			22,733C
						TPC 05/08/2018 INSPECTED			2024	27,200	0	27,200			22,050C
						TPC 12/27/2017 INSPECTED			2023	23,200	0	23,200			21,000C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRANNAN KAREN S	BRANNAN KAREN S	1	09/26/2018	QC	09-FAMILY/RELATED ENTITY	2018-03269	PROPERTY TRANSFER	0.0			
BRANNAN KAREN S TRUST	BRANNAN KAREN S	0	09/25/2018	QC	09-FAMILY/RELATED ENTITY	2018-03188	PROPERTY TRANSFER	0.0			
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN REV	25,000	09/03/2010	WD	03-ARM'S LENGTH	2010-4213QC	PROPERTY TRANSFER	100.0			
BRANNAN ROBERT A & KAREN S		0	09/03/2010	WD	09-FAMILY/RELATED ENTITY	2010-4214	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		Garage		06/24/2011		2011-0286		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BRANNAN KAREN S 1640 GERMANY RD Williamston MI 48895		2026 Est TCV 97,590 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					I 200' @ 250/	124.16	199.56	1.1266	0.8404	250 100 29,389	
					124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =					29,389	
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.	10.25		512 0		0	
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					LAND IMPROVE 1000	1,000.00		2 95		1,900	
					Total Estimated Land Improvements True Cash Value =						1,900
					Work Description for Permit 2011-0286, Issued 06/24/2011: D.GARAGE WOOD FRAME POURED FOUNDATION						
		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			2026	14,700	34,100	48,800		24,643C	
		TPC 05/06/2018 INSPECTED			2025	11,800	30,700	42,500		23,996C	
		TPC 12/27/2017 INSPECTED			2024	9,400	26,500	35,900		23,275C	
		TPC 08/29/2016 INSPECTED			2023	7,100	25,600	32,700		22,167C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2011 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 2066 % 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 X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: BC Effec. Age: 10 Floor Area: 0 Total Base New : 59,892 Total Depr Cost: 53,903 Estimated T.C.V: 66,301 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Drywall Paneled	Plaster Wood T&G								Trim & Decoration			
Yr Built 2011	Remodeled 0	Ex	Ord								Min			
Condition: Average		Size of Closets Lg Ord Small												
Room List		Doors:	Solid	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family GRG Cls BC Blt 2011

(11) Heating System: No Heating/Cooling

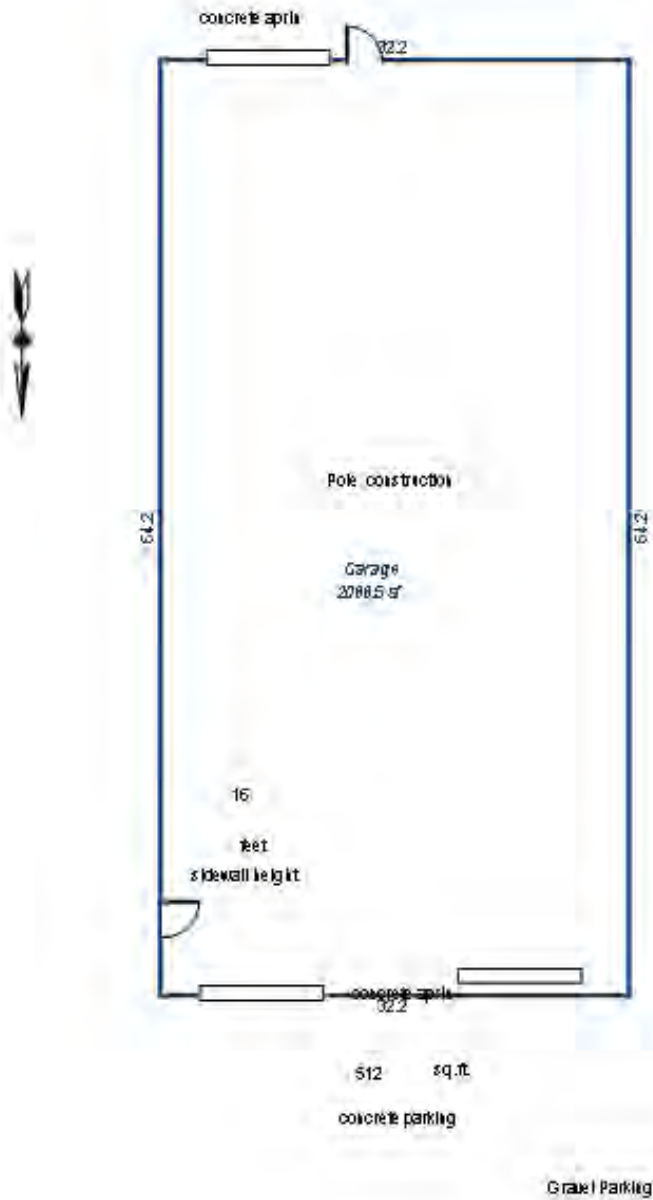
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Plumbing						
3 Fixture Bath				1	-6,585	-5,926
Garages						
Class: BC Exterior: Pole (Unfinished)						
Door Opener				3	1,976	1,778
Base Cost				2066	64,501	58,051
Totals:					59,892	53,903

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 66,301

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

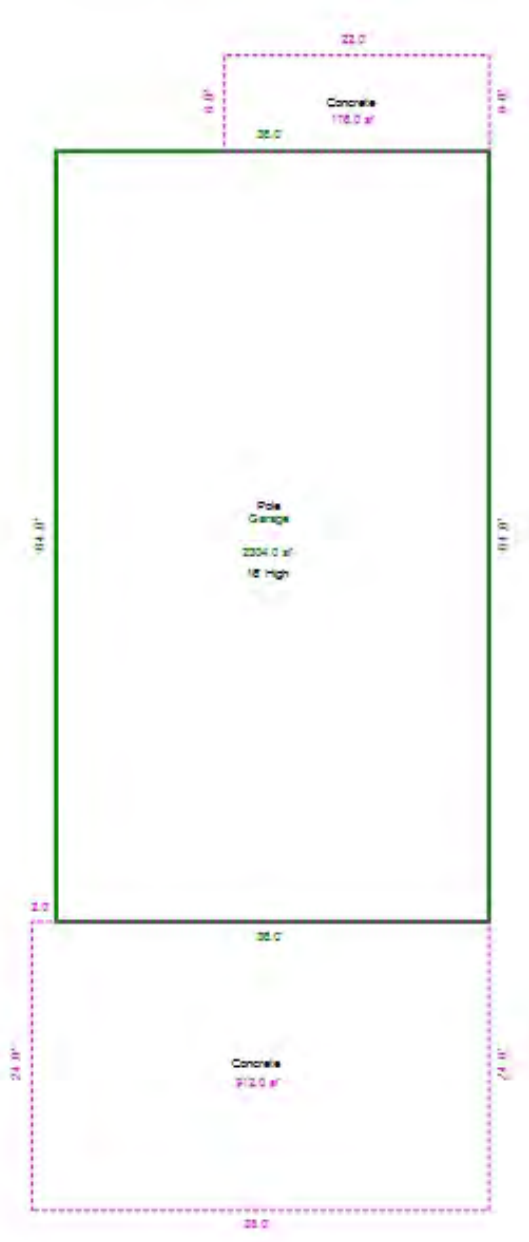


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WINKEL JAMES L & KIMBERLY	WINKEL FAMILY TRUST	0	04/23/2025	QC	14-INTO/OUT OF TRUST	2025-01234	PROPERTY TRANSFER	0.0			
BRANNAN ROBERT A & KAREN S	WINKEL JAMES L & KIMBERLY	11,000	09/16/2016	WD	32-SPLIT VACANT	2016-03077	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6525 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		04/30/2019		2019-0128		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WINKEL FAMILY TRUST WINKEL JAMES L & KIMBERLY S TRUSTEE 6684 W LAKEVIEW DR LAKE CITY MI 49651		2026 Est TCV 92,830 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	124.16	199.60	1.1266	0.8405	250 100	29,391
					124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =						29,391
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 4in Concrete	6.96		1088 0		0	
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					Gas	LAND IMPROVE 5000		5,000.00 1 100		5,000	
					Curb	Total Estimated Land Improvements True Cash Value =					5,000
					Work Description for Permit 2019-0128, Issued 04/30/2019: WOOD FRAME POLES N/A ALL ESLE						
		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	2026	14,700	31,700	46,400			30,077C
		TPC 04/30/2021	INSPECTED		2025	11,800	28,700	40,500			29,287C
		TPC 10/08/2019	INSPECTED		2024	9,400	25,000	34,400			28,407C
		TPC 05/06/2018	INSPECTED		2023	7,100	24,700	31,800			27,055C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2019 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: 2304 % 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																					
Building Style: GRG			Drywall Paneled		Plaster Wood T&G																					
Yr Built 2019		Remodeled 0			Ex		Ord		Min																	
Condition: Average		Size of Closets			Lg		Ord		Small																	
Room List		Doors:		Solid			H.C.																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family GRG																	
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			Ex.				Ord.		Min															
	Insulation	(8) Basement			No. of Elec. Outlets				Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95																	
(2) Windows		(9) Basement Finish			Many				Ave.		Few															
	Many Avg. Few		Large Avg. Small		(13) Plumbing				Building Areas																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories Exterior Foundation																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer				Other Additions/Adjustments																	
	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Plumbing																	
	Asphalt Shingle	Lump Sum Items:							Garages																	
<table border="0"> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td>2304</td> <td>54,490</td> <td>51,765</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td>50,012</td> <td>47,511</td> <td></td> </tr> </table>															Class: C Exterior: Pole (Unfinished)	2304	54,490	51,765	Base Cost				Totals:	50,012	47,511	
Class: C Exterior: Pole (Unfinished)	2304	54,490	51,765																							
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*** Information herein deemed reliable but not guaranteed***



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03/24/2026

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03/24/2026

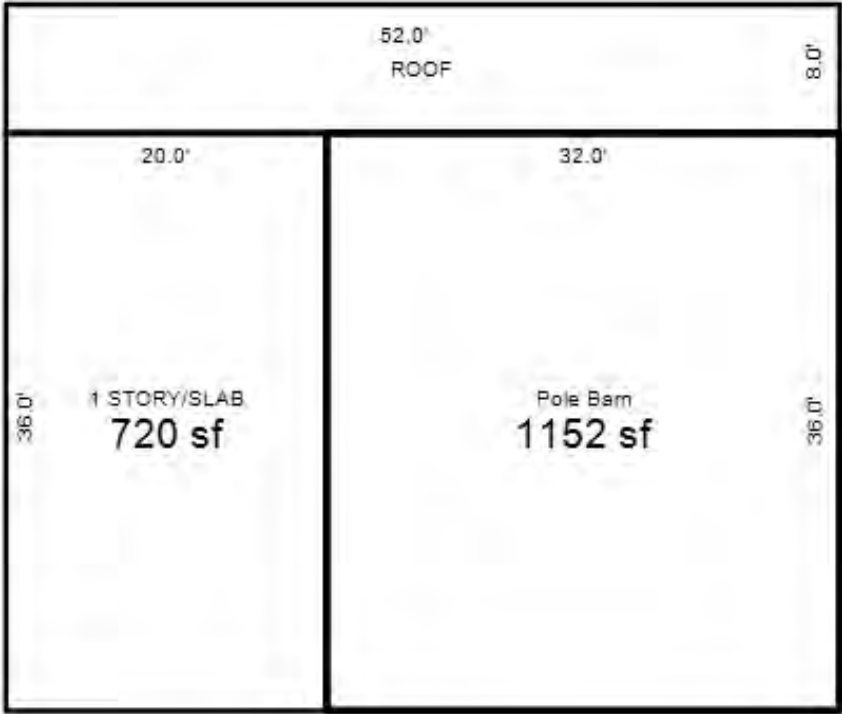
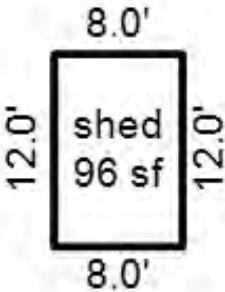
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 416	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1152 % 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: 15 Floor Area: 720 Total Base New : 141,579 Total Depr Cost: 120,341 Estimated T.C.V: 148,020		E.C.F. X 1.230		Bsmnt Garage:																																																												
Building Style: 1S			Drywall Paneled		Plaster Wood T&G			Trim & Decoration																																																																
Yr Built 2005	Remodeled 0	Ex	Ord	Min	Size of Closets																																																																			
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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 Metal	(10) Floor Support		Lump Sum Items:																																																																				
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>88,589</td> <td>75,300</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,185</th> <th>1,007</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>416</td> <td>9,726</td> <td>8,267</td> </tr> </tbody> </table> Garages Class: CD Exterior: Pole (Finished) <table border="1"> <thead> <tr> <th>Door Opener</th> <th>2</th> <th>935</th> <th>795</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>1152</td> <td>32,532</td> <td>27,652</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>1</th> <th>1,300</th> <th>1,105</th> </tr> </thead> <tbody> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,415</td> <td>4,603</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>1,897</th> <th>1,612</th> </tr> </thead> <tbody> <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> </tbody> </table> Totals: 141,579 120,341 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 148,020															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	720			Total:				88,589	75,300	Average Fixture(s)	1	1,185	1,007	Porches				CCP (1 Story)	416	9,726	8,267	Door Opener	2	935	795	Base Cost	1152	32,532	27,652	Public Sewer	1	1,300	1,105	Water Well, 100 Feet	1	5,415	4,603	Appliance Allow.	1	1,897	1,612	Local Cost Items				SANITARY SEWER	1	0	0
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*** Information herein deemed reliable but not guaranteed***



Parcel Number: 009-012-022-70

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.				
ALLEN MICHAEL & CYNTHIA	ALLEN MICHAEL & CYNTHIA TR	1	08/18/2021	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0				
SMITH RICHARD L TRUST	ALLEN MICHAEL & CYNTHIA	6,000	11/23/2020	QC	08-ESTATE	2020-03632	PROPERTY TRANSFER	100.0				
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	0.0				
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ALLEN MICHAEL & CYNTHIA TRUST PO BOX 934 LAKE CITY MI 49651		2026 Est TCV 12,018										
		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' @ 110/FF 100.00 285.00 1.1892 0.9187 110 100							12,018	
				100 Actual Front Feet, 0.65 Total Acres							Total Est. Land Value =	12,018
Tax Description												
. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. .6543 A.												
Comments/Influences												



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Missaukee, Michigan

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Parcel Number: 009-012-022-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDEN JOHN F & HARRISON &	FOX QUINN J	3,000	07/16/2021	QC	03-ARM'S LENGTH	2021-02540	DEED	100.0
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
FOX QUINN J 1875 TARPON RD NAPLES FL 34102	2026 Est TCV 12,125							
	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' @ 110/FF 96.36 330.00 1.2003 0.9530 110 100 12,125 96 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 12,125						
Tax Description	Dirt Road							
. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
Comments/Influences	Water							
	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	2026	6,100	0	6,100			2,801C
	TPC 04/30/2021 INSPECTED	2025	5,000	0	5,000			2,728C
	TPC 12/27/2017 INSPECTED	2024	5,000	0	5,000			2,646C
	TPC 04/25/2017 INSPECTED	2023	3,500	0	3,500			2,520C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
JANKOSKI MARTIN J	NEDERHOOD DERRICK & JENNY	47,000	09/14/2017	WD	03-ARM'S LENGTH	2017-02847	PROPERTY TRANSFER	100.0		
JANKOSKI MARTIN J	JANKOSKI MARTIN J	1,172	07/21/2011	OTH	27-REDEMPTION	2011-02527	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
6681 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Alteration		11/25/2024	PM24-0210	100%		
		P.R.E. 0%		Construction (new)		09/24/2024	PM24-0161	100%		
Owner's Name/Address		MAP #:		Construction (new)		07/10/2024	PB24-0108	100%		
NEDERHOOD DERRICK & JENNY 9082 CALL RD MC BAIN MI 49657		2026 Est TCV 350,068 TCV/TFA: 231.53		Equipment		06/26/2024	PE24-0104	100%		
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
				I 200' @ 250/	234.00	521.23	0.9615	1.0684	250 100 60,097	
				234 Actual Front Feet, 2.80 Total Acres					Total Est. Land Value = 60,097	
Tax Description				Land Improvement Cost Estimates						
				Description					Rate Size % Good Cash Value	
				D/W/P: 3.5 Concrete					6.58 481 50 1,582	
				Total Estimated Land Improvements True Cash Value =					1,582	
. SEC 12 T22N R8W W'LY 1/2 OF THAT PART OF GOV'T LOT 3 EXC PLAT OF MISSAUKEE HEIGHTS NO 2 LYING N OF RR R/W & E OF A LINE RUNNING DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT. 2.8 A.				Work Description for Permit PM24-0210, Issued 11/25/2024: Propane tank & line.						
Comments/Influences				Work Description for Permit PM24-0161, Issued 09/24/2024: No Scope.						
				Work Description for Permit PB24-0108, Issued 07/10/2024: Cabin with loft space.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Residential-R / Story-1: 1008 sf / Bath(s): 1 / Bedroom(s): 0 / Porch: 288 sf / Deck						
				Work Description for Permit PE24-0104, Issued 06/26/2024: Temporary Pole. - Amendment: New construction home.						
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
				2026	30,000	145,000	175,000			145,725C
				2025	24,000	91,500	115,500			105,867C
				2024	41,800	4,200	46,000			18,591C
				2023	29,400	4,000	33,400			17,706C
		Who	When	What						
		TPC 08/19/2025	INSPECTED							
		TPC 04/22/2025	INSPECTED							
		TPC 09/11/2024	INSPECTED							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1984 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 0 Total Base New : 15,452 Total Depr Cost: 9,271 Estimated T.C.V: 11,403		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: GRG			Drywall Paneled											Plaster Wood T&G			
Yr Built 1972	Remodeled 0	Ex	X										Ord		Min		
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. 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 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																
(2) Windows		(7) Excavation		(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:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Many Avg. Few	X	Large Avg. Small														
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(3) Roof																	
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle																
Chimney:				(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								

Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972

(11) Heating System: Forced Air w/o Ducts

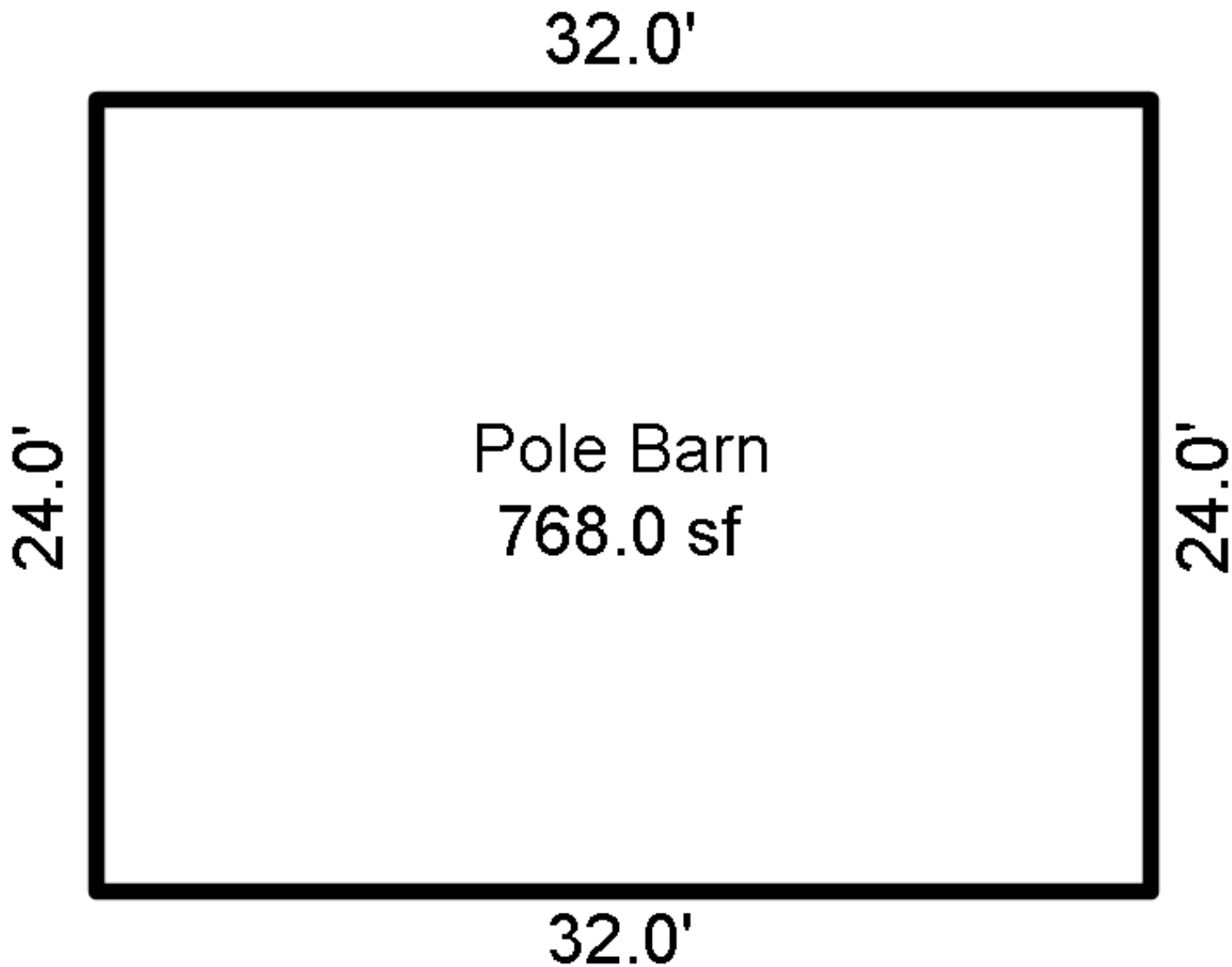
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost				768	15,452	9,271
Local Cost Items						
SANITARY SEWER				1	0	0
Totals:					15,452	9,271

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 11,403

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 288 256	Type CCP (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									
Building Style: 1.5S			Drywall Paneled			Plaster Wood T&G								
Yr Built 2024	Remodeled 0		Ex			Ord		Min						
Condition: Average		Size of Closets												
			Lg			Ord		Small						
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior				No./Qual. of Fixtures										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex.				Ord.		Min				
Insulation				No. of Elec. Outlets										
				Many				Ave.		Few				
(2) Windows		(7) Excavation		(13) Plumbing										
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 1008 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										
Few	Small													
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												
(3) Roof				(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Single Family 1.5S Cls C Blt 2024

(11) Heating System: Forced Heat & Cool

Ground Area = 1008 SF Floor Area = 1512 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	504			
1 Story	Siding	Crawl Space	504			
Total:					195,638	193,681

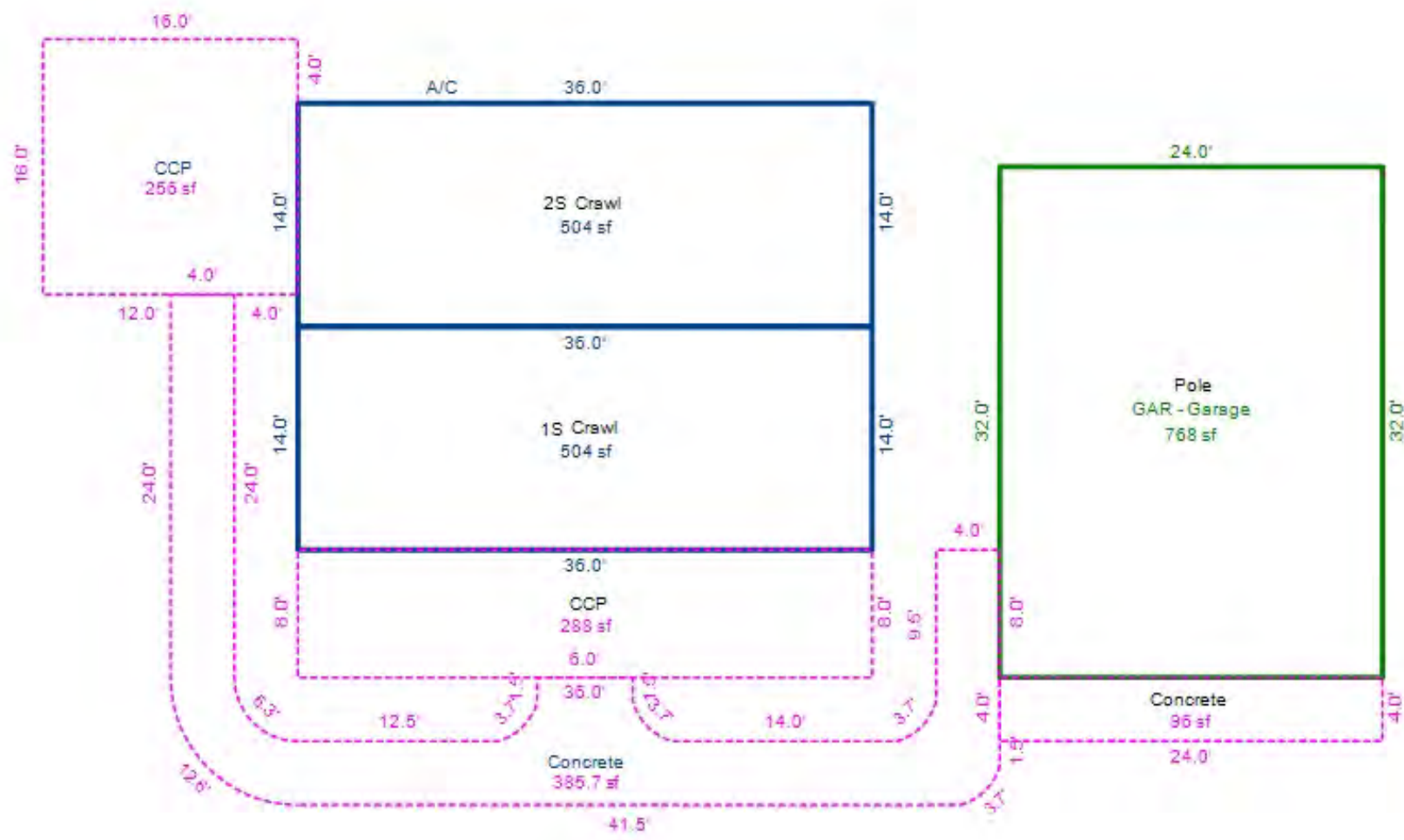
Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,422	1,408
Water/Sewer				
1000 Gal Septic	1	4,689	4,642	
Water Well, 100 Feet	1	5,734	5,677	
Porches				
CCP (1 Story)	288	7,488	7,413	
CCP (1 Story)	256	6,820	6,752	
Built-Ins				
Appliance Allow.	1	2,713	2,686	
Fireplaces				
Direct-Vented Gas	1	2,963	2,933	
Totals:			227,467	225,192

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 276,986

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



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

Parcel Number: 009-012-024-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

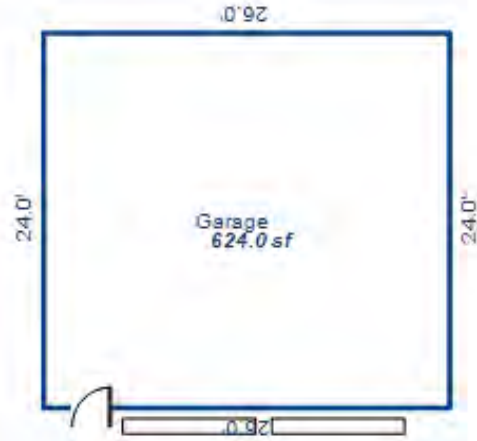
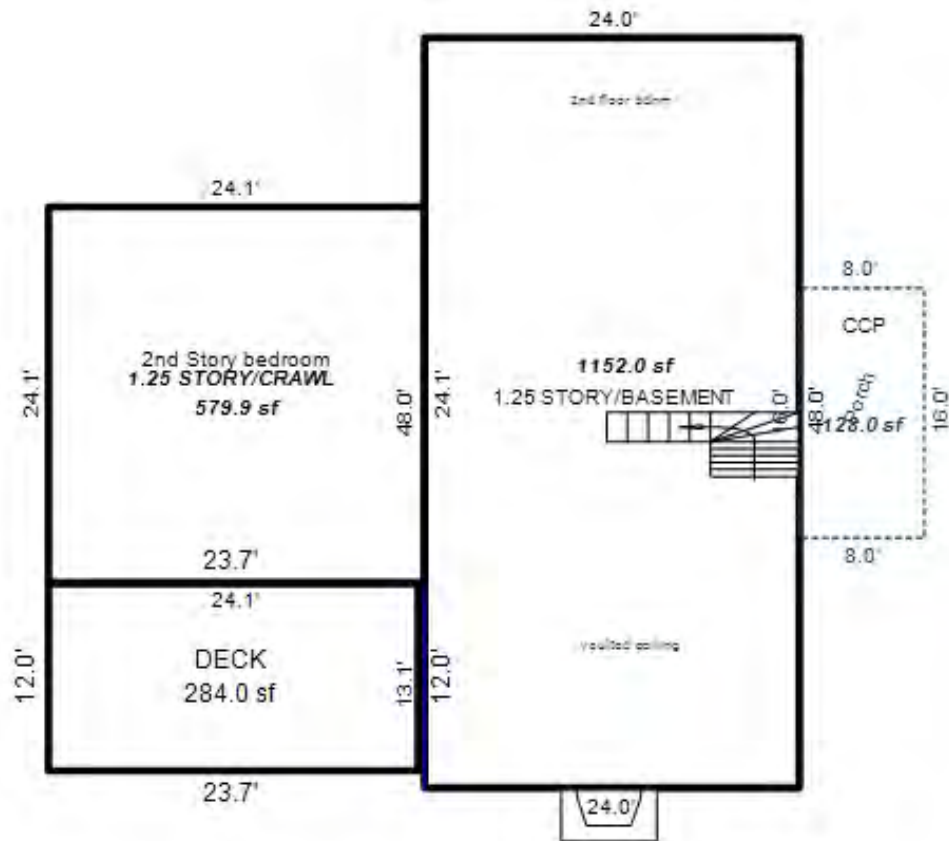
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GAFFNEY JACK S & DEBORAH	GAFFNEY JACK S & DEBORA L	0	06/23/2021	QC	09-FAMILY/RELATED ENTITY	2021-02250	PROPERTY TRANSFER	0.0			
HALL ROBERT & ABBEY	GAFFNEY JACK S	8,000	04/11/2018	WD	03-ARM'S LENGTH	2018-01288	PROPERTY TRANSFER	100.0			
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0	04/11/2018	QC	09-FAMILY/RELATED ENTITY	2018-01294	DEED	0.0			
DURAND WILLIAM S & JUDY (H	HALL ROBERT & ABBEY (H/W)	3,000	11/01/2006	WD	03-ARM'S LENGTH	06-0/4044	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 05/01/2018									
Owner's Name/Address		MAP #:									
GAFFNEY JACK S & DEBORA L TRUST 1696 S OAKWOOD AVE Lake City MI 49651		2026 Est TCV 9,681									
		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' @ 110/FF 100.00 120.00 1.1892 0.7401 110 100 9,681						
					100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 9,681						
Tax Description											
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB W'LY OF CL OAKWOOD AVE EXT. .2732A.											
Comments/Influences											
											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		2026	4,800	0	4,800			2,917C			
TPC 04/30/2021 INSPECTED		2025	4,000	0	4,000			2,841C			
TPC 12/27/2017 INSPECTED		2024	4,000	0	4,000			2,756C			
TPC 04/25/2017 INSPECTED		2023	3,100	0	3,100			2,625C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALL ROBERT & ABBEY NICOLE	HARRIS RYAN R & TARA C & F	260,000	02/07/2018	WD	03-ARM'S LENGTH	2018-00387	PROPERTY TRANSFER	100.0			
HANCHETT ROBERT W	HALL ROBERT & ABBEY NICOLE	8,500	03/10/2005	WD	03-ARM'S LENGTH	05-0/954	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1701 S OAKWOOD AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		08/21/2012		2012-0401	100%		
		P.R.E. 100% 11/02/2018		Garage		03/27/2006		20060042	Complete		
Owner's Name/Address		MAP #:		New House		03/11/2005		20050024	Complete		
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651		2026 Est TCV 429,941 TCV/TFA: 198.68									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					I 200' @ 250/	56.80	440.13	1.3698	1.0242	250 100 19,922	
					57 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value = 19,922	
Tax Description											
SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A. 5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80											
FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences											
Split/Comb. on 05/12/2017 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								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2026	10,000	205,000	215,000			154,626C
		TPC 12/27/2017	INSPECTED		2025	8,000	175,600	183,600			150,561C
		TPC 04/25/2017	INSPECTED		2024	9,000	150,900	159,900			146,034C
		TPC 10/12/2012	INSPECTED		2023	5,500	154,800	160,300			139,080C
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Concrete Parking

Parcel Number: 009-012-025-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HALL ROBERT & ABBEY NICOLE	FLORY PATRIK G & TAMMY S	5,500	03/12/2018	WD	32-SPLIT VACANT	2018-00797	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
S OAKWOOD AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FLORY PATRIK G & TAMMY S 6470 TRIKLEIN RD SAGINAW MI 48609		MAP #:										
		2026 Est TCV 12,500										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					Tax Description							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROTH SR JERRY ALLEN	LUND JAMES A & HEATHER R	46,000	08/01/1996	WD	33-TO BE DETERMINED	306:316	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
6433 RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 04/11/2011											
Owner's Name/Address		MAP #:											
LUND JAMES A & HEATHER R 6433 RAILROAD ST LAKE CITY MI 49651		2026 Est TCV 130,544 TCV/TFA: 135.98											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					A 200' @ 110/FF	264.00	100.00	0.9329	0.7071	110 100	19,157		
					0.560 Acres 0 100 0								
					264 Actual Front Feet, 0.56 Total Acres Total Est. Land Value = 19,157								
Tax Description													
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			Land Improvement Cost Estimates							
Comments/Influences					Description Rate Size % Good Cash Value								
		X	Sewer			D/W/P: 4in Ren. Conc. 6.60 480 0 0							
		X	Electric			Residential Local Cost Land Improvements							
		X	Gas			Description Rate Size % Good Cash Value							
					LAND IMPROVE 1000	1,000.00	1	95	950				
					Total Estimated Land Improvements True Cash Value = 950								
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					Who	When	What	2026	9,600	55,700	65,300		26,545C
					TPC 04/30/2021	INSPECTED		2025	7,800	48,200	56,000		25,848C
					TPC 12/27/2017	INSPECTED		2024	9,000	44,800	53,800		25,071C
					TPC 04/27/2014	INSPECTED		2023	5,500	43,400	48,900		23,878C



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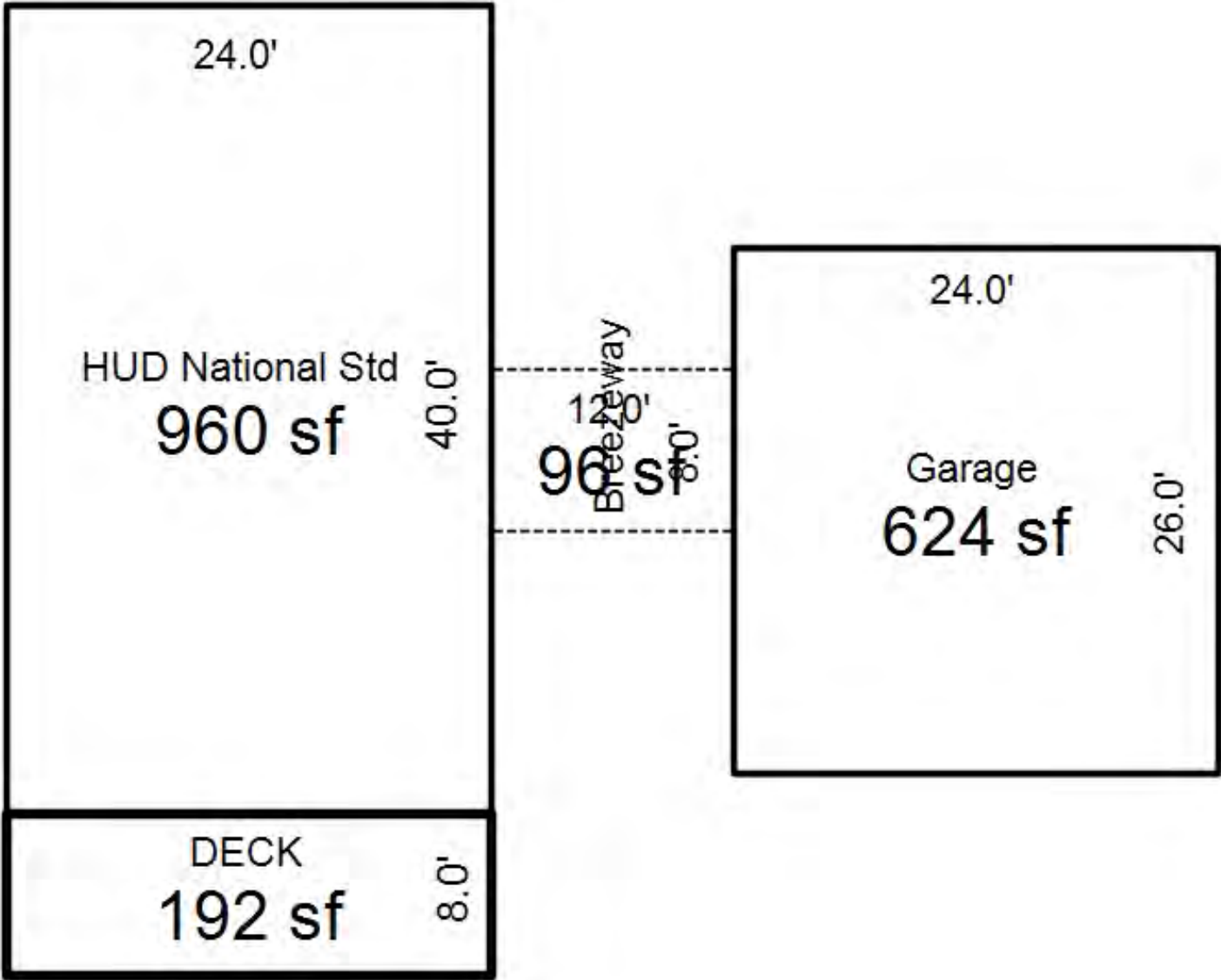


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Gas	Area 192 96	Type Treated Wood Brzwy, FW	Year Built: 1983 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 960 Total Base New : 149,642 Total Depr Cost: 89,786 Estimated T.C.V: 110,437		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: BOCA/STATE			Drywall Paneled											Plaster Wood T&G			
Yr Built 1983	Remodeled 0	Ex	X										Ord		Min		
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. 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	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 960 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:		Lump Sum Items:				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 960 Total: 109,852 65,912		Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 593 Water/Sewer 1000 Gal Septic 1 4,109 2,465 Water Well, 100 Feet 1 5,150 3,090 Deck Treated Wood 192 3,713 2,228 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 17,491 10,495 Built-Ins Appliance Allow. 1 1,607 964 Fireplaces Wood Stove 1 1,745 1,047 Breezeways Frame Wall 96 4,987 2,992 Totals: 149,642 89,786								
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 110,437										
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 110,437										
X	Asphalt Shingle	(10) Floor Support															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 110,437										

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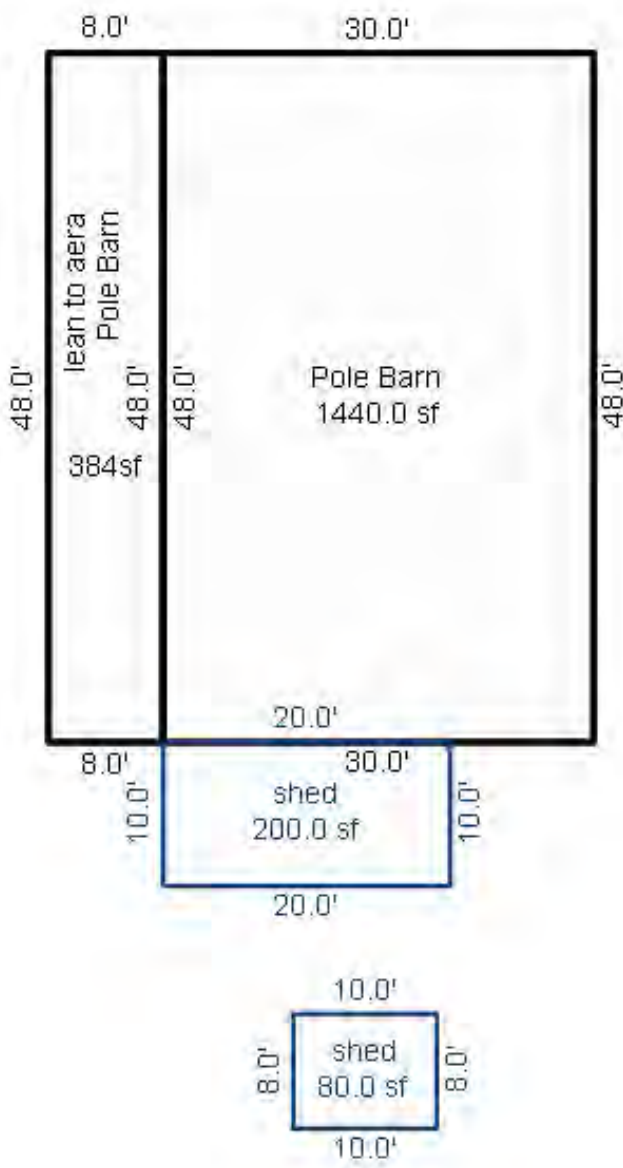
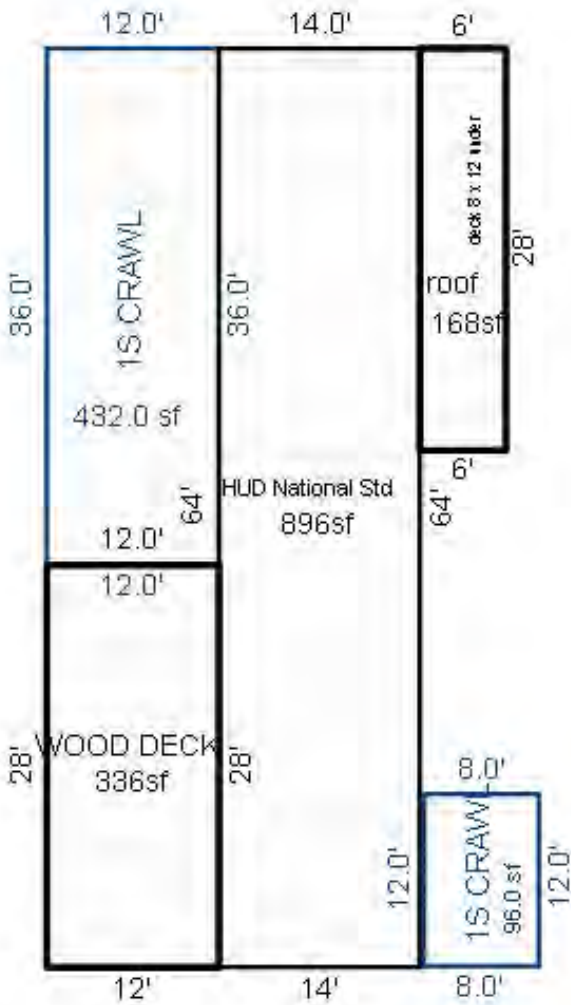
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
6375 W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994								
Owner's Name/Address	MAP #:									
VANDERSTOW KARL L 6375 W RAILROAD ST LAKE CITY MI 49651	2026 Est TCV 86,091 TCV/TFA: 60.46									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.	Public Improvements		* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences	X	Sewer	A 200' @ 110/FF	125.00	100.00	1.1247	0.7071	110 100		10,935
	X	Electric	125 Actual Front Feet,	0.29	Total Acres	Total Est. Land Value =			10,935	
	X	Gas	Land Improvement Cost Estimates							
	X	Curb	Description	Rate	Size	% Good	Cash Value			
	X	Street Lights	D/W/P: 3.5 Concrete	7.58	1104	0	0			
	X	Standard Utilities	Wood Frame	41.30	80	50	1,652			
	X	Underground Utils.	Wood Frame	31.52	200	50	3,152			
	Topography of Site		Residential Local Cost Land Improvements							
	X	Level	Description	Rate	Size	% Good	Cash Value			
	Rolling	LAND IMPROVE	1000	1,000.00	1	95	950			
	Low	Total Estimated Land Improvements True Cash Value =							5,754	
	High	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Landscaped	Who	When	What	2026	5,500	37,500	43,000		
Swamp	TPC 04/30/2021	INSPECTED		2025	4,500	31,100	35,600			20,018C
Wooded	TPC 12/27/2017	INSPECTED		2024	5,000	31,500	36,500			19,417C
Pond	TPC 09/29/2014	INSPECTED		2023	4,000	34,000	38,000			18,493C
Waterfront										
Ravine										
Wetland										
Flood Plain										

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 196 980 96	Type Treated Wood Roof Cover Onl Treated Wood	Year Built: 1978 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 40 Floor Area: Total Base New : 210,951 Total Depr Cost: 73,832 Estimated T.C.V: 69,402		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		X	Drywall Paneled										Plaster Wood T&G		
Yr Built 1984		Remodeled 0	Ex										Ord	X	Min
Condition: Average		Size of Closets													
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Good		Blt 1984				
				X Ex.			Ord.	Min	(11) Heating System: Forced Warm Air						
				No. of Elec. Outlets			Ground Area = 1424 SF Floor Area = 1424 SF.								
				Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas		Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s)			Main Home		Siding	Comp.Shingle	896				
		Basement: 0 S.F. Crawl: 528 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Addition		Siding	Crawl	432				
				2 Fixture Bath			Addition		Siding	Crawl	96				
				Softener, Auto			Other Additions/Adjustments								
				Softener, Manual			Plumbing		Average Fixture(s)		1	1,293	453		
				Solar Water Heat			Deck		Treated Wood		196	4,194	1,468		
				No Plumbing					Treated Wood		96	2,563	897		
				Extra Toilet					w/Roof (Roof portion)		980	20,061	7,021		
				Extra Sink					Water/Sewer						
				Separate Shower					Public Sewer		1	1,877	657		
				Ceramic Tile Floor					Water Well, 100 Feet		1	6,387	2,235		
				Ceramic Tile Wains					Built-Ins						
				Ceramic Tub Alcove					Appliance Allow.		1	3,899	1,365		
				Vent Fan					Garages						
				(14) Water/Sewer					Class: BC Exterior: Pole (Unfinished)						
				Public Water					Base Cost		1440	44,957	15,735		
				Public Sewer					Local Cost Items						
				Water Well					SANITARY SEWER		1	0	0		
				1000 Gal Septic					Notes:						
				2000 Gal Septic					ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						
				Lump Sum Items:											
				(10) Floor Support											
				Joists:											
				Unsupported Len:											
				Cntr.Sup:											

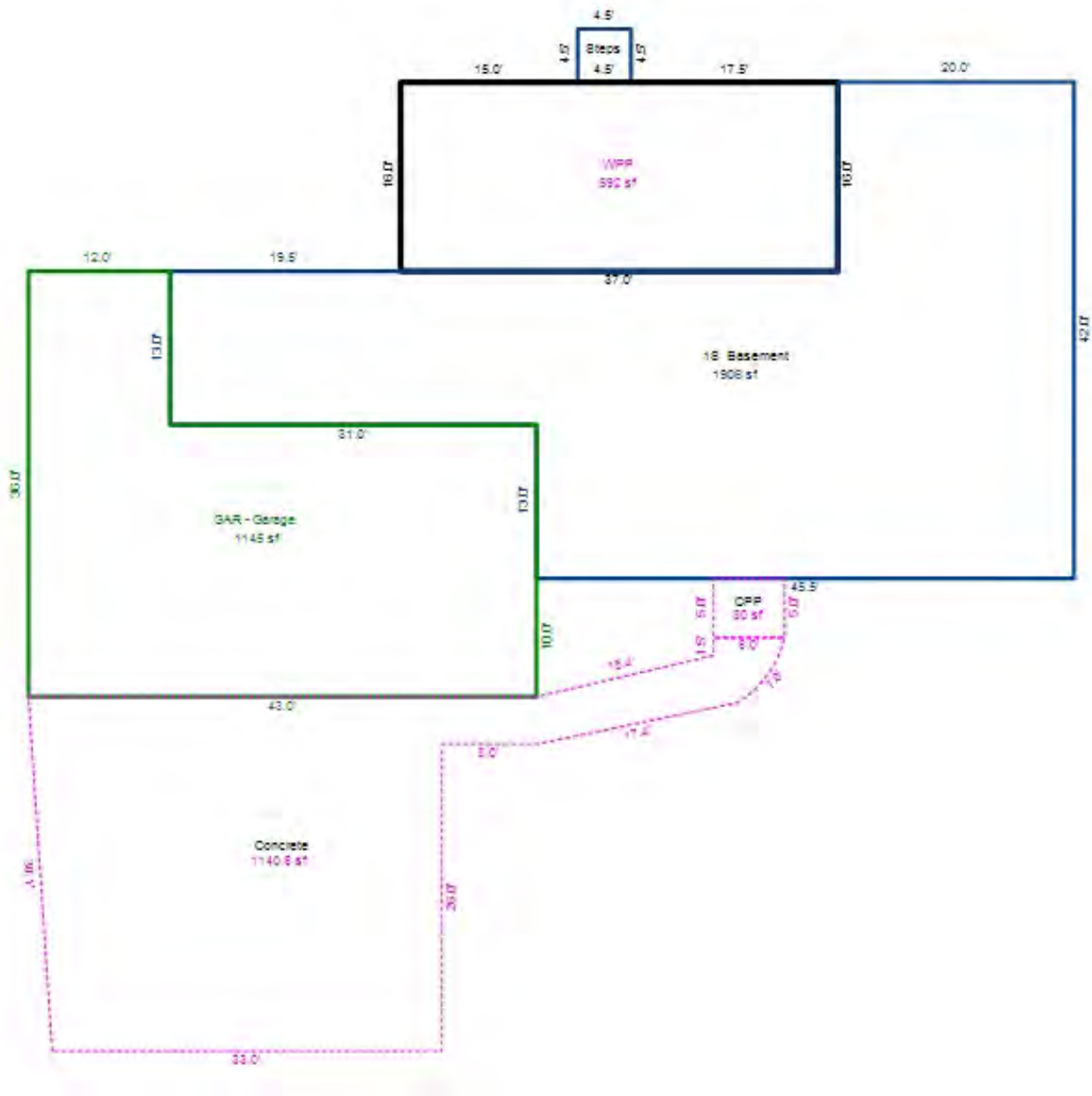
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HARTFORD MICHAEL R & JANET	HARTFORD MICHAEL R & JANET	0	10/02/2025	WD	14-INTO/OUT OF TRUST	2025-02901	PROPERTY TRANSFER	0.0					
HARTFORD MICHAEL R & JANET	HARTFORD MICHAEL R & JANET	0	09/22/2016	WD	09-FAMILY/RELATED ENTITY	2016-03164	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
6405 W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/25/2022		2022-0307		100%			
		P.R.E. 100% 07/20/1994											
Owner's Name/Address		MAP #:											
HARTFORD MICHAEL R & JANET E TRUST 6405 W RAILROAD ST LAKE CITY MI 49651		2026 Est TCV 309,102 TCV/TFA: 162.17											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					A 200' @ 110/FF 111.00 100.00 1.1586 0.7071 110 100						10,003		
					111 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value = 10,003		
Tax Description													
. SEC 12 T22N R8W W'LY 111 FT OF THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 113 BUENA VISTA PARK EXT & E OF W LINE LOT 99 BUENA VISTA PARK EXT. .2548A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			Land Improvement Cost Estimates							
		X	Sewer			Description					Rate	Size % Good	Cash Value
		X	Electric			D/W/P: 4in Ren. Conc.					8.17	1140 50	4,657
Comments/Influences		X	Gas			Total Estimated Land Improvements True Cash Value =					4,657		
		X	Curb Street Lights Standard Utilities Underground Utils.			Work Description for Permit 2022-0307, Issued 05/25/2022: REPAIR ROOF							
		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	2026	5,000	149,600	154,600		67,159C
					TPC	04/22/2025	INSPECTED	2025	4,100	127,200	131,300		65,394C
					JWV	08/17/2022	INSPECTED	2024	5,000	109,500	114,500		63,428C
					TPC	04/30/2021	INSPECTED	2023	4,000	106,000	110,000		60,408C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 Gas	Area 592 30	Type WPP CPP	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1145 % 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: 30 Floor Area: 1,906 Total Base New : 341,971 Total Depr Cost: 239,384 Estimated T.C.V: 294,442		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																																																																											
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G																																																																								
Yr Built 1980		Remodeled 0	Ex										X	Ord		Min																																																																						
Condition: Average		Size of Closets																																																																																				
Room List		Doors:		Solid	X	H.C.	(12) Electric																																																																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors					100 Amps Service																																																																															
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures																																																																															
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: 1906 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					(14) Water/Sewer																																																																															
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																															
(3) Roof		(9) Basement Finish					Lump Sum Items:																																																																															
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 = 1906 SF Floor Area = 1906 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,906</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>265,027</td> <td>185,524</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>1,422</th> <th>995</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>4,478</td> <td>3,135</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WPP</th> <th>592</th> <th>10,484</th> <th>7,339</th> </tr> </thead> <tbody> <tr> <td>CPP</td> <td>30</td> <td>879</td> <td>615</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Common Wall: 2 Wall</th> <th>1</th> <th>-5,177</th> <th>-3,624</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>1145</td> <td>48,559</td> <td>33,991</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>1</th> <th>1,465</th> <th>1,025</th> </tr> </thead> <tbody> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>4,014</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>1</th> <th>2,713</th> <th>1,899</th> </tr> </thead> <tbody> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>6,387</td> <td>4,471</td> </tr> </tbody> </table> Local Cost Items <table border="1"> <thead> <tr> <th>SANITARY SEWER</th> <th>1</th> <th>0</th> <th>0</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td></td> <td>341,971</td> <td>239,384</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 294,442															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,906			Total:				265,027	185,524	Plumbing	Average Fixture(s)	1	1,422	995	3 Fixture Bath		1	4,478	3,135	WPP	592	10,484	7,339	CPP	30	879	615	Common Wall: 2 Wall	1	-5,177	-3,624	Base Cost	1145	48,559	33,991	Public Sewer	1	1,465	1,025	Water Well, 100 Feet	1	5,734	4,014	Appliance Allow.	1	2,713	1,899	Fireplaces				Exterior 1 Story	1	6,387	4,471	SANITARY SEWER	1	0	0	Totals:		341,971	239,384
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																	
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*** Information herein deemed reliable but not guaranteed***

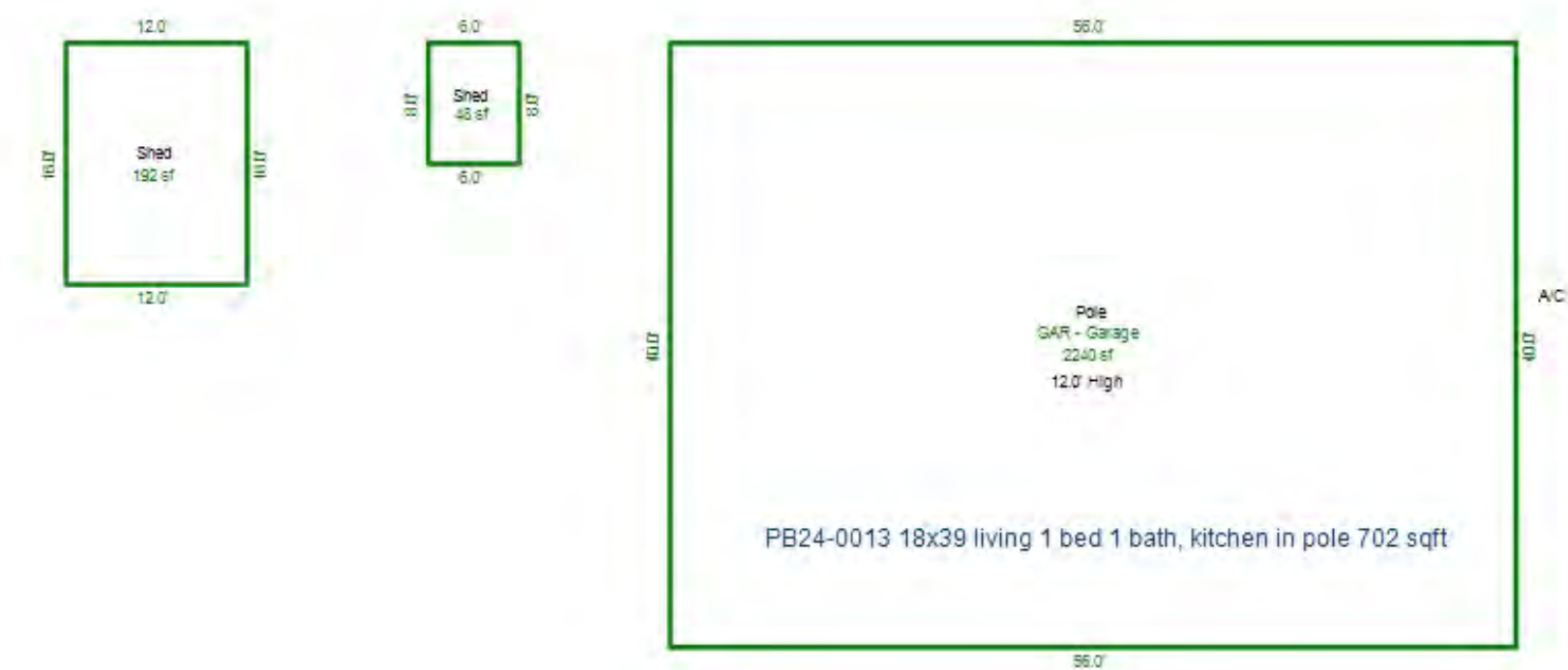


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FRASER STEVE K & LOUISE E	FRASER STEVE K & LOUISE E	0	12/10/2025	WD	15-LADY BIRD	2026-0198	PROPERTY TRANSFER	0.0						
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-02922	PROPERTY TRANSFER	100.0						
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
1667 S MAPLEWOOD AVE		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		07/19/2024		PM24-0105	100%					
		P.R.E. 0%		Pole Barn		07/18/2023		2023-0434	100%					
Owner's Name/Address		MAP #:												
FRASER STEVE K & LOUISE E 672 S 8 MILE RD LAKE CITY MI 49651		2026 Est TCV 216,295 TCV/TFA: 308.11												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					I 200' @ 250/	100.00	374.62	1.1892	0.9837	250 100	29,247			
Tax Description					100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 29,247									
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.					Land Improvement Cost Estimates									
Comments/Influences					Description	Rate				Size % Good	Cash Value			
					Wood Frame	33.62				48 50	807			
					Sewer	22.20				192 50	2,131			
					Total Estimated Land Improvements True Cash Value = 2,938									
					Work Description for Permit PM24-0105, Issued 07/19/2024: Install heating system.									
		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	2026	14,600	93,500	108,100			83,660C
					TPC 04/22/2025 INSPECTED			2025	11,700	35,000	46,700	92,240D		84,483C
					JWV 09/05/2023 INSPECTED			2024	11,700	30,300	42,000			37,773C
					TPC 04/30/2021 INSPECTED			2023	9,000	0	9,000			6,832C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage													
X	Single Family			Eavestrough Insulation	0 Front Overhang	0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow.			Interior 1 Story			Area	Type	Year Built: 2023																		
	Mobile Home										Cook Top			Interior 2 Story					Car Capacity:																		
	Town Home										Dishwasher			2nd/Same Stack					Class: CD																		
	Duplex										Garbage Disposal			Two Sided					Exterior: Pole																		
A-Frame				(4) Interior				Forced Air w/o Ducts				Bath Heater				Exterior 1 Story				Brick Ven.: 0																	
Wood Frame				Drywall Paneled				Plaster Wood T&G				Vent Fan				Exterior 2 Story				Stone Ven.: 0																	
Building Style: GRG				Trim & Decoration				Elec. Ceil. Radiant				Hot Tub				Prefab 1 Story				Common Wall: Detache																	
Yr Built		Remodeled		Ex	Ord	Min	X	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Unvented Hood	Vented Hood	Intercom	Raised Hearth	Wood Stove	Direct-Vented Gas	Class: CD	Effec. Age: 2	Floor Area: 702	Total Base New : 152,737	E.C.F. X 1.230	Bsmnt Garage:															
2023 2024		2024																					Radiant (in-floor)				Jacuzzi Tub				Total Depr Cost: 149,683				Carport Area:		
Condition: Average		Size of Closets																					Space Heater				Jacuzzi repl.Tub				Estimated T.C.V: 184,110					Roof:	
Room List		Doors: Solid H.C.																					Wall/Floor Furnace				Oven				Total Base New : 152,737				Roof:		
Basement				(5) Floors				(12) Electric				Microwave				Total Depr Cost: 149,683				Roof:																	
1st Floor				Kitchen:				0 Amps Service				Standard Range				Estimated T.C.V: 184,110				Roof:																	
2nd Floor				Other:				No./Qual. of Fixtures				Self Clean Range				Class: CD				Roof:																	
Bedrooms				Other:				Ex. Ord. Min				Sauna				Effec. Age: 2				Roof:																	
(1) Exterior				(6) Ceilings				No. of Elec. Outlets				Trash Compactor				Floor Area: 702				Roof:																	
Wood/Shingle				Insulation				Many Ave. Few				Central Vacuum				Total Base New : 152,737				Roof:																	
Aluminum/Vinyl				(7) Excavation				(13) Plumbing				Security System				Total Depr Cost: 149,683				Roof:																	
Brick				Basement: 0 S.F.				1 Average Fixture(s)				Cost Est. for Res. Bldg: 1 Single Family GRG				Cls CD				Blt 2023																	
Insulation				Crawl: 0 S.F.				1 3 Fixture Bath				(11) Heating System: Forced Heat & Cool				Ground Area = 702 SF				Floor Area = 702 SF.																	
(2) Windows				Slab: 702 S.F.				2 Fixture Bath				Ground Area = 702 SF				Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98				Building Areas																	
Many Avg. Few				Height to Joists: 0.0				Softener, Auto				Stories Exterior Foundation Size				Cost New				Depr. Cost																	
Large Avg. Small				(8) Basement				Softener, Manual				1 Story Siding Slab				Total:				99,507 97,518																	
Wood Sash				Conc. Block				Solar Water Heat				Other Additions/Adjustments				Plumbing				Average Fixture(s)																	
Metal Sash				Poured Conc.				No Plumbing				Plumbing				Water/Sewer				1 1,185 1,161																	
Vinyl Sash				Stone				Extra Toilet				Public Sewer				Water/Sewer				1 1,300 1,274																	
Double Hung				Treated Wood				Extra Sink				Water Well, 100 Feet				Built-Ins				1 5,415 5,307																	
Horiz. Slide				Concrete Floor				Separate Shower				Appliance Allow.				Garages				1 1,897 1,859																	
Casement				(9) Basement Finish				Ceramic Tile Floor				Class: CD Exterior: Pole (Finished)				Base Cost				1538 43,433 42,564																	
Double Glass				(10) Floor Support				Ceramic Tile Wains				Base Cost				Totals:				152,737 149,683																	
Patio Doors				Joists:				Ceramic Tub Alcove				Notes: 2024 PB24-0013 ALTERATION: LIVING QUARTERS				ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				184,110																	
Storms & Screens				Unsupported Len:				Vent Fan				ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				184,110																					
(3) Roof				Cntr.Sup:				(14) Water/Sewer																													
Gable		Gambrel		Recreation SF				Public Water																													
Hip		Mansard		Living SF				1 Public Sewer																													
Flat		Shed		Walkout Doors (B)				1 Water Well																													
Asphalt Shingle				No Floor SF				1000 Gal Septic																													
Chimney:				Walkout Doors (A)				2000 Gal Septic																													

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



Parcel Number: 009-012-030-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMROZY LINDA M	LINE ROBERT S & BARBARA C	6,000	08/08/2017	WD	03-ARM'S LENGTH	2017-02465	DEED	100.0
LUCAS DOROTHY L	JAMROZY LINDA	0	11/30/2016	AFF	07-DEATH CERTIFICATE	2017-02464	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346		2026 Est TCV 9,935						
		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' @ 110/FF	110.00	100.00	1.1612 0.7071	110 100 9,935
				110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value =				9,935
Tax Description		Dirt Road						
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146 E OF W LINE OF LOT 139. .2525A.		Gravel Road						
Comments/Influences		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						
		X Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2026	5,000	0	5,000			3,615C
		2025	4,100	0	4,100			3,520C
		2024	5,000	0	5,000			3,415C
		2023	4,000	0	4,000			3,253C
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		TPC 04/30/2021	INSPECTED					
		TPC 12/27/2017	INSPECTED					
		TPC 08/20/2017	INSPECTED					

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

Parcel Number: 009-012-031-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0											
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status									
X 6199 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Alteration		06/27/2024		PE24-0108		100%									
		P.R.E. 0%		Alteration		05/03/2024		PB24-0044		100%									
Owner's Name/Address		MAP #:		Garage		06/01/2012		2012-0218		100%									
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346		2026 Est TCV 55,580 TCV/TFA: 0.00																	
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
		Public Improvements		* Factors *															
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
				A 200' @ 110/FF		140.00	100.00	1.0933	0.7071	110	100		11,905						
Tax Description				140 Actual Front Feet, 0.32 Total Acres		Total Est. Land Value =					11,905								
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 147 & E OF W LINE OF LOT 146. .3225A.		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value									
				D/W/P: 4in Concrete		6.96		220 0		0									
Comments/Influences		Residential Local Cost Land Improvements		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											
		X		Street Lights		Work Description for Permit PE24-0108, Issued 06/27/2024: Finish bonus room above garage.***Door Code 0414***													
				Standard Utilities		Work Description for Permit PB24-0044, Issued 05/03/2024: Add bathroom & office to utility building loft; coffee bar, no load bearing walls (seasonal; winterize) pole building, smoke detector both levels (608 loft sf).Building Systems Category Information:													
		X		Underground Utils.		Work Description for Permit 2012-0218, Issued 06/01/2012: USE POLE BLDG FOUNDATION POLE													
				Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
												</							

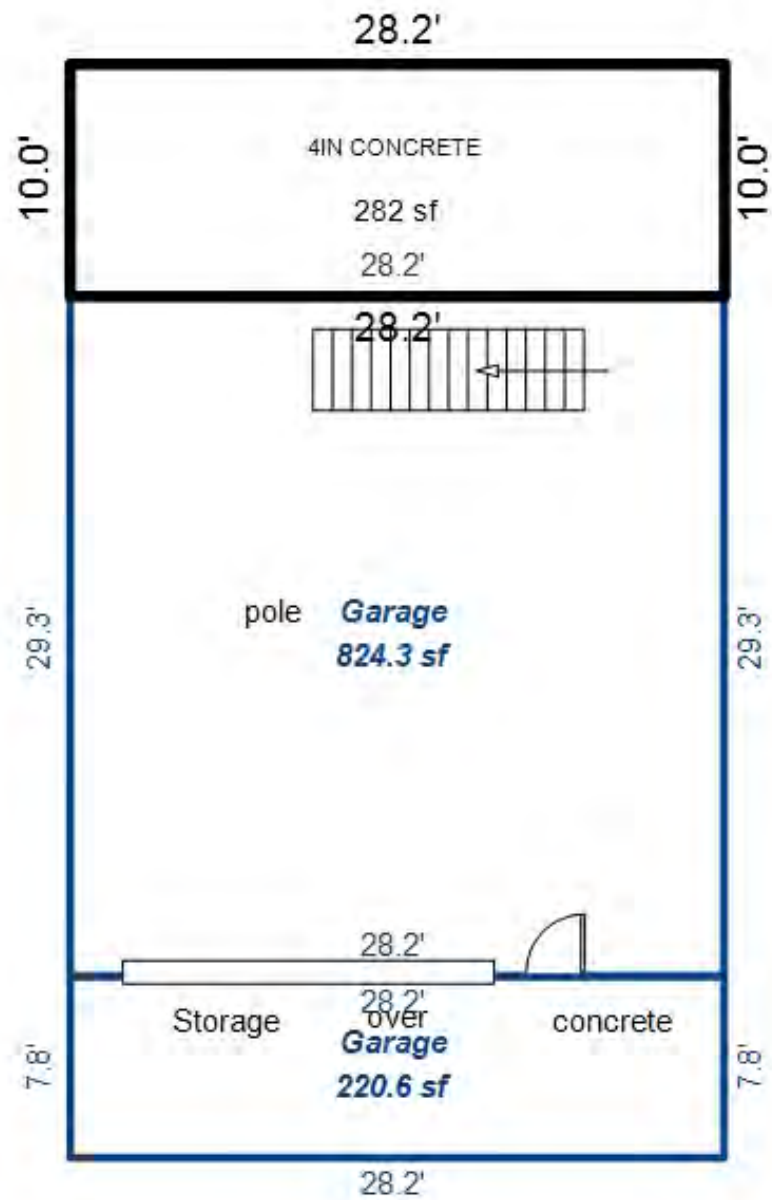


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2012 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 824 % Good: 0 Storage Area: 608 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 X No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 0 Total Base New : 38,596 Total Depr Cost: 34,736 Estimated T.C.V: 42,725		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2012		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Garages Class: BC Exterior: Pole (Unfinished) Base Cost 824 27,406 24,665 Storage Over Garage 608 10,531 9,478 Door Opener 1 659 593 Totals: 38,596 34,736 Notes: GARAGE ONLY ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 42,725						
(1) Exterior		(5) Floors			No./Qual. of Fixtures									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. Ord. Min									
Insulation					No. of Elec. Outlets									
(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. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:						
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									
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***

Parcel Number: 009-012-032-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HD MOVERS LLC	CUPP ROBERT B JR & KATHLEEN	67,000	06/06/2007	WD	25-PARTIAL CONSTRUCTION	2007/2097	DEED	100.0		
LINE ROBERT S & BARBARA C	HD MOVERS LLC	10,000	10/07/2005	WD	03-ARM'S LENGTH	05-0/3964	DEED	100.0		
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0		
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1664 S ELMWOOD ST		School: LAKE CITY AREA SCHOOL DIST		New House		10/19/2005		20050371		Complete
Owner's Name/Address		P.R.E. 0%		MAP #:						
CUPP ROBERT B JR & KATHLEEN 2091 S HAMMOND LAKE RD WEST BLOOMFIELD MI 48324		2026 Est TCV 170,674 TCV/TFA: 151.31								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF 145.00 100.00 1.0837 0.7071 110 100 12,223					
					145 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 12,223					
Tax Description					Work Description for Permit 20050371, Issued 10/19/2005: RELOCATION..HOUSE..NO DIM GIVEN 45% FOR 06 65% FOR 07, 08 COMPLETE @ 80% FOR 09. NO ADD'L INSP. REQ.					
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139 & E OF W LINE OF LOT 138. .3329A.		X								
Comments/Influences										

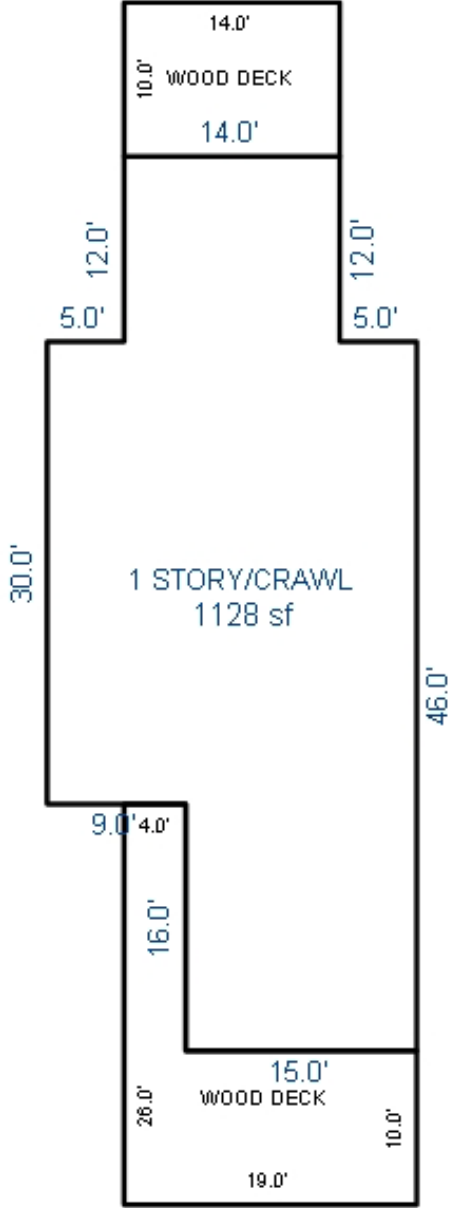


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*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KENNEDY MICHAEL	KENNEDY FAMILY LIVING TRUST	0	03/26/2025	QC	14-INTO/OUT OF TRUST	2025-00814	PROPERTY TRANSFER	0.0		
KENNEDY FAMILY LIVING TRUST	KENNEDY MICHAEL J &	0	12/30/2024	QC	14-INTO/OUT OF TRUST	2025-00171	PROPERTY TRANSFER	0.0		
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRUST	0	10/27/2006	QC	21-NOT USED/OTHER	06-0/4142	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status		
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
KENNEDY FAMILY LIVING TRUST & MCLENITHAN SHERYL & BAUGHMAN ASHLEY 11109 BRADEN RD BYRON MI 48418		MAP #:		2026 Est TCV 5,908						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT & E OF W LINE OF LOT 149 EXT. .1263A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 110/FF	55.00	100.00	1.3809	0.7071 110 100	5,908	
		Paved Road		55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value = 5,908	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X Electric								
		X Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling		2026	3,000	0	3,000			896C
		Low		2025	2,400	0	2,400			873C
		High		2024	5,000	0	5,000			847C
		Landscaped		2023	4,000	0	4,000			807C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 12/27/2017	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.						
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LEN	2021-01610	DEED	100.0						
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/W	294,500	09/30/2005	WD	20-MULTI PARCEL SALE REF	05-0/3946	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
NOORDYKE MATT & STEPHANIE 3820 GOODWOOD DR SE GRAND RAPIDS MI 49546		2026 Est TCV 5,908												
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
		X Dirt Road X Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					A 200' @ 110/FF	55.00	100.00	1.3809	0.7071	110 100	5,908			
					55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 5,908									
Tax Description														
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE LOT 148 EXT & E OF W LINE LOT 148 EXT. .1263A.														
Comments/Influences														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2026	3,000	0	3,000			2,464C			
					2025	2,400	0	2,400			2,400S			
					2024	5,000	0	5,000			3,858C			
					2023	4,000	0	4,000			3,675C			
					Who When What			2026	3,000	0	3,000			2,464C
					TPC 04/30/2021 INSPECTED			2025	2,400	0	2,400			2,400S
					TPC 12/27/2017 INSPECTED			2024	5,000	0	5,000			3,858C
								2023	4,000	0	4,000			3,675C

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03/24/2026

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

Parcel Number: 009-012-036-75

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

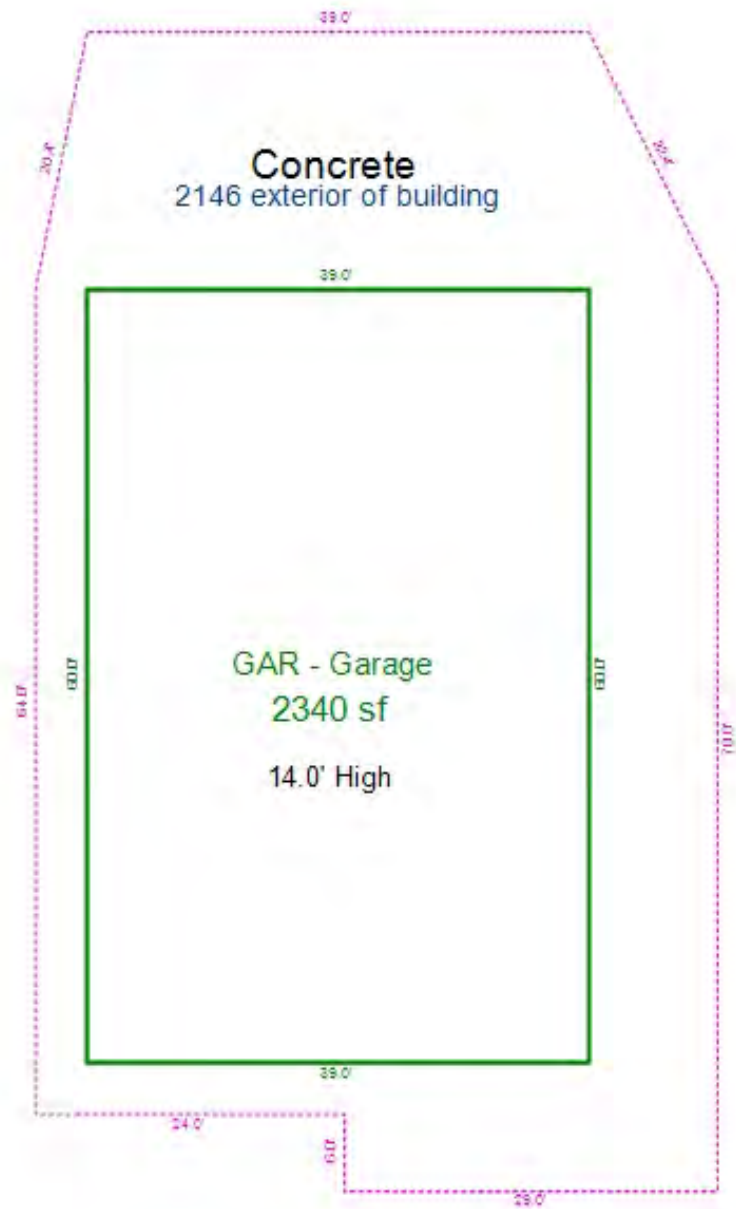
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LOTT JAMES R	SELENO RICHARD R & KATHY I	3,500	10/18/2018	WD	03-ARM'S LENGTH	2018-03364	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6127 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Garage		03/16/2023		2023-0110		100%		
Owner's Name/Address		P.R.E. 0%		MAP #:								
SELENO RICHARD R & KATHY L 1190 N OXFORD RD GROSS POINTE WOODS MI 48236		2026 Est TCV 78,291 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF	55.00	100.03	1.3809	0.7072	110 100	5,908	
					55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						5,908	
Tax Description					Land Improvement Cost Estimates							
.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS: THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT 153 EXT. .1263A. SPLIT ON 09/11/2018 FROM 009-012-036-00; Comments/Influences					Description	Rate	Size	% Good		Cash Value		
					D/W/P: 4in Ren. Conc.	8.17	2086	50		8,521		
					Total Estimated Land Improvements True Cash Value =						8,521	
Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ; Parent Parcel(s): 009-012-036-00; Child Parcel(s): 009-012-036-75; -----					Work Description for Permit 2023-0110, Issued 03/16/2023: NO INFORMATION ON PERMIT "TYPE: CONSTRUCTION (NEW)" OCC GROUP UTILITY/MISC.							
		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	2026	3,000	36,100	39,100			36,253C	
		JWV	10/09/2023	INSPECTED	2025	2,400	32,900	35,300			35,300S	
		TPC	04/30/2021	INSPECTED	2024	5,000	43,600	48,600			45,151C	
		TPC	05/06/2018	INSPECTED	2023	3,500	0	3,500			1,192C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2023 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 2340 % 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: 1 Floor Area: 0 Total Base New : 52,444 Total Depr Cost: 51,920 Estimated T.C.V: 63,862		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG			Drywall Paneled												Plaster Wood T&G		
Yr Built 2023		Remodeled 0	Ex												Ord		Min
Condition: Average		Size of Closets															
Room List		Doors:												Solid		H.C.	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -4,433 Garages Class: C Exterior: Pole (Unfinished) Door Opener 3 1,581 1,565 Base Cost 2340 55,341 54,788 Totals: 52,444 51,920 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 63,862		Cls C Blt 2023							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
		No./Qual. of Fixtures		Ex. Ord. Min													
		No. of Elec. Outlets		Many Ave. Few													
		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(2) Windows		(7) Excavation					(14) Water/Sewer										
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish															
	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											
Asphalt Shingle		(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY & MONICA	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	0.0		
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0		
MANEE & ALLEN C L AS JT	ALLEN C L & ALLEN M J AS J	1	08/10/2011	QC	21-NOT USED/OTHER	2011-02493	DEED	0.0		
ALLEN CYNTHIA		0	04/12/2010	AFF	07-DEATH CERTIFICATE	2010-1628DC	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/30/2016		2016-0497		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2026 Est TCV 94,832 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF	100.00	100.00	0.9505	0.7071	110 100 7,393
					A 200' @ 110/FF	145.00	96.40	0.9505	0.7007	110 100 10,623
					245 Actual Front Feet, 0.55 Total Acres Total Est. Land Value =					18,016
Tax Description										
THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161, 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L SPLIT ON 6/2021 PART TO 012-037-80 FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A 6/5/2015-01988 EXEMPT LOT LINE TRANFER TO 009-012-037-85 (90) FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF		X		Dirt Road		Work Description for Permit 2016-0497, Issued 09/30/2016: NEW RESI USE POLE BLDG WOOD FRAME, POURED FOUNDATION NO HEAT O PLUMBING. 36X56 = 2016 SQFT 12/3/2016 009-160-161-00 - MICHAEL & CYNTHIA ALLEN ADDED A POLE GARAGE. I BELIEVE IT'S GOING TO BE STRUCTURALLY COMPLETE BY THE END OF THE YEAR. IT LOOKS LIKE IT IS PRETTY MUCH DONE NOW. - JWV				
		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		
		2026	9,000	38,400	47,400			13,343C		
		2025	7,400	34,500	41,900			12,993C		
		2024	18,000	29,600	47,600			12,603C		
		2023	18,000	28,700	46,700			12,003C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		2026	9,000	38,400	47,400			13,343C
		TPC 12/27/2017 INSPECTED		2025	7,400	34,500	41,900			12,993C
		TPC 06/29/2015 INSPECTED		2024	18,000	29,600	47,600			12,603C
				2023	18,000	28,700	46,700			12,003C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2016 % 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 X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 65,739 Total Depr Cost: 62,452 Estimated T.C.V: 76,816 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Drywall Paneled	Plaster Wood T&G								Trim & Decoration			
Yr Built 2017	Remodeled 0	Ex	Ord								Min	Size of Closets		
Condition: Average		Lg	Ord								Small	Doors: Solid H.C.		
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
	Wood/Shingle Aluminum/Vinyl Brick Insulation													
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2017

(11) Heating System: No Heating/Cooling

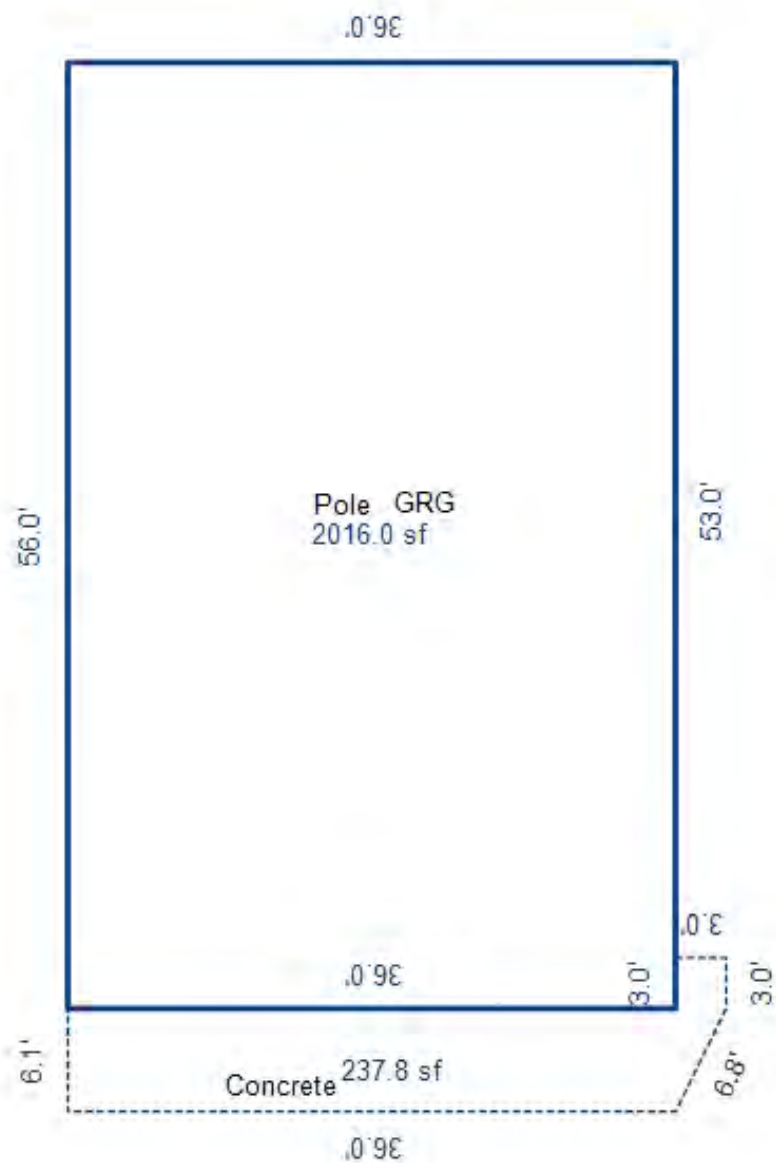
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath	1				-4,478	-4,254
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost				2016	70,217	66,706
Totals:					65,739	62,452

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 76,816

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



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

Parcel Number: 009-012-037-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALLEN MICHAEL J & CYNTHIA	BACHMAN RICHARD & LUELLA T	5,000	08/18/2021	WD	32-SPLIT VACANT	2021-02825	PROPERTY TRANSFER	100.0			
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	08/18/2021	QC	09-FAMILY/RELATED ENTITY	2021-02823	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 08/24/2021									
Owner's Name/Address		MAP #:									
BACHMAN RICHARD & LUELLA TRUST 6081 LAKEVIEW DR LAKE CITY MI 49651		2026 Est TCV 9,250									
		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' @ 110/FF 100.00 100.00 1.1892 0.7071 110 100 9,250						
					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 9,250						
Tax Description											
THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159 & 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L 6/2021 SPLIT FROM 009-012-037-00											
Comments/Influences											
Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ; Parent Parcel(s): 009-012-037-00; Child Parcel(s): 009-012-037-80; -----											
		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		2026	4,600	0	4,600			3,501C			
TPC 04/30/2021 INSPECTED		2025	3,800	0	3,800			3,409C			
TPC 05/06/2018 INSPECTED		2024	5,000	0	5,000			3,307C			
		2023	3,500	0	3,500			3,150C			
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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.						
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY D & MONICA M	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/26/2017		2017-0207		100%				
Owner's Name/Address		P.R.E. 100% 05/12/2020		MAP #:										
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651		2026 Est TCV 97,634 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					A 200' @ 110/FF 100.00 175.00 1.1892 0.8133 110 100						10,639			
					100 Actual Front Feet, 0.40 Total Acres						Total Est. Land Value = 10,639			
Tax Description					Land Improvement Cost Estimates									
					Description						Rate	Size % Good	Cash Value	
					Fencing: Wd, Solid, 6 ft.						33.84	66	0	0
					D/W/P: 4in Ren. Conc.						8.17	705	0	0
					Residential Local Cost Land Improvements									
					Description						Rate	Size % Good	Cash Value	
					LAND IMPROVE 2500						2,500.00	2	100	5,000
					Total Estimated Land Improvements						True Cash Value =		5,000	
Comments/Influences					Work Description for Permit 2017-0207, Issued 05/26/2017: EW BLDG RESI USE POLE FOUNDATION 64'X36' = 2304 SQFT									
6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00		Topography of Site												
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2026	5,300	43,500	48,800				32,533C		
		TPC 04/30/2021	INSPECTED		2025	4,400	39,400	43,800				31,678C		
		JWV 09/22/2017	INSPECTED		2024	6,000	34,200	40,200				30,726C		
		TPC 11/04/2016	INSPECTED		2023	5,500	33,200	38,700				29,263C		
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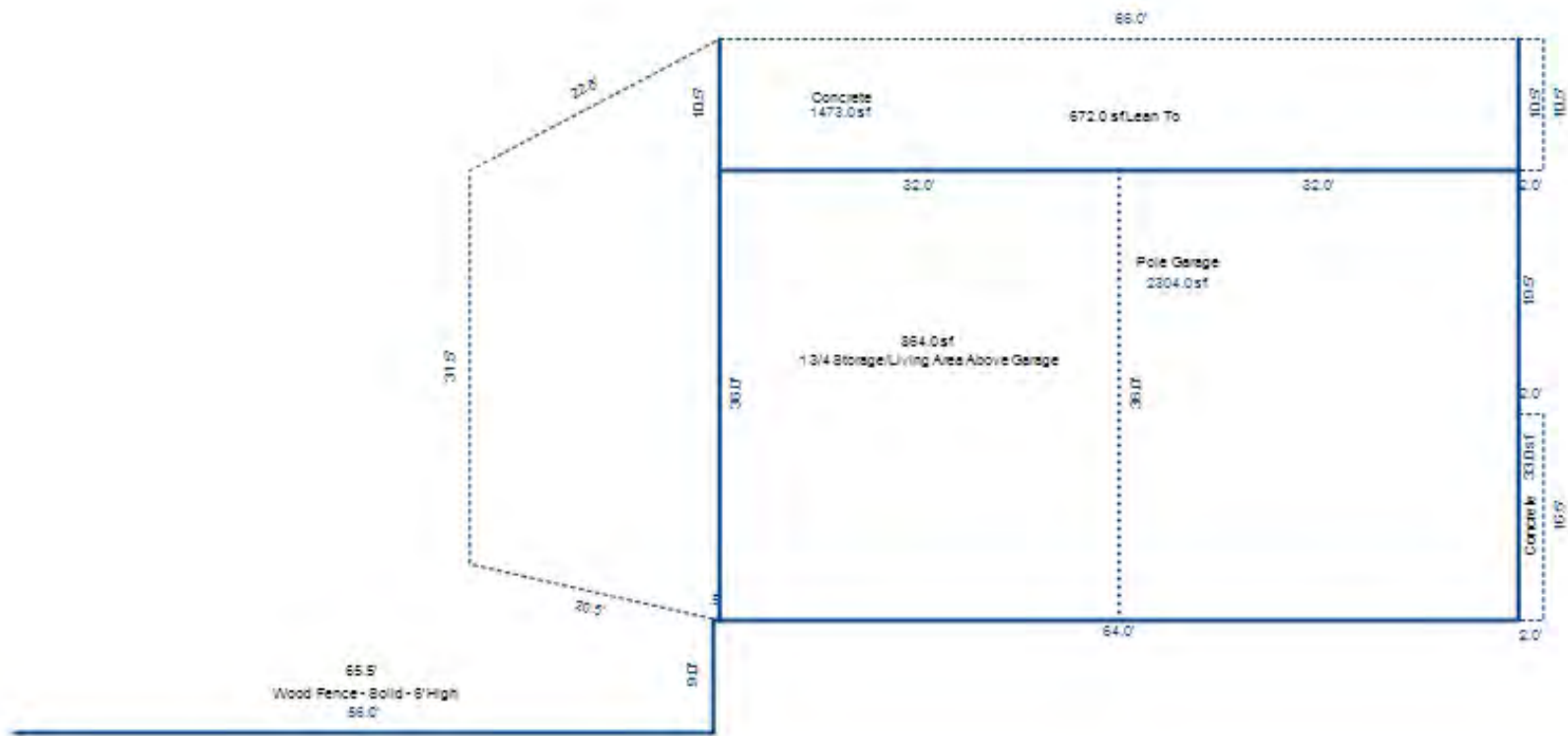


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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 Gas	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 2304 % Good: 0 Storage Area: 648 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						672	Roof Cover Onl			
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2017	Remodeled 0		Ex		Ord		Min								
Condition: Average		Size of Closets			X No Heating/Cooling										
			Lg		Ord		Small								
Room List		Doors:		Solid		H.C.			Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			(12) Electric									
						0 Amps Service									
(1) Exterior					No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings				No. of Elec. Outlets									
	Insulation					Many				Ave.		Few			
(2) Windows		(7) Excavation				(13) Plumbing									
	Many Avg. 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									
	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish				(14) Water/Sewer									
	Gable Hip Flat														
	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	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.				
RATERINK ALYSSA ET AL	6159/6119 LAKEVIEW DRIVE I	0	12/19/2025	QC	09-FAMILY/RELATED ENTITY	2026-00339	DEED	0.0				
DRACHT EDWARD	DRACHT PHILLIP D ETAL	1,785	04/01/2025	QC	09-FAMILY/RELATED ENTITY	2025-01166	PROPERTY TRANSFER	0.0				
DRACHT WILLIAM & MARY TRUS	DRACHT EDWARD ET AL	0	03/31/2025	WD	09-FAMILY/RELATED ENTITY	2025-01165	PROPERTY TRANSFER	0.0				
DRAGHT MARY L	DRACHT WILLIAM & MARY TRUS	1	04/15/2021	QC	09-FAMILY/RELATED ENTITY	2021-01599	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
DRACHT GAYLE & 6159/6119 LAKEVIEW DRIVE LLC 415 THISTLEWOOD DR CADILLAC MI 49601		2026 Est TCV 7,079										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF	70.00	100.00	1.3001	0.7071	110 100	7,079	
					70 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =		7,079	
Tax Description		FORMER RR R/W LYING E OF W LINE LOT 154 BUENA VISTA PARK EXT & W LINE OF W LINE LOT 155 BUENA VISTA PARK 155 EXT SEC 12 TWP 22N R8W .16 ACRES SPLIT ON 10/24/2010 FROM 009-012-037-00; HISTORY-SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 154 BUENA VISTA PARK EXT & W OF W LINE LOT 155 EXT. .16A. 2010 Split of 009-012-037-00 on 12/23/2010										
Comments/Influences		Topography of Site										
 st Octobter 2010 10 009-012-037-00 ke City SEV TV Sit Acres \$/Acre Div \$15,593 \$ 1.35 11,550.37 Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files		X Level Rolling X Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
					2026	3,500	0	3,500			1,686C	
					2025	2,900	0	2,900			1,642C	
					2024	5,000	0	5,000			1,593C	
					2023	4,000	0	4,000			1,518C	
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What								
				TPC 04/30/2021 INSPECTED								
				TPC 12/27/2017 INSPECTED								

Parcel Number: 009-013-001-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
RRCI LC	3319 28TH PROPERTY LLC	***,***	04/20/2022	WD	03-ARM'S LENGTH	2022-01442	REAL PROPERTY STAT	100.0			
LAKE CITY FAMILY DOLLAR LLC	RRCI LC	413,000	10/10/2017	WD	03-ARM'S LENGTH	2017-03133	DEED	100.0			
WELLS WARREN R & PHILLIS J	LAKE CITY FAMILY DOLLAR LLC	0	06/30/2004	QC	09-FAMILY/RELATED ENTITY	04-0/3035	DEED	0.0			
		89,000	05/01/2002	WD	03-ARM'S LENGTH	02-0:2643	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status		
2020 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/11/2022	2022-0119	100%			
		P.R.E. 0%		Commercial, Add/Alter/Repa		03/02/2022	2022-0102	100%			
Owner's Name/Address		MAP #:		SIGN		02/15/2022	2022-0073	100%			
3319 28TH PROPERTY LLC 440 KIRTLAND ST SW GRAND RAPIDS MI 49507		2026 Est TCV 877,895 TCV/TFA: 112.41		Commercial		12/30/2021	2021-00887	100%			
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors * EASEMENTS TO ADJ STORES						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					INFO FOR SIZE 0 204.00 305.00 1.0000 0.0000 0 100* 0						
					COMMERCIAL <2A M/L 1.43 Acres 18000 100 25,704						
					* denotes lines that do not contribute to the total acreage calculation.						
					204 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 25,704						
					Land Improvement Cost Estimates						
		X	Electric		Description	Rate	Size % Good	Cash Value			
		X	Gas		D/W/P: Asphalt Paving	3.07	28000 100	85,960			
		X	Curb		D/W/P: 4in Ren. Conc.	8.09	1320 100	10,679			
		X	Street Lights		Total Estimated Land Improvements True Cash Value =				96,639		
					Work Description for Permit 2022-0119, Issued 03/11/2022: REROOF						
					Work Description for Permit 2022-0102, Issued 03/02/2022: REPLACING DOOR 4 X 7						
					NORTH SIDE OF THE BUILDING						
					Work Description for Permit 2022-0073, Issued 02/15/2022: TENANT AUTO-WARES						
					GROUP PIN 009-900-144-02						
					Work Description for Permit 2021-00887, Issued 12/30/2021: ALTERATION BUSINESS						
					USE AUTO STORE, MERCANTILE.						
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2026	12,900	426,000	438,900			329,753C
		JWV	05/02/2022	INSPECTED	2025	12,900	373,200	386,100			321,084C
		TPC	05/14/2019	INSPECTED	2024	15,600	324,100	339,700			311,430C
		TPC	12/27/2017	INSPECTED	2023	21,800	274,800	296,600			296,600S



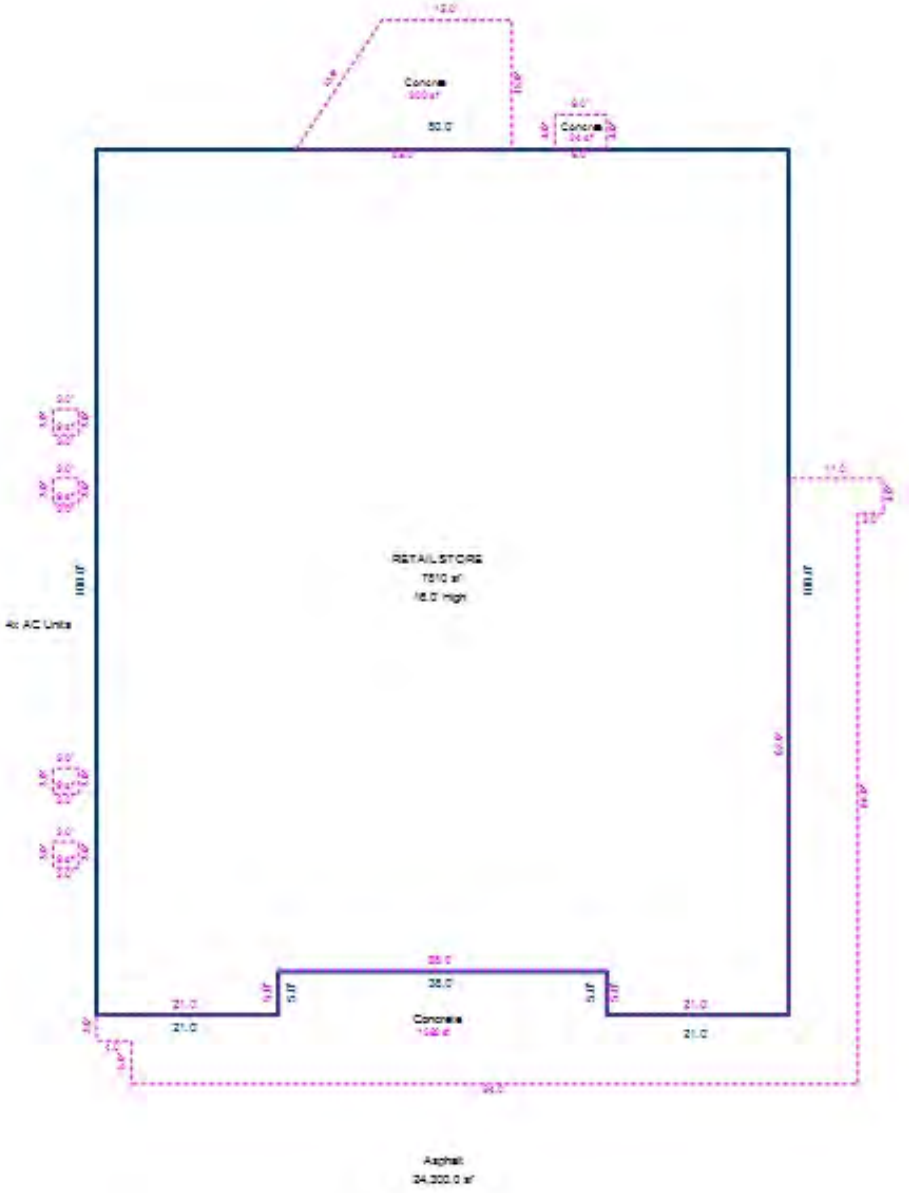
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Discount										<<<<<< Calculator Cost Computations >>>>>>														
Class: D,Pole Floor Area: 7,810 Gross Bldg Area: 7,810 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 368 Overall Building Height: 16														
										Base Rate for Upper Floors = 54.49														
Depr. Table : 4% Effective Age : 11 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100										(10) Heating system: Complete H.V.A.C. Cost/SqFt: 37.68 100% Adjusted Square Foot Cost for Upper Floors = 92.17														
										Total Floor Area: 7,810 Base Cost New of Upper Floors = 719,848 Reproduction/Replacement Cost = 719,848 Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 460,703														
2002 Year Built Remodeled										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 755,552 Replacement Cost/Floor Area= 92.17 Est. TCV/Floor Area= 96.74														
16 Overall Bldg Height																								
Comments: PC CONSTRUCTION NO SPRINKLER FORMERLY FAMILY DOLLAR STORE CAL 190										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor														
										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:														
										* Sprinkler Info * Area: Type: Low														
(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	(40) Exterior Wall:									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0														
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:														
(6) Ceiling:					Gas Oil					Coal Stoker					Hand Fired Boiler									



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LEE	0	09/09/2024	WD	16-LC PAYOFF	2024-02236	DEED	0.0						
EISING SCOTT J & JAMIE LEE	STORAGE PARTNERS LLC	480,000	09/06/2024	WD	19-MULTI PARCEL ARM'S LEN	2024-02237	PROPERTY TRANSFER	100.0						
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LEE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LEN	2021-02299	PROPERTY TRANSFER	100.0						
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUTI	2015-01930	PROPERTY TRANSFER	100.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
6121 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/11/2017		2017-0166		100%				
		P.R.E. 0%		Commercial		05/10/2016		2016-0154		100%				
Owner's Name/Address		MAP #:												
STORAGE PARTNERS LLC 1555 DUTCH RIDGE RD ELLWOOD CITY PA 16117		2026 Est TCV 254,042 TCV/TFA: 63.51												
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					INFO FOR SIZE 0 100.00 265.00 1.0000 0.0000 0 100*									0
					COMMERCIAL <2A M/L 0.61 Acres 18000 100									10,944
					* denotes lines that do not contribute to the total acreage calculation.									
					100 Actual Front Feet, 0.61 Total Acres Total Est. Land Value =									10,944
					Land Improvement Cost Estimates									
		X	Electric		Description	Rate				Size % Good		Cash Value		
		X	Gas		Fencing: Wd, Solid, 6 ft.	29.00				97 94		2,644		
					Total Estimated Land Improvements True Cash Value =									2,644
					Work Description for Permit 2017-0166, Issued 05/11/2017: REROOF/RESIDING									
					STORAGE BLDG									
					Work Description for Permit 2016-0154, Issued 05/10/2016: REPAIR - RESI R-3 RESI									
					USE S.F. HOME. NEW WOOD FENCE SOLID, 6' HIGH									
		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	2026	5,500	121,500	127,000			111,634C			
		TPC 03/20/2024	INSPECTED		2025	5,500	103,200	108,700			108,700S			
		TPC 04/30/2021	INSPECTED		2024	6,600	61,900	68,500			60,306C			
		TPC 12/27/2017	INSPECTED		2023	9,300	84,600	93,900			57,435C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1988 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: 867 % 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: D Effec. Age: 30 Floor Area: 1,440 Total Base New : 179,027 Total Depr Cost: 125,319 Estimated T.C.V: 154,143		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled												Plaster Wood T&G	
Yr Built	Remodeled	Ex												Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures												
Insulation				Ex.				Ord.		Min						
				No. of Elec. Outlets												
				Many				Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing												
Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1440 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												
Few		Small														
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														
(3) Roof				(14) Water/Sewer												
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 2000 Gal Septic												
Asphalt Shingle		(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D Blt 1987

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1440 SF Floor Area = 1440 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,440			
Total:					141,666	99,166

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	988	692
Water/Sewer				
1000 Gal Septic	1	4,109	2,876	
Water Well, 100 Feet	1	5,150	3,605	

Garages

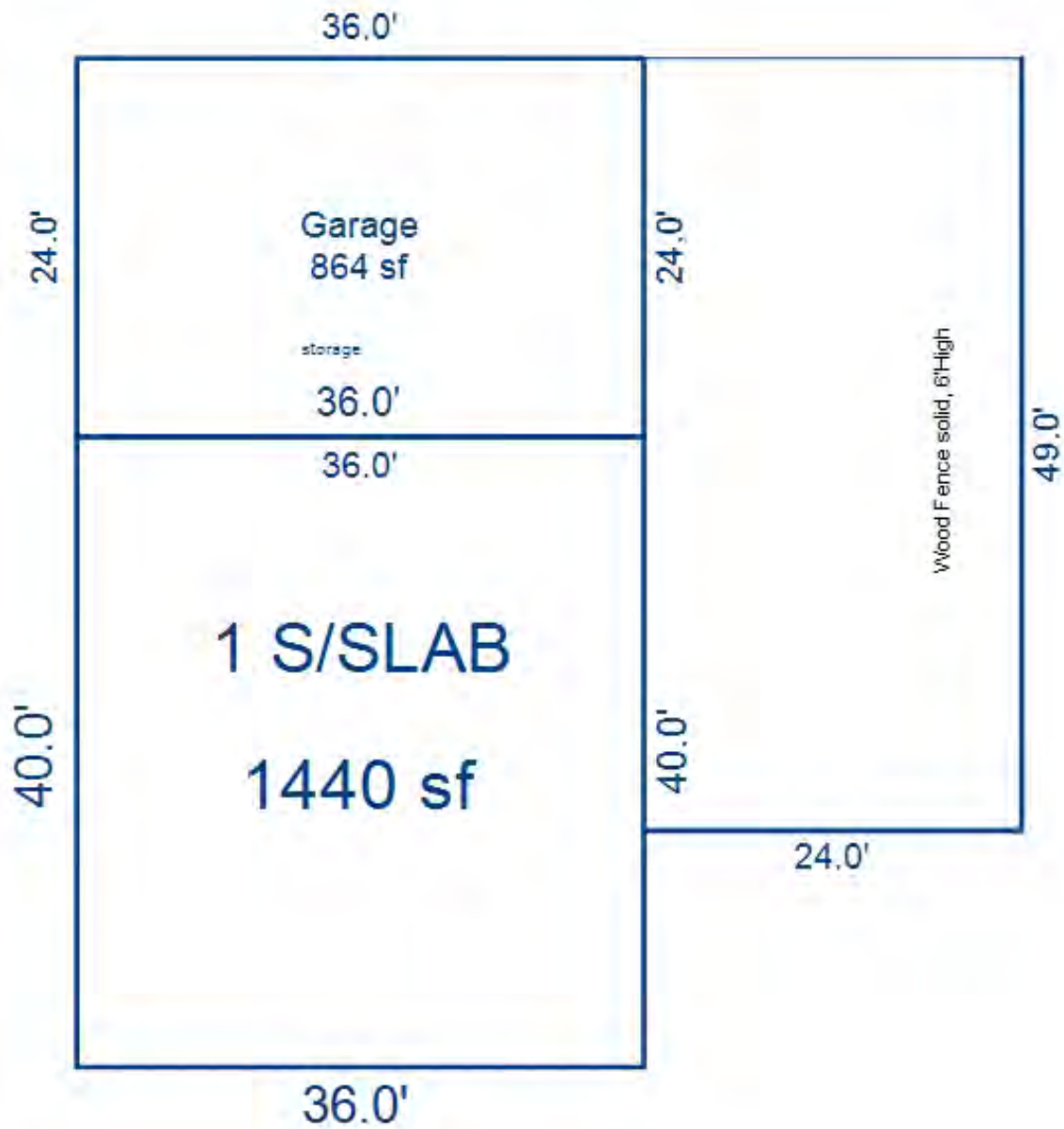
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	867	25,507	17,855
Built-Ins			
Appliance Allow.	1	1,607	1,125
Totals:		179,027	125,319

Notes: FORMERLY, STORAGE/OFFICE.

ECF (201A GENERAL COMMERCIAL) 1.230 => TCV: 154,143

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



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

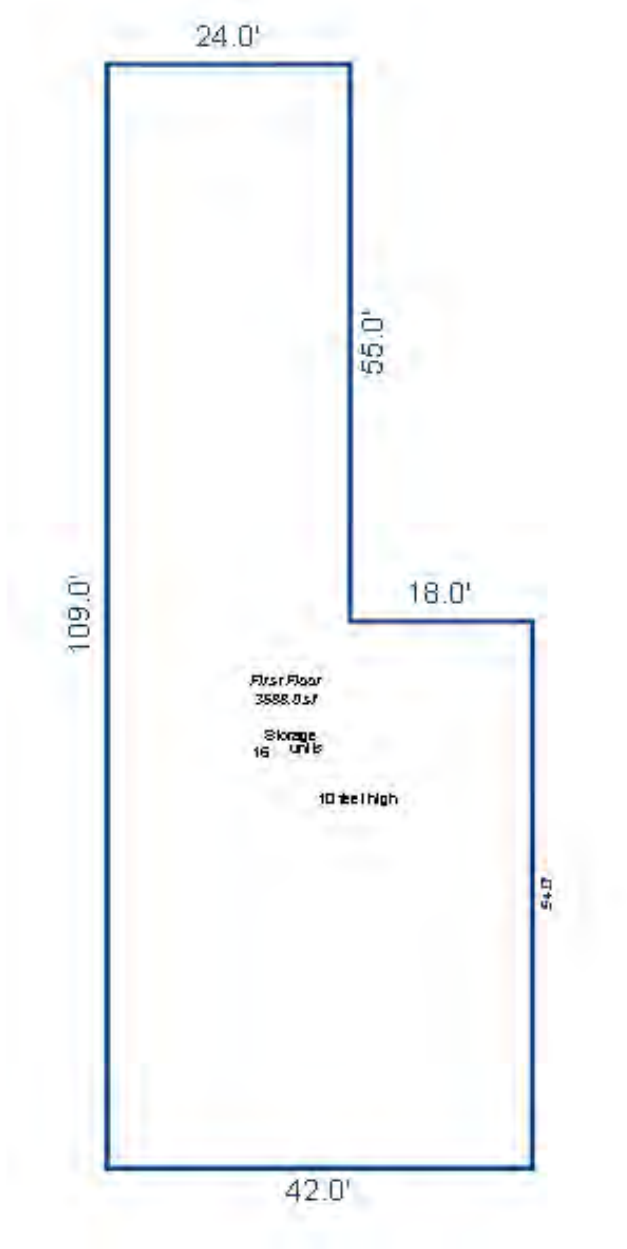
Desc. of Bldg/Section: EAST OF STORE CAL 208, 11UNITS Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Pole Floor Area: 2,560 Gross Bldg Area: 2,560 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost																			
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 8 Perimeter: 296																			
					** ** Calculator Cost Data ** **					Overall Building Height: 8																			
					Quality: Low Cost					Base Rate for Upper Floors = 38.07																			
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 38.07																			
					Heat#2: No Heating or Cooling 0%					Total Floor Area: 2,560 Base Cost New of Upper Floors = 97,460																			
					Ave. SqFt/Story: 2560					Reproduction/Replacement Cost = 97,460																			
					Ave. Perimeter: 296					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0																			
1987 Year Built Remodeled					Has Elevators:					Total Depreciated Cost = 52,628																			
					*** Basement Info ***					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 86,311																			
					Area:					Replacement Cost/Floor Area= 38.07 Est. TCV/Floor Area= 33.72																			
					Perimeter:																								
8 Overall Bldg Height					Type:																								
					Heat: Hot Water, Radiant Floor																								
					* Mezzanine Info *																								
					Area #1:																								
Comments: NEW STORAGE UNIT DOORS AND GENERAL REPAIRS 2015					Type #1:																								
					Area #2:																								
					Type #2:																								
					* Sprinkler Info *																								
					Area:																								
					Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few					Average									
					3-Piece Baths					Wash Bowls					Many					Average									
					2-Piece Baths					Water Heaters					Unfinished					Many									
					Shower Stalls					Wash Fountains					Typical					Unfinished									
					Toilets					Water Softeners										Typical									
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent														
										Rigid Conduit					Fluorescent														
										Armored Cable					Mercury														
										Non-Metalic					Sodium Vapor														
										Bus Duct					Transformer														
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:														
					Gas					Coal					Thickness					Bsmnt Insul.									
					Oil					Stoker																			
					Hand Fired					(14) Roof Cover:																			
					Boiler																								
(6) Ceiling:																													



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LEE	0	09/09/2024	WD	16-LC PAYOFF	2024-02236	DEED	0.0			
EISING SCOTT J & JAMIE LEE	STORAGE PARTNERS LLC	480,000	09/06/2024	WD	19-MULTI PARCEL ARM'S LEN	2024-02237	PROPERTY TRANSFER	100.0			
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LEE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LEN	2021-02299	PROPERTY TRANSFER	100.0			
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUTI	2015-01930	PROPERTY TRANSFER	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
6121 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
STORAGE PARTNERS LLC 1555 DUTCH RIDGE RD ELLWOOD CITY PA 16117		2026 Est TCV 206,568 TCV/TFA: 34.13									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					INFO FOR SIZE 0 120.00 265.00 1.0000 0.0000 0 100*						0
					COMMERCIAL <2A M/L 0.73 Acres 18000 100						13,140
					* denotes lines that do not contribute to the total acreage calculation.						
					120 Actual Front Feet, 0.73 Total Acres Total Est. Land Value =						13,140
Tax Description		X	Dirt Road								
. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG			Gravel Road								
43' 57" W OF NE COR TH S 31' 30" W 265 FT			Paved Road								
N 87 DEG 43' 57" W 120 FT N 31' 30" E 265			Storm Sewer								
FT S 87 DEG43' 57" E 120 FT TO POB. .73 A.			Sidewalk								
		X	Water								
			Sewer								
			Electric								
			Gas								
			Curb								
		X	Street Lights								
			Standard Utilities								
			Underground Utils.								
Comments/Influences		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain								
		X									
		X									
		X									
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Desc. of Bldg/Section: CAL 208 Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>>														
Class: D,Pole Floor Area: 3,588 Gross Bldg Area: 6,052 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100 1987 Year Built Remodeled Overall Bldg Height Comments: 2015 NEW DOORS 2015CONCRETE FLOORS CRACKED FROM BRICK WALL ADDITION IN BETWEEN UNITS										Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 302 Base Rate for Upper Floors = 35.43 Adjusted Square Foot Cost for Upper Floors = 35.43 Total Floor Area: 3,588 Base Cost New of Upper Floors = 127,123 Reproduction/Replacement Cost = 127,123 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 68,646 ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 112,580 Replacement Cost/Floor Area= 35.43 Est. TCV/Floor Area= 31.38									
										High Above Ave. Ave. X Low														
										** ** Calculator Cost Data ** **														
										Quality: Low Cost														
										Heat#1: No Heating or Cooling 0%														
Heat#2: No Heating or Cooling 0%																								
Ave. SqFt/Story: 3588																								
Ave. Perimeter: 302																								
Has Elevators:																								
*** Basement Info ***																								
Area:																								
Perimeter:																								
Type:																								
Heat: Hot Water, Radiant Floor																								
* Mezzanine Info *																								
Area #1:																								
Type #1:																								
Area #2:																								
Type #2:																								
* Sprinkler Info *																								
Area:																								
Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc. Brick/Stone Block					Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness Bsmnt Insul.									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler																			



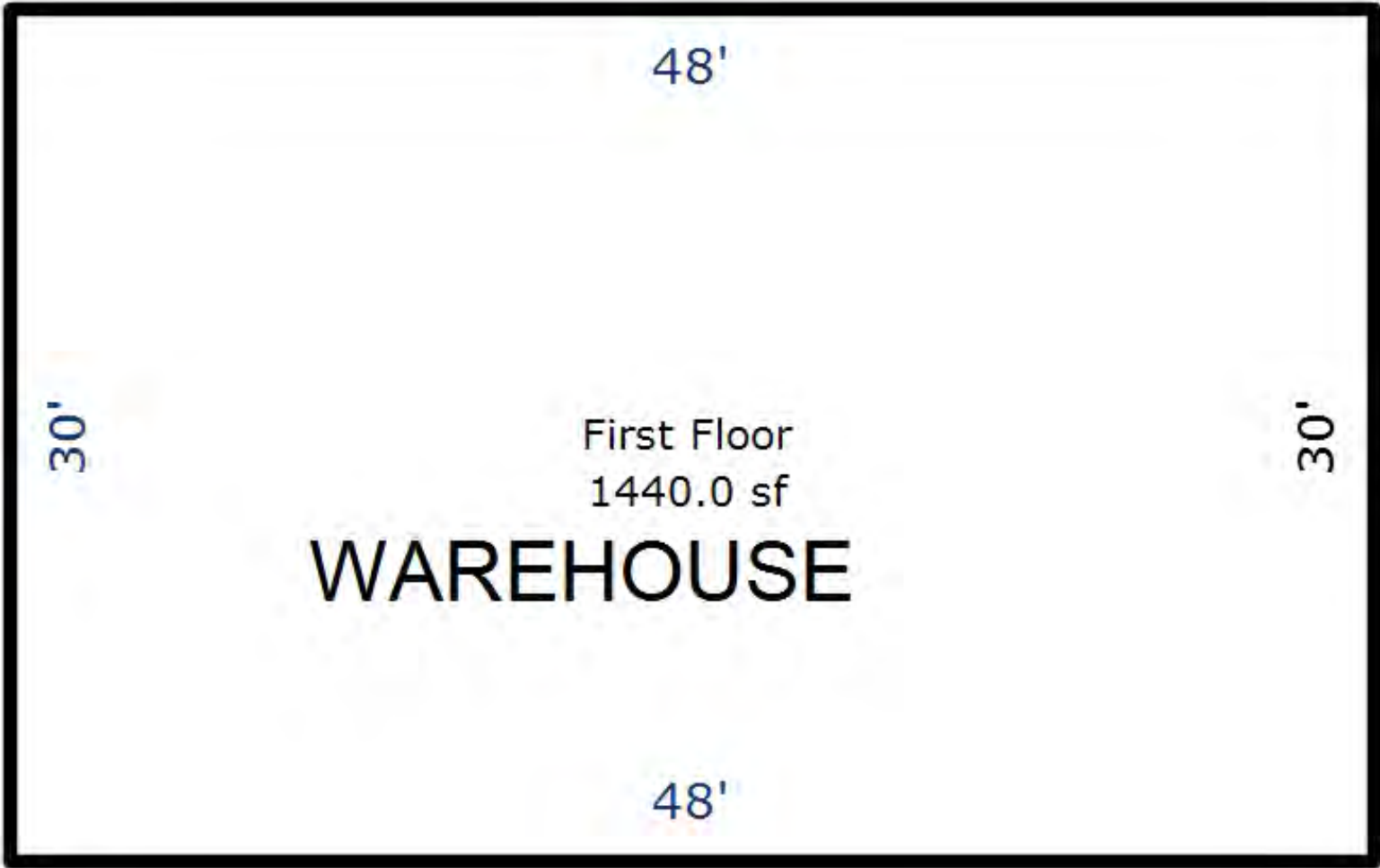
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 208										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										>>>>									
Class: D,Pole Floor Area: 1,024 Gross Bldg Area: 6,052 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost									
					High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 10 Perimeter: 160									
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 44.89									
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 44.89									
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 0%					Total Floor Area: 1,024 Base Cost New of Upper Floors = 45,967									
					Heat#2: No Heating or Cooling 0%					Reproduction/Replacement Cost = 45,967									
					Ave. SqFt/Story: 1024					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0									
					Ave. Perimeter: 160					Total Depreciated Cost = 24,822									
1987 Year Built Remodeled					Has Elevators:					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 40,708									
					*** Basement Info ***					Replacement Cost/Floor Area= 44.89 Est. TCV/Floor Area= 39.75									
					Area:														
					Perimeter:														
Overall Bldg Height					Type:														
					Heat: Hot Water, Radiant Floor														
					* Mezzanine Info *														
					Area #1:														
Comments:					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: Low														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	(40) Exterior Wall:								
(3) Frame:				3-Piece Baths		Wash Bowls		Many Average		Many Average									
				2-Piece Baths		Water Heaters		Unfinished Typical		Unfinished Typical									
				Shower Stalls		Wash Fountains		Flex Conduit		Incandescent									
(4) Floor Structure:				Toilets		Water Softeners		Armored Cable		Fluorescent									
								Non-Metalic		Mercury									
								Bus Duct		Sodium Vapor									
(5) Floor Cover:				(9) Sprinklers:					(13) Roof Structure: Slope=0										
				(10) Heating and Cooling:					(14) Roof Cover:										
				Gas Oil	Coal Stoker	Hand Fired Boiler													
(6) Ceiling:																			



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

Desc. of Bldg/Section: CAL 208										<<<<<< Calculator Cost Computations >>>>>>																													
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost																													
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 6,052 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Construction Cost										Stories: 1 Story Height: 10 Perimeter: 156																			
										High Above Ave. Ave. X Low										Overall Building Height: 10																			
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 38.63																			
										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 38.63																			
										Heat#1: No Heating or Cooling 0%										Total Floor Area: 1,440 Base Cost New of Upper Floors = 55,627																			
										Heat#2: No Heating or Cooling 0%										Reproduction/Replacement Cost = 55,627																			
Ave. SqFt/Story: 1440										Ave. Perimeter: 156										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0																			
Has Elevators:										*** Basement Info ***										Total Depreciated Cost = 24,476																			
1967 Year Built Remodeled										Area: Perimeter: Type:										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 40,140																			
10 Overall Bldg Height										Heat: Hot Water, Radiant Floor										Replacement Cost/Floor Area= 38.63 Est. TCV/Floor Area= 27.88																			
Comments:										* Mezzanine Info *																													
										Area #1: Type #1: Area #2: Type #2:																													
										* Sprinkler Info *																													
										Area: Type: Low																													
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:									
(2) Foundation:										(8) Plumbing:										Outlets: Fixtures:										(40) Exterior Wall:									
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None										Few Average Many Unfinished Typical																			
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer																			
(4) Floor Structure:										(9) Sprinklers:										(13) Roof Structure: Slope=0																			
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler																													

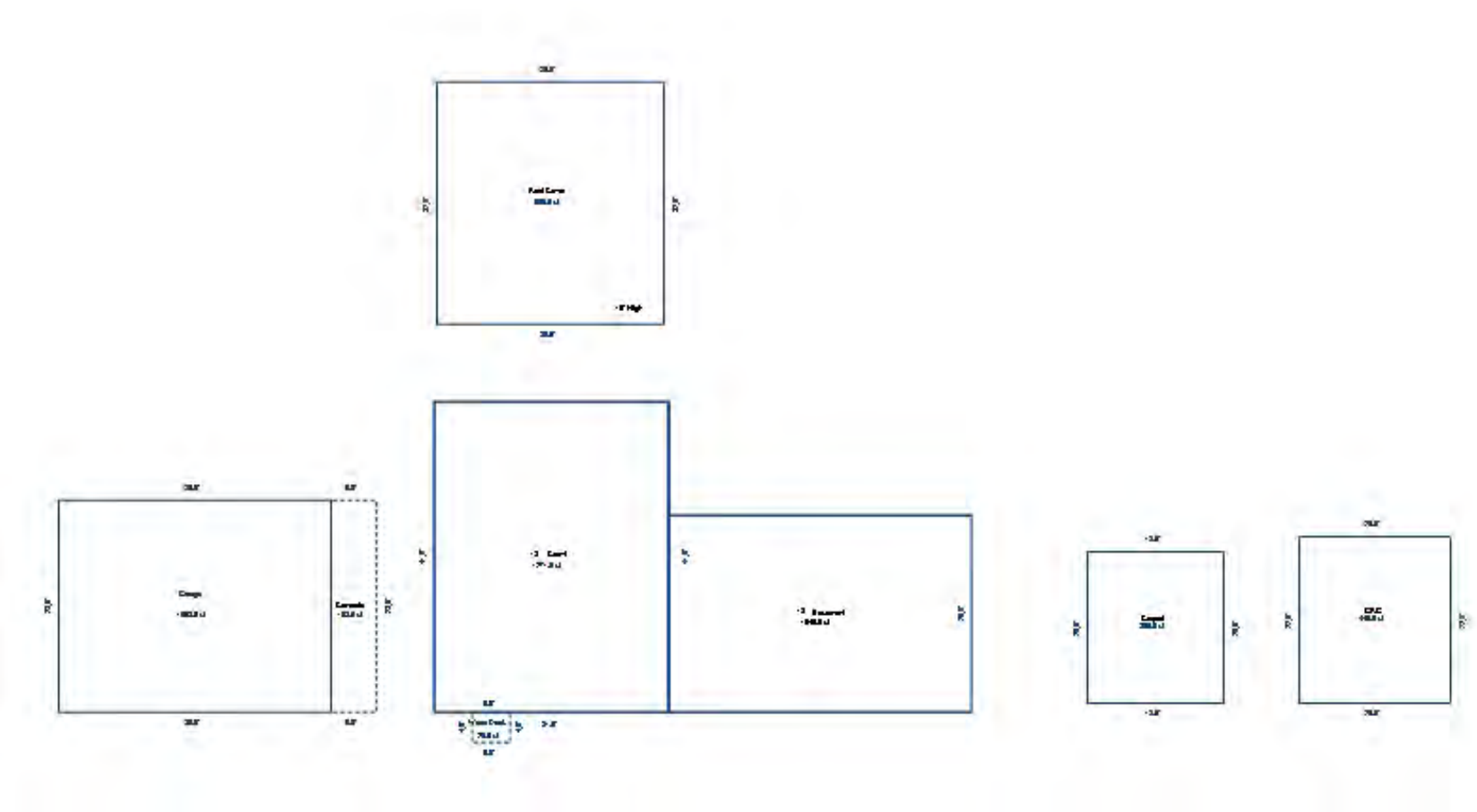


*** Information herein deemed reliable but not guaranteed***

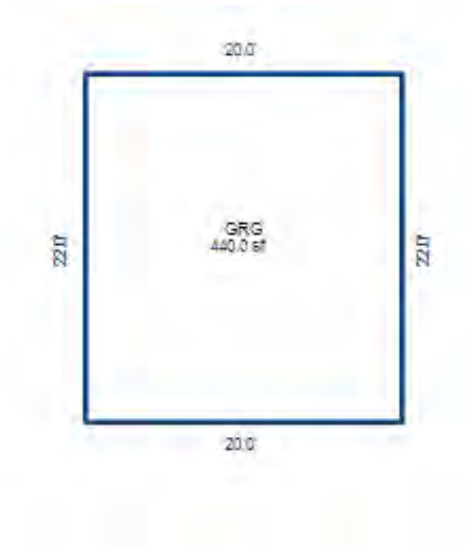
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BALDWIN ROBERT E ESTATE	FLINT CHARLES & TERI	52,500	07/03/2013	WD	08-ESTATE	2013-02278 WD	PROPERTY TRANSFER	100.0		
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	AFF	07-DEATH CERTIFICATE	2013-01967 DC	DEED	100.0		
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER)	0	10/09/2007	OTH	21-NOT USED/OTHER	2008/798	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
2090 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		04/09/2019		2019-0097	100%	
		P.R.E. 0%		MISSING PERMIT		12/31/2017		2015-9999	100%	
Owner's Name/Address		MAP #:		VIOLATION LETTER		10/26/2017		2017-9998	100%	
FLINT CHARLES & TERI 8452 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 294,449 TCV/TFA: 94.65								
		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				INFO FOR SIZE 0 399.80 787.74 1.0000 0.0000 0 100* 0						
				COMMERCIAL 4-6A 9000 7.23 Acres 9000 100 65,070						
				* denotes lines that do not contribute to the total acreage calculation.						
				400 Actual Front Feet, 7.23 Total Acres Total Est. Land Value = 65,070						
				Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				D/W/P: 3.5 Concrete 5.71 168 50 479						
				Total Estimated Land Improvements True Cash Value = 479						
				Work Description for Permit 2019-0097, Issued 04/09/2019: 2ND WARNING 2 STORAGE UNITS USED FOR BUSINESS ON PARCEL. 30 DAY WARNING						
				2019-0097 ISSUE 4/9/2019 3 STORAGE BUILDIGNS NON REIS USE. STRUTURAL STEEL ON						
				POUREF FOUNDATION: 18X21 & 18X21 & 21X22						
				Work Description for Permit 2015-9999, Issued 12/31/2017: MEASURED FROM 2017						
				AERIAL IMAGE 32'X40' OBSCURED BY TREES. APPEARS FIRST ON 2016 GOOGLE EARTH						
				IMAGE. NO YEAR 2015 IMAGE AVAIABLE. DOES NOT APPEAR ON 2014 USDEPT OF AG, OR						
				2013 GOOGLE EARTH. -TIM						
				Work Description for Permit 2017-9998, Issued 10/26/2017: (2) POLE BUILDING FOR						
				PERSONAL USE NOT AS INVENTORY AT 2090 S MOREY RD						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	32,500	114,700	147,200		57,024C
		TPC	04/30/2021	INSPECTED	2025	21,700	96,500	118,200		55,525C
		JWV	11/26/2018	INSPECTED	2024	10,800	88,400	99,200		53,856C
		JWV	04/28/2018	INSPECTED	2023	10,800	83,200	94,000		51,292C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 20 960	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % 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: D Effec. Age: 40 Floor Area: 2,311 Total Base New : 289,538 Total Depr Cost: 173,722 Estimated T.C.V: 213,678		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S			Drywall Paneled												Plaster Wood T&G				
Yr Built 1940 1965		Remodeled 2014	Ex												Ord		Min		
Condition: Average		Size of Closets												Lg		Ord		Small	
Room List		Doors:												Solid		H.C.			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2311 SF Floor Area = 2311 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,271 1 Story Siding Basement 1,040 Total: 242,251 145,351		Cls D Blt 1940									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service															
		No./Qual. of Fixtures		Ex. Ord. Min															
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1008 25,674 15,404 Built-Ins Appliance Allow. 1 1,607 964 Deck Treated Wood 20 860 516 w/Roof (Roof portion) 960 11,693 7,016 Totals: 289,538 173,722		ECF (201B COMMERCIAL GROUP B) 1.230 => TCV: 213,678										
(2) Windows		(7) Excavation		(13) Plumbing															
				Many Ave. Few															
	Many Avg. Few		Large Avg. Small	Basement: 1040 S.F. Crawl: 1271 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			Notes:										
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		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
(3) Roof		(9) Basement Finish		(10) Floor Support			Lump Sum Items:												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																	

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

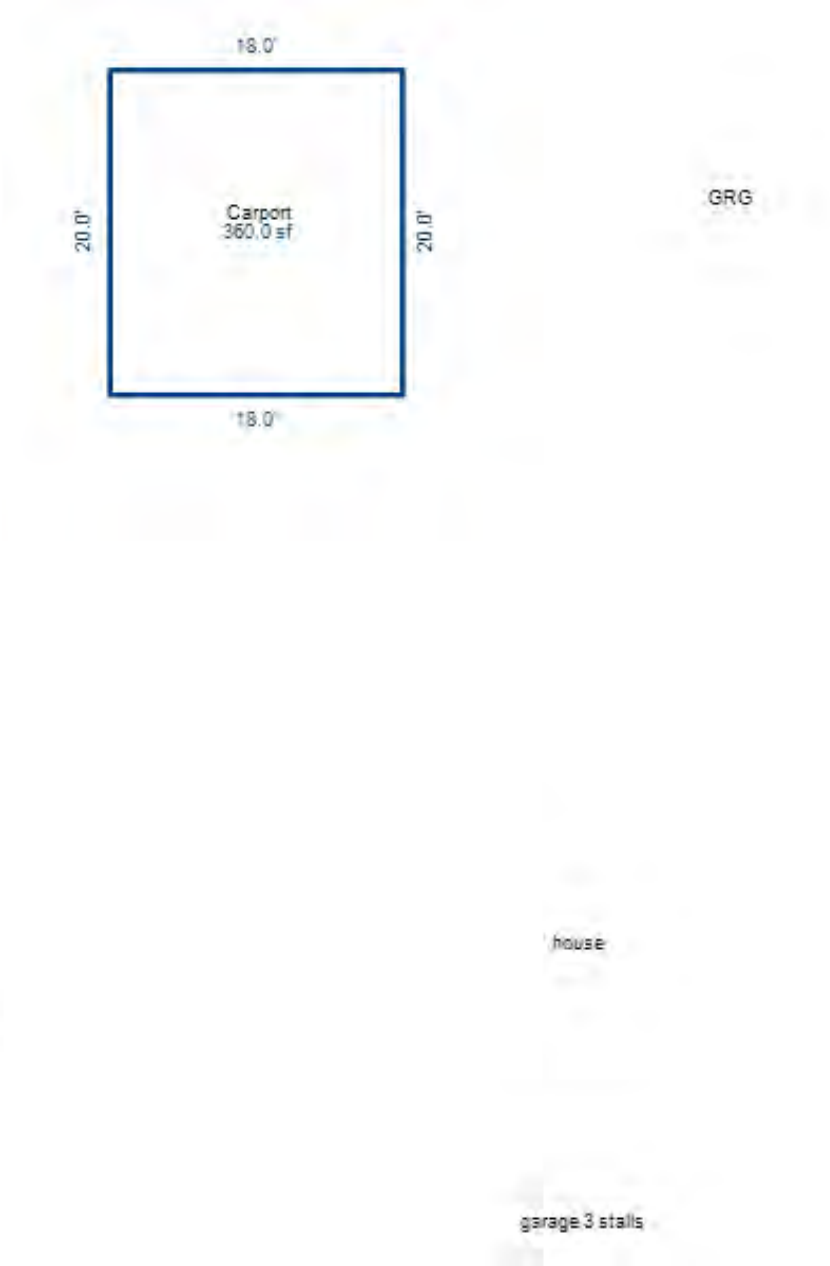


Desc. of Bldg/Section: 2 STALL Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Pole Floor Area: 440 Gross Bldg Area: 800 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost																			
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 8 Perimeter: 84																			
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 21.48																			
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 21.48																			
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 0%					Total Floor Area: 440 Base Cost New of Upper Floors = 9,451																			
					Heat#2: No Heating or Cooling 0%					Reproduction/Replacement Cost = 9,451																			
					Ave. SqFt/Story: 440					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0																			
					Ave. Perimeter: 84					Total Depreciated Cost = 7,750																			
2017 Year Built Remodeled					Has Elevators:					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 8,215																			
					*** Basement Info ***					Replacement Cost/Floor Area= 21.48 Est. TCV/Floor Area= 18.67																			
					Area:																								
					Perimeter:																								
Overall Bldg Height					Type:																								
					Heat: Hot Water, Radiant Floor																								
					* Mezzanine Info *																								
					Area #1:																								
Comments: NE ON PARCEL NEAR CONSIGNMENT SHOP					Type #1:																								
					Area #2:																								
					Type #2:																								
					* Sprinkler Info *																								
					Area:																								
					Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few					Average					Few				
					3-Piece Baths					Wash Bowls					Average					Average					Average				
					2-Piece Baths					Water Heaters					Many					Many					Many				
					Shower Stalls					Wash Fountains					Unfinished					Unfinished					Unfinished				
					Toilets					Water Softeners					Typical					Typical					Typical				
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent					(40) Exterior Wall:									
										Rigid Conduit					Fluorescent														
										Armored Cable					Mercury														
										Non-Metalic					Sodium Vapor														
										Bus Duct					Transformer														
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0																			
					Gas					Coal																			
					Oil					Stoker																			
					Hand Fired																								
					Boiler																								
(6) Ceiling:										(14) Roof Cover:																			



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

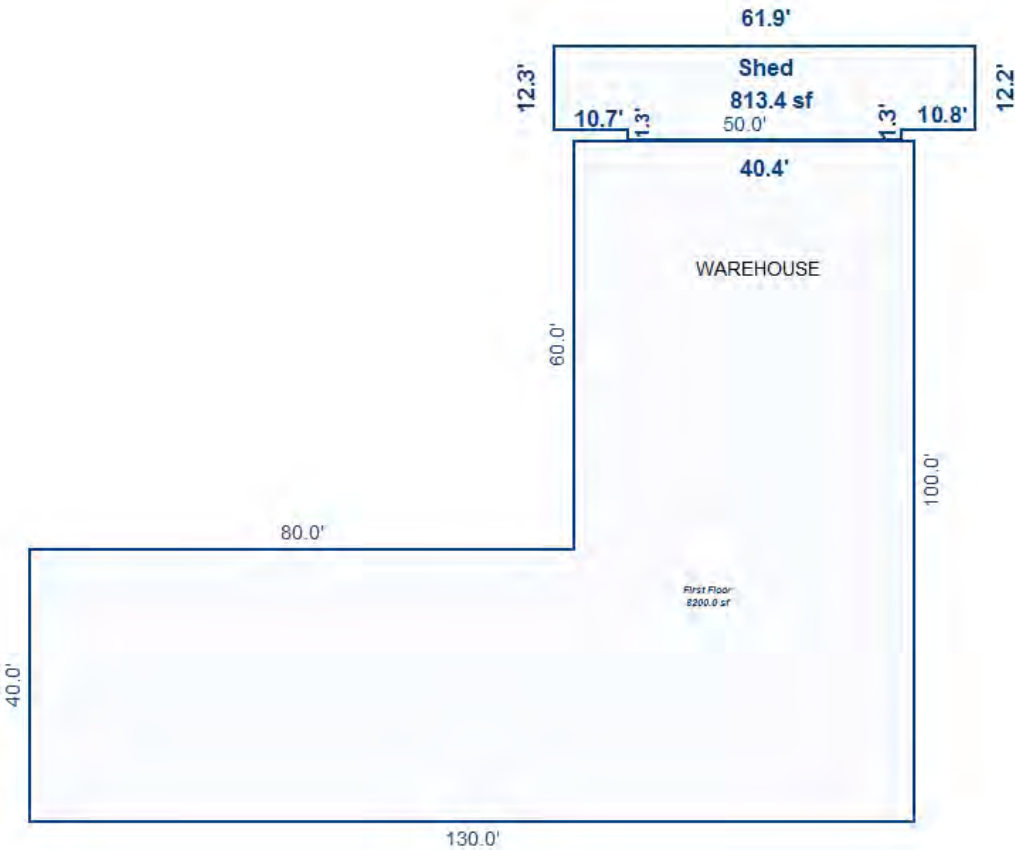
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MANITOU LAKE & LAND LLC	FLINT CHARLES A & TERI A	205,000	11/08/2007	WD	03-ARM'S LENGTH	2007/3930	DEED	100.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
2070 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		08/19/2014		2014-0328	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:								
FLINT CHARLES A & TERI A 8452 W JENNINGS RD Lake City MI 49651		2026 Est TCV 452,857 TCV/TFA: 46.15										
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements			* Factors *							
					Description Frontage Depth Front Depth Rate %Adj. Reason Value							
					INFO FOR SIZE 0 215.00 354.00 1.0000 0.0000 0 100* 0							
					COMMERCIAL <2A M/L 1.75 Acres 18000 100 31,446							
					* denotes lines that do not contribute to the total acreage calculation.							
					215 Actual Front Feet, 1.75 Total Acres Total Est. Land Value = 31,446							
					Land Improvement Cost Estimates							
					Description Rate Size % Good Cash Value							
					D/W/P: Asphalt Paving 2.86 22800 100 65,208							
					Wood Frame 23.15 160 50 1,852							
					Total Estimated Land Improvements True Cash Value = 67,060							
					Work Description for Permit 2014-0328, Issued 08/19/2014: NEW STORAGE BUILDING - WOOD FRAME WOOD FOUNDATION NO HEAT.							
		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	2026	15,700	210,700	226,400				129,979C
		TPC 08/15/2019	INSPECTED		2025	15,700	180,600	196,300				126,562C
		JWV 08/06/2018	INSPECTED		2024	19,000	144,200	163,200				122,757C
		TPC 12/27/2017	INSPECTED		2023	26,600	132,800	159,400				116,912C
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 8,200 Gross Bldg Area: 9,813 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 12 Perimeter: 460									
Construction Cost										Base Rate for Upper Floors = 58.81									
High Above Ave. Ave. X Low																			
** ** Calculator Cost Data ** **										(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.13 100%									
Quality: Average										Adjusted Square Foot Cost for Upper Floors = 76.94									
Heat#1: Package Heating & Cooling 100%																			
Heat#2: Space Heaters, Radiant 0%																			
Ave. SqFt/Story: 8200										Total Floor Area: 8,200 Base Cost New of Upper Floors = 630,908									
Ave. Perimeter: 460										Reproduction/Replacement Cost = 630,908									
Has Elevators:										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0									
*** Basement Info ***										Total Depreciated Cost = 277,600									
Area:										<<<<< Segregated Cost Computations >>>>>									
Perimeter:										Costs taken from Segregated Cost Section 3: Stores & Commercial									
Type:										Cost # or Height Storys									
Heat: Hot Water, Radiant Floor										Item Description Col. Rate SqFt Adj. Adj. Cost									
* Mezzanine Info *										Total Cost New = 0									
Area #1:										Architectural Multiplier: 0.66									
Type #1:										Reproduction/Replacement Cost = 0									
Area #2:										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0									
Type #2:										Total Depreciated Cost = 0									
* Sprinkler Info *										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
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					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				
(4) Floor Structure:					(9) Sprinklers:					Incandescent Fluorescent Mercury Sodium Vapor Transformer					(40) Exterior Wall:				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					Thickness Bsmnt Insul.				
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler					(14) Roof Cover:									



Sketch by Apex Sketch

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

Desc. of Bldg/Section: NORTH END OF BLDG - STORAGE										Calculator Cost Computations										>>>>			
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D,Pole Quality: Average													
Class: D,Pole Floor Area: 813 Gross Bldg Area: 9,813 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Construction Cost										Stories: 1 Story Height: 12 Perimeter: 150			
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 32.22			
										** ** Calculator Cost Data ** **										Adjusted Square Foot Cost for Upper Floors = 32.22			
										Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 813 Ave. Perimeter: 150 Has Elevators:										Total Floor Area: 813 Base Cost New of Upper Floors = 26,195			
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100										Reproduction/Replacement Cost = 26,195 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 11,526													
2014 Year Built Remodeled										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 12,217 Replacement Cost/Floor Area= 32.22 Est. TCV/Floor Area= 15.03													
Overall Bldg Height																							
Comments: MARKET VALUE OF ADDITION \$10/SQFT IN 2014																							
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:			
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None										Outlets: Fixtures:			
(3) Frame:										Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners										Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:										(9) Sprinklers:										(40) Exterior Wall:			
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:			

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



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

Parcel Number: 009-013-004-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

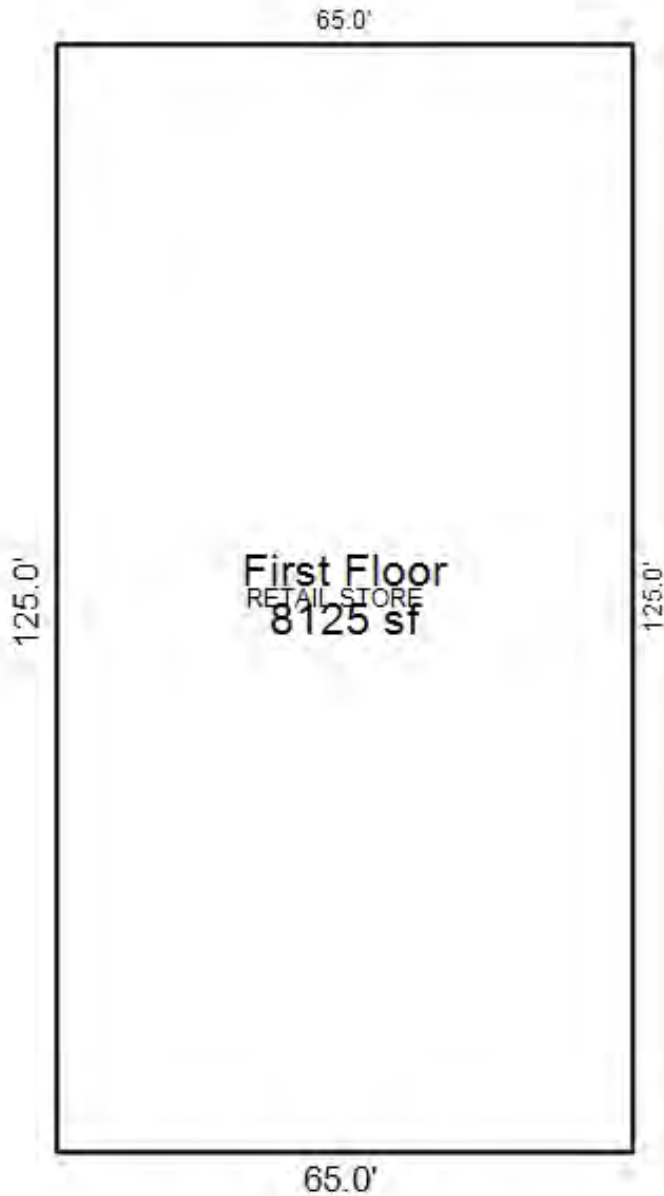
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LAKE CITY DOLLAR GENERAL L	JOHNSON ESTATES LLC	***,***	12/19/2025	CD	21-NOT USED/OTHER	2025-03665	REAL PROPERTY STAT	100.0			
LAKE CITY DG PROPERTIES LL	LAKE CITY DOLLAR GENERAL I	0	02/16/2005	WD	21-NOT USED/OTHER	05-0/1006	DEED	100.0			
HUNTER PLACE PROPERTIES LL	LAKE CITY DQ PROPERTIES LI	0	08/26/2004	WD	21-NOT USED/OTHER	04-0/3714	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
6067 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		11/14/2003		20030042	Complete		
Owner's Name/Address		P.R.E. 0%									
JOHNSON ESTATES LLC 1460 S SAULSBURY ST DENVER CO 80232		MAP #:									
		2026 Est TCV 678,849 TCV/TFA: 82.28									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					INFO FOR SIZE 0 100.00 292.00 1.0000 0.0000 0 100* 0						
					COMMERCIAL <2A M/L 0.67 Acres 18000 100 12,060						
					* denotes lines that do not contribute to the total acreage calculation.						
					100 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 12,060						
					Land Improvement Cost Estimates						
		X	Electric	Description		Rate	Size % Good	Cash Value			
		X	Gas	D/W/P: Asphalt Paving		3.07	9000 100	27,630			
					Total Estimated Land Improvements True Cash Value = 27,630						
		X	Curb	Work Description for Permit 20030042, Issued 11/14/2003: 65X125 STORE FOR 05							
		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	2026	6,000	333,400	339,400			339,400S
		TPC 08/07/2025	INSPECTED		2025	6,000	279,700	285,700			100,576C
		TPC 04/22/2025	INSPECTED		2024	7,300	259,000	266,300			97,552C
		TPC 04/30/2021	INSPECTED		2023	10,200	218,800	229,000			92,907C
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Missaukee, Michigan

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

Desc. of Bldg/Section: DISCOUNT STORE CAL 190 Calculator Occupancy: Stores - Discount										<<<<< Calculator Cost Computations >>>>>																			
Class: D,Pole Floor Area: 8,250 Gross Bldg Area: 8,250 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost																			
					High		Above Ave.	X	Ave.		Low	Stories: 1 Story Height: 12 Perimeter: 382																	
					** ** Calculator Cost Data ** **					Overall Building Height: 12																			
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100					Quality: Low Cost					Base Rate for Upper Floors = 50.04																			
					Heat#1: Package Heating & Cooling					(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.37 100%																			
					Heat#2: No Heating or Cooling					Adjusted Square Foot Cost for Upper Floors = 67.41																			
2004 Year Built Remodeled					Ave. SqFt/Story: 8250					Total Floor Area: 8,250 Base Cost New of Upper Floors = 556,133																			
					Ave. Perimeter: 382					8,125 Sq.Ft. of Sprinklers @ 4.23, Cost New = 34,369																			
					Has Elevators:					Reproduction/Replacement Cost = 590,502																			
12 Overall Bldg Height					*** Basement Info ***					Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0																			
					Area:					Total Depreciated Cost = 389,731																			
					Perimeter:					<<<<< Segregated Cost Computations >>>>>																			
Comments:					Type:					Costs taken from Segregated Cost Section 3: Stores & Commercial																			
					Heat: Hot Water, Radiant Floor					Item Description Cost # or Height Storys																			
					* Mezzanine Info *					Col. Rate SqFt Adj. Adj. Cost																			
					Area #1:					Total Cost New = 0																			
					Type #1:					Architectural Multiplier: 1.00																			
					Area #2:					Reproduction/Replacement Cost = 0																			
					Type #2:					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																			
					* Sprinkler Info *																								
					Area: 8125																								
					Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	(40) Exterior Wall:													
(3) Frame:					Total Fixtures					Urinals					Flex Conduit						Incandescent								
					3-Piece Baths					Wash Bowls					Rigid Conduit						Fluorescent								
(4) Floor Structure:					2-Piece Baths					Water Heaters					Armored Cable					Mercury									
					Shower Stalls					Wash Fountains					Non-Metalic					Sodium Vapor									
(5) Floor Cover:					Toilets					Water Softeners					Bus Duct					Transformer									
(6) Ceiling:					(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***

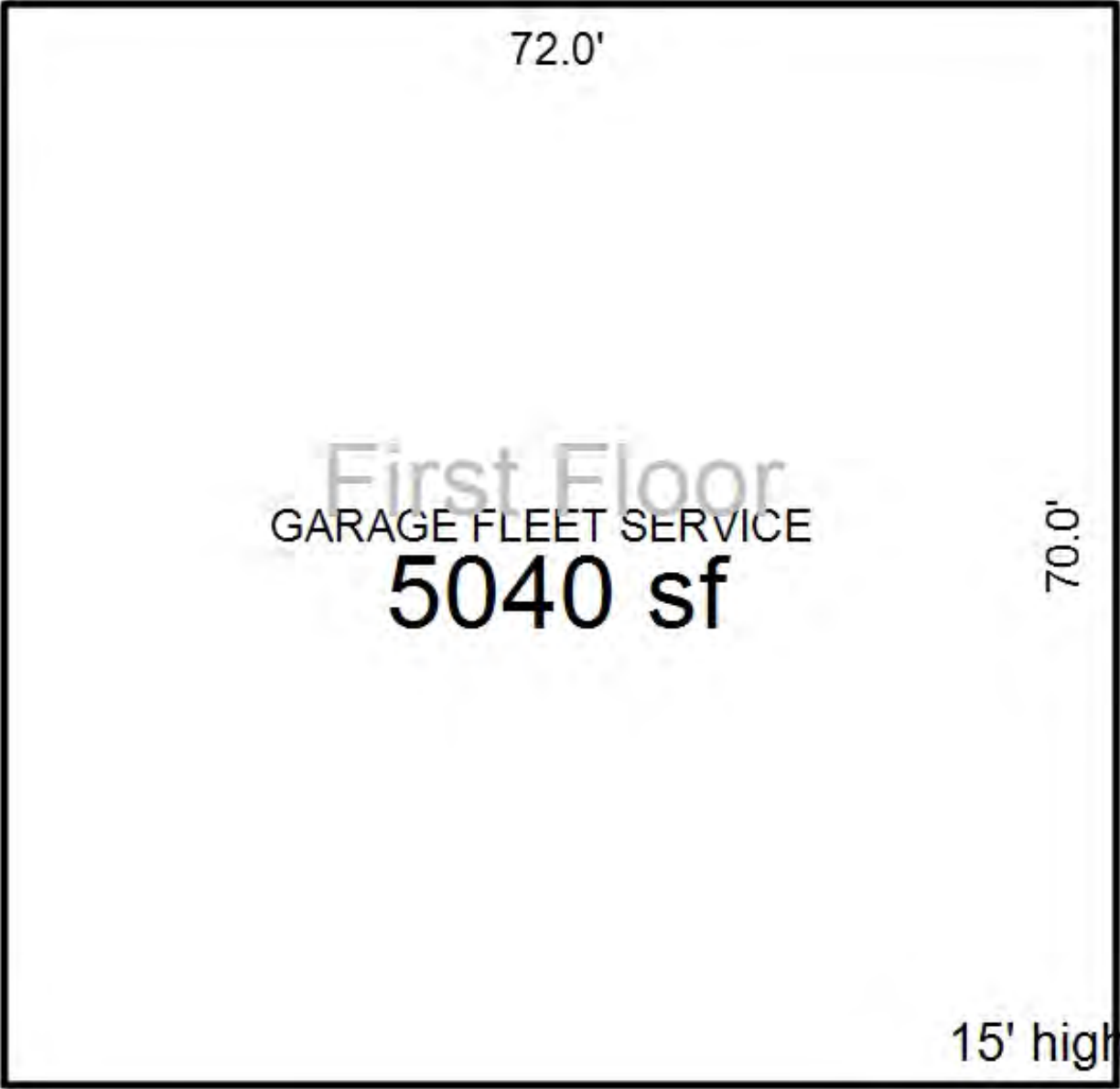
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SMITH ROBERT J JR	MISSAUKEE COUNTY PROPERTIES LLC	0	08/06/2025	QC	21-NOT USED/OTHER	2025-02266	DEED	0.00		
KOBISKA BASIL & ETHEL TRUS	MISSAUKEE COUNTY PROPERTIES LLC	0	07/28/2025	WD	16-LC PAYOFF	2025-02265	DEED	0.00		
SMITH ROBERT J JR	MISSAUKEE COUNTY PROPERTIES LLC	1	04/04/2024	OTH	21-NOT USED/OTHER	2024-00665	OTHER	0.00		
KOBISKA BASIL & ETHEL TRUS	SMITH ROBERT J JR	350,000	05/01/2020	LC	03-ARM'S LENGTH	2020-01290	PROPERTY TRANSFER	100.00		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
2160 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		01/31/2025		PB25-0003	100%	
		P.R.E. 0%		Commercial		06/28/2013		2013-0269	100%	
Owner's Name/Address		MAP #:								
MISSAUKEE COUNTY PROPERTIES LLC 311 S NORA DR LAKE CITY MI 49651		2026 Est TCV 432,141 TCV/TFA: 58.84								
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Tax Description					INFO FOR SIZE 0	165.00	660.00	1.0000	0.0000	0 100* 0
. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.		X			Gravel Road	COMMERCIAL 2-4A		9000	2.50 Acres	9000 100 22,500
Comments/Influences					* denotes lines that do not contribute to the total acreage calculation.					
					165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500					
					Land Improvement Cost Estimates					
		X	Electric	Description Rate Size % Good Cash Value						
		X	Gas	D/W/P: Crushed Rock 2.16 87120 20 37,636						
					Total Estimated Land Improvements True Cash Value = 37,636					
					Work Description for Permit PB25-0003, Issued 01/31/2025: ***THE APPLICANT IS RESPONSIBLE TO ENSURE THE JOBSITE ADDRESS IS POSTED AT THE ROAD BEFORE SCHEDULING INSPECTIONS*** **ENTRY CODES OR INSTRUCTIONS MUST BE GIVEN AT THE TIME OF INSPECTION SCHEDULING -					
					Work Description for Permit 2013-0269, Issued 06/28/2013: REPAIR					
		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	2026	11,300	204,800	216,100		91,646C
		TPC 04/22/2025	INSPECTED		2025	11,300	179,600	190,900		89,237C
		TPC 04/30/2021	INSPECTED		2024	27,200	155,600	182,800		86,554C
		JWV 08/06/2018	INSPECTED		2023	38,100	131,300	169,400		82,433C



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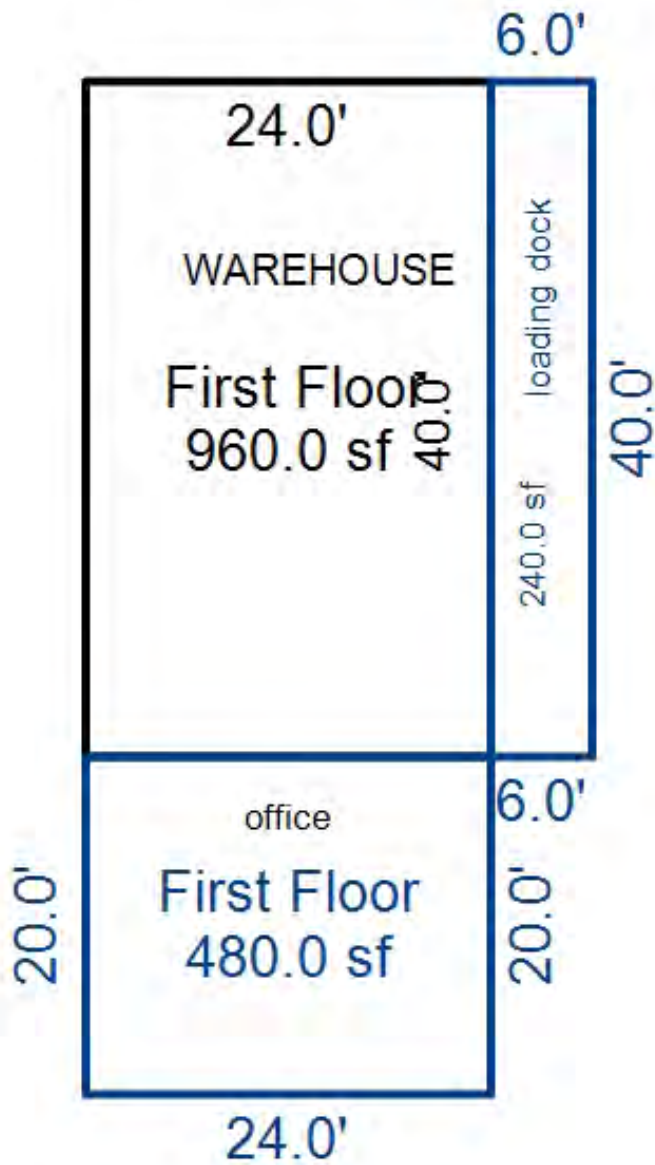
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Missaukee, Michigan

Desc. of Bldg/Section: 4 BAY GARAGE Calculator Occupancy: Warehouses - Storage										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 5,040 Gross Bldg Area: 7,344 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght										Class: D Quality: Average Stories: 1 Story Height: 16 Perimeter: 284									
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 57.37									
1987 Year Built Remodeled										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.69 50% Adjusted Square Foot Cost for Upper Floors = 60.21									
Overall Bldg Height										Total Floor Area: 5,040 Base Cost New of Upper Floors = 303,483									
Comments:										Reproduction/Replacement Cost = 303,483 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 160,846									
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 263,787 Replacement Cost/Floor Area= 60.21 Est. TCV/Floor Area= 52.34									
* 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.					Many Above Ave.					Few Average Typical					Few Average Typical				
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				
(4) Floor Structure:					(9) Sprinklers:					Incandescent Fluorescent Mercury Sodium Vapor Transformer					(40) Exterior Wall:				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					Thickness Bsmnt Insul.				
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler					(14) Roof Cover:									



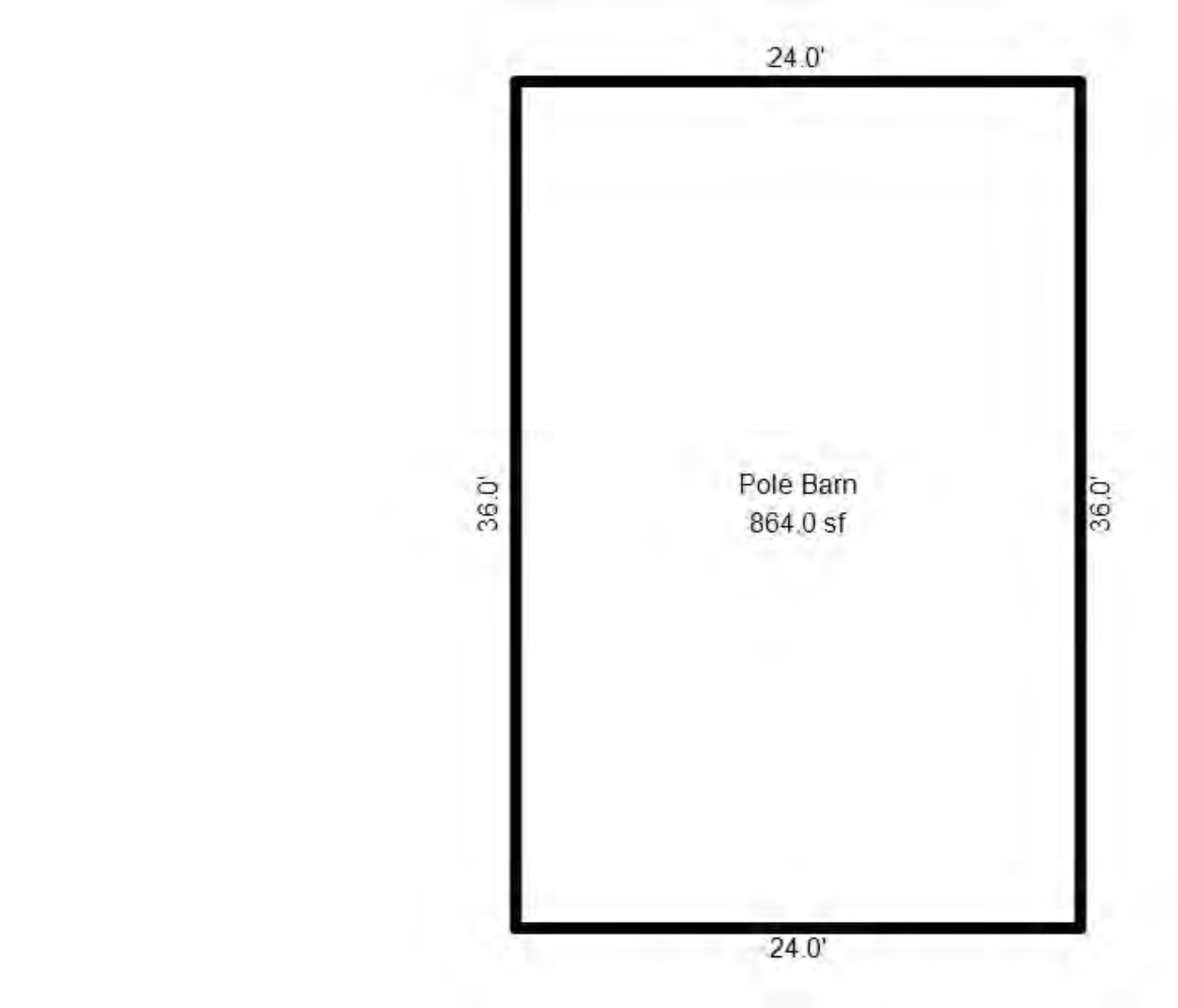
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 238										Calculator Cost Computations																								
Calculator Occupancy: Warehouses - Storage										>>>>																								
Class: D Floor Area: 1,440 Gross Bldg Area: 7,344 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average																								
										Stories: 1 Story Height: 14 Perimeter: 168																								
					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 68.53																								
					** ** Calculator Cost Data ** **					(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.80 50%																								
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 71.93																								
					Heat#1: Space Heaters, Gas with Fan 50%					Total Floor Area: 1,440 Base Cost New of Upper Floors = 103,579																								
					Heat#2: Space Heaters, Gas with Fan 0%					Reproduction/Replacement Cost = 103,579																								
					Ave. SqFt/Story: 1440					Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0																								
Dep. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100					Ave. Perimeter: 168					Total Depreciated Cost = 48,682																								
					Has Elevators:																													
					*** Basement Info ***																													
					Area:																													
1976 Year Built Remodeled					Perimeter:					<<<< Segregated Cost Computations >>>>																								
					Type:					Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																								
					Heat: Hot Water, Radiant Floor					Cost # or Height Storys																								
										Item Description Col. Rate SqFt Adj. Adj. Cost																								
Overall Bldg Height					* Mezzanine Info *					(4) Floor Structure:																								
					Area #1:					Wood Joists and Sheathing 1 Up 7.43 196 1.000 1.000 1,456																								
					Type #1:					(13) Roof Structure:																								
					Area #2:					Open Wood System for Corrugated																								
Comments:					Type #2:					Metal 1 Up 2.35 240 1.000 1.000 564																								
					* Sprinkler Info *					<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																								
					Area:																													
					Type: Average																													
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:																			
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:																			
X Poured Conc.					Footings					Many Above Ave.					Average Typical					Few None														
(3) Frame:					Total Fixtures					Urinals					Few Average					Few Average														
					3-Piece Baths					Wash Bowls					Many Average					Many Average														
					2-Piece Baths					Water Heaters					Unfinished Typical					Unfinished Typical														
					Shower Stalls					Wash Fountains					Flex Conduit					Incandescent														
(4) Floor Structure: 196 SqFt, Wood Joists and Sheathing					Toilets					Water Softeners					Rigid Conduit					Fluorescent														
					(9) Sprinklers:					(10) Heating and Cooling:					Armored Cable					Mercury														
															Non-Metalic					Sodium Vapor														
															Bus Duct					Transformer					(40) Exterior Wall:									
(5) Floor Cover:					(13) Roof Structure: Slope=0 240 SqFt, Open Wood System for Corr					(14) Roof Cover: 240 SqFt, Alum./Steel Corrugated or					Thickness					Bsmnt Insul.														
															(6) Ceiling:																			



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

Desc. of Bldg/Section: LOCATED @ BACK OF LOT										Calculator Cost Computations										>>>>																																							
Calculator Occupancy: Sheds - Equipment 4 Wall Building										Class: D,Pole Quality: Average										Stories: 1 Story Height: 10 Perimeter: 120																																							
Class: D,Pole Floor Area: 864 Gross Bldg Area: 7,344 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Construction Cost										Base Rate for Upper Floors = 31.81																																							
										<table><tr><td>High</td><td></td><td>Above Ave.</td><td></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% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										Adjusted Square Foot Cost for Upper Floors = 31.81																																							
										Quality: Average										Total Floor Area: 864 Base Cost New of Upper Floors = 27,483																																							
Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0%										Ave. SqFt/Story: 864										Reproduction/Replacement Cost = 27,483																																							
										Ave. Perimeter: 120										Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0																																							
Has Elevators:										*** Basement Info ***										Total Depreciated Cost = 16,490																																							
										Area:										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 3 = 27,043																																							
Year Built										Perimeter:										Replacement Cost/Floor Area= 31.81 Est. TCV/Floor Area= 31.30																																							
										Remodeled																																																	
Overall Bldg Height										Type:																																																	
										Heat: Hot Water, Radiant Floor																																																	
Comments: NO CONCRETE -										* 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.										Footings										Many Above Ave.										Average Typical										Few None																			
(3) Frame:										Total Fixtures										Urinals										Few Average										Few Average																			
										3-Piece Baths										Wash Bowls										Many Average										Many Average																			
										2-Piece Baths										Water Heaters										Unfinished Typical										Unfinished Typical																			
										Shower Stalls										Wash Fountains										Flex Conduit										Incandescent																			
										Toilets										Water Softeners										Rigid Conduit										Fluorescent																			
(4) Floor Structure:										(9) Sprinklers:										Armored Cable										Mercury																													
																				Non-Metalic										Sodium Vapor																													
																				Bus Duct										Transformer																													
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																													
										Gas Oil										Coal Stoker										Hand Fired Boiler										Thickness										Bsmnt Insul.									
(6) Ceiling:																				(14) Roof Cover:																																							



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

Parcel Number: 009-013-006-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
KOBISKA BASIL & ETHEL	MISSAUKEE COUNTY COMMISSION	0	02/13/2026	WD	16-LC PAYOFF	2026-00358	DEED	0.0									
KOBISKA BASIL & ETHEL TRUST	MISSAUKEE COUNTY COMMISSION	150,000	01/10/2020	LC	03-ARM'S LENGTH	2020-00089	PROPERTY TRANSFER	100.0									
KOBISKA BASIL & ETHEL TRUST	KOBISKA BASIL & ETHEL TRUST	100	09/10/2010	QC	21-NOT USED/OTHER	2013-03367	DEED	0.0									
		65,000	08/01/1995	WD	33-TO BE DETERMINED	01-0:1957	DEED	0.0									
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status							
2170 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/31/2021		2021-0598	100%								
		P.R.E. 0%		MISSING PERMIT		06/14/2015		2015-2170	100%								
Owner's Name/Address		MAP #:															
MISSAUKEE COUNTY COMMISSION ON AGIN 2170 S MOREY RD LAKE CITY MI 49651		2026 Est TCV 0 TCV/TFA: 0.00															
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES											
		Public Improvements			* Factors *												
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value						
					INFO FOR SIZE 0 165.00 660.00 1.0000 0.0000 0 100*							0					
					COMMERCIAL 2-4A 9000 2.50 Acres 9000 100							22,500					
					* denotes lines that do not contribute to the total acreage calculation.												
					165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =							22,500					
					Land Improvement Cost Estimates												
		X	Electric	Description							Rate	Size % Good	Cash Value				
		X	Gas	D/W/P: Asphalt Paving							2.86	3800 100	10,868				
					Total Estimated Land Improvements True Cash Value =							10,868					
					Work Description for Permit 2021-0598, Issued 08/31/2021: 2 DECKS: 12 X 10 & 6 X 12												
					Work Description for Permit 2015-2170, Issued 06/14/2015: RELOCATED STRUCTURE FOR STORAGE USE												
		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	2026	EXEMPT	EXEMPT	EXEMPT				EXEMPT					
		JWV	11/09/2021	INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT				EXEMPT					
		TPC	12/27/2017	INSPECTED	2024	0	0	0				0					
		TPC	06/14/2015	INSPECTED	2023	0	0	0				0					
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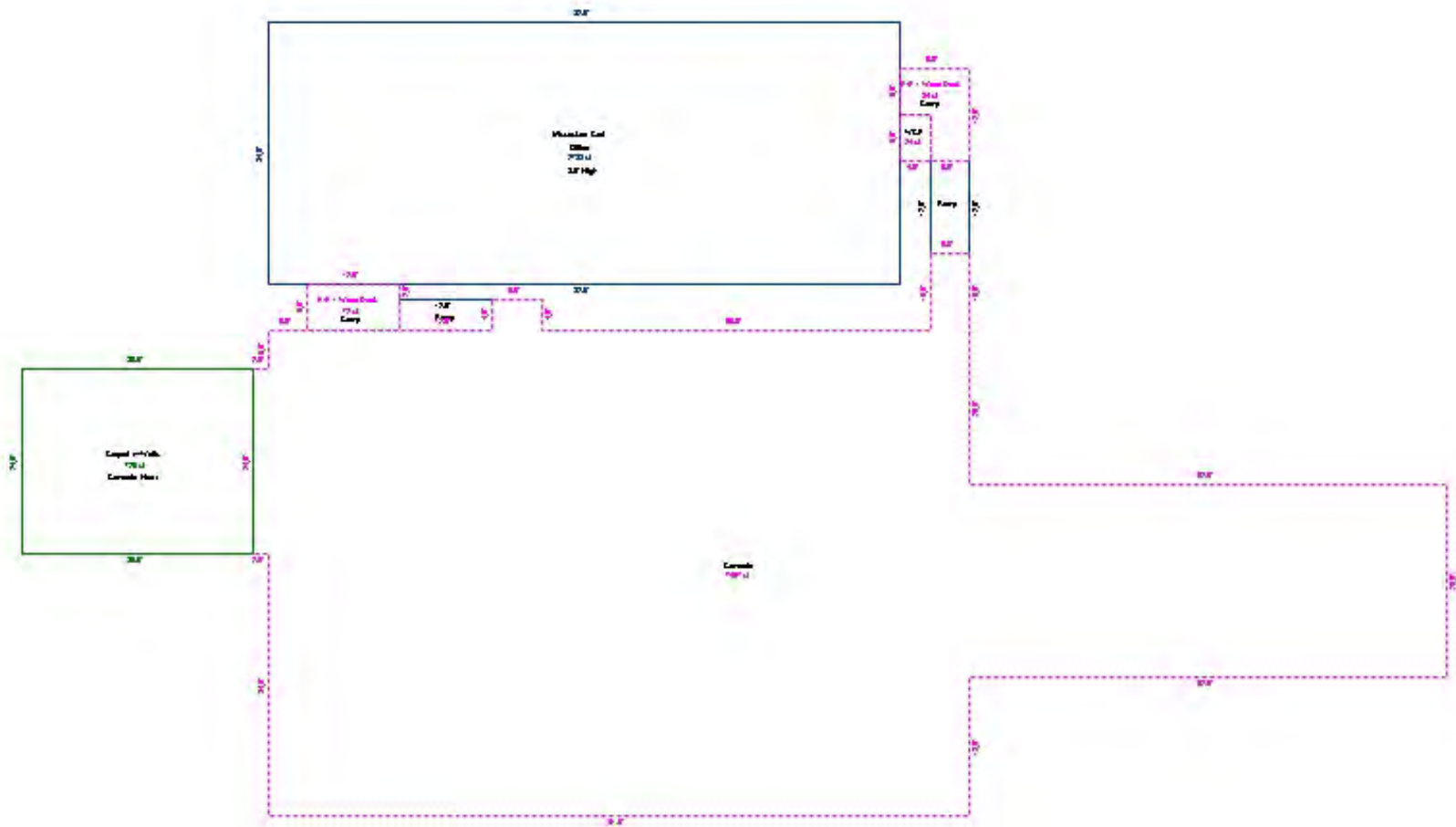


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*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Storage Shed				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 64				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 12 = 240				
Cost New	\$ 2,459				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	\$ 1,352				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 1.060				
% Good	55				
Est. True Cash Value	\$ 1,434				
Comments:	HORSE STALL BACK OF LOT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1434 / All Cards: 1434					

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 2,788 Gross Bldg Area: 3,508 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 232									
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 101.11							
Depr. Table : 2% Effective Age : 30 Physical %Good: 55 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Forced Air Furnace Cost/SqFt: 20.47 100%									
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 121.58									
1975 Year Built 1978 Remodeled					Heat#1: Forced Air Furnace 100%					Total Floor Area: 2,788 Base Cost New of Upper Floors = 338,965									
					Heat#2: Package Heating & Cooling 0%					Reproduction/Replacement Cost = 338,965									
Overall Bldg Height					Ave. SqFt/Story: 2788					Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0									
					Ave. Perimeter: 232					Total Depreciated Cost = 186,431									
Comments: FUNCTIONAL OBSOLENCE DUE TO FLOOR PLAN					Has Elevators:					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 197,617									
					*** Basement Info ***					Replacement Cost/Floor Area= 121.58 Est. TCV/Floor Area= 70.88									
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					* Mezzanine Info *														
					Area #1: Type #1: Area #2: Type #2:														
Area: Type: Low					* Sprinkler Info *														
					Area: Type: Low														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average				
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Many Unfinished Typical				
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler					(14) Roof Cover:					Thickness Bsmnt Insul.				



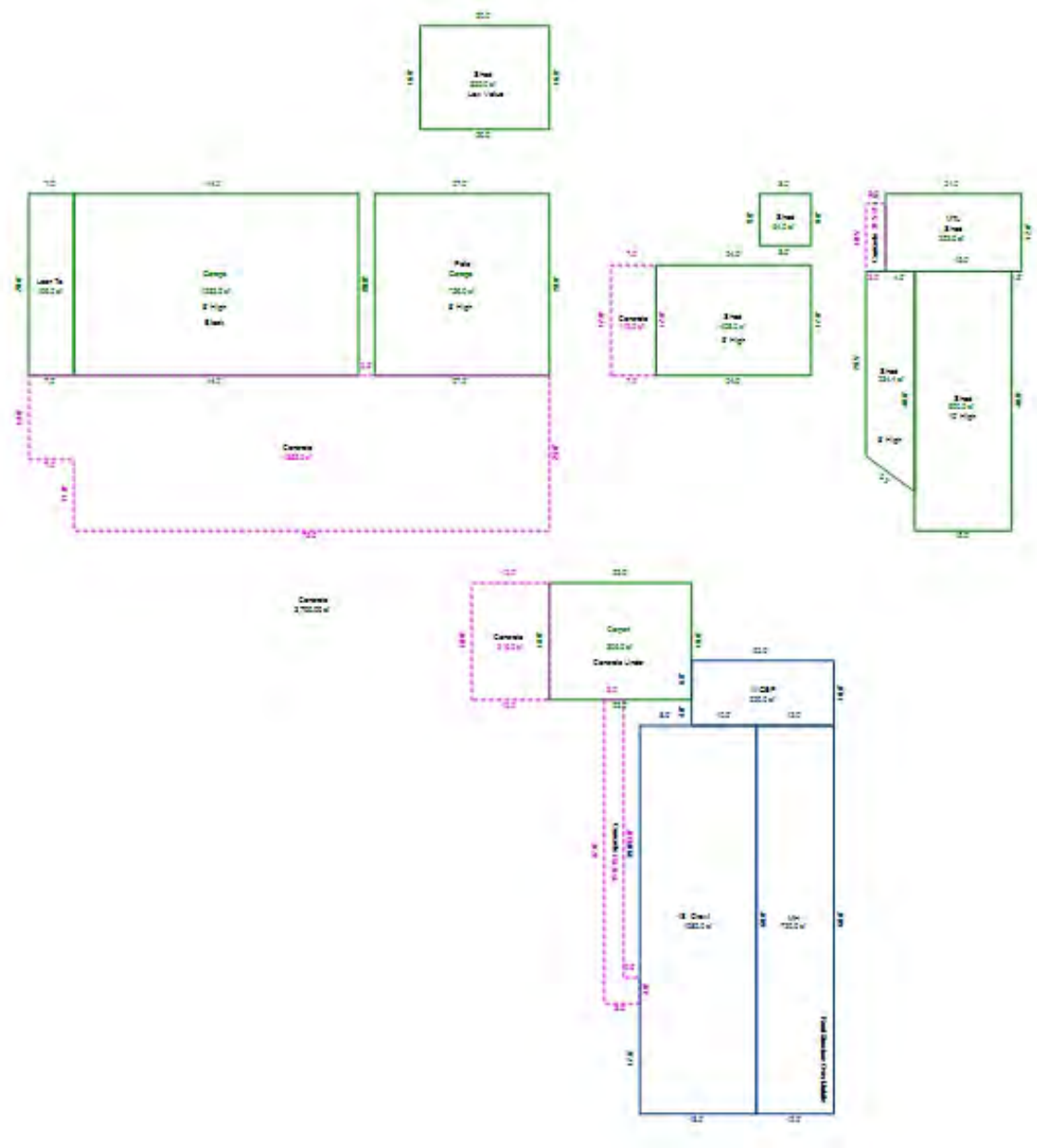
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole Floor Area: 720 Gross Bldg Area: 3,508 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost									
										Stories: 1 Story Height: 8 Perimeter: 108 Overall Building Height: 8									
Depr. Table : 3% Effective Age : 2 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 40.16									
										Adjusted Square Foot Cost for Upper Floors = 40.16									
2021 Year Built Remodeled										Total Floor Area: 720 Base Cost New of Upper Floors = 28,916									
										Reproduction/Replacement Cost = 28,916									
8 Overall Bldg Height										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0									
										Total Depreciated Cost = 27,181									
Comments:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 28,812									
										Replacement Cost/Floor Area= 40.16 Est. TCV/Floor Area= 40.02									
*** Basement Info ***																			
Area: Perimeter: Type: Heat:																			
* Mezzanine Info *																			
Area #1: Type #1: Area #2: Type #2:																			
* Sprinkler Info *																			
Area: Type:																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets									
(4) Floor Structure:										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets: Fixtures:									
										Few Average Few Average									
										Many Unfinished Many Unfinished									
										Typical Typical									
										Flex Conduit Incandescent									
										Rigid Conduit Fluorescent									
										Armored Cable Mercury									
										Non-Metalic Sodium Vapor									
										Bus Duct Transformer									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROOT R M II	ROOT DEREK P	0	12/01/2025	PTA	09-FAMILY/RELATED ENTITY	2025-03362	PROPERTY TRANSFER	0.0		
ROBERT CRAIG A ET AL	ROOT R M II & ROOT DEREK P	0	10/20/2023	QC	09-FAMILY/RELATED ENTITY	2024-00138	DEED	0.0		
ROOT ROBERT M	ROBERT M ROOT II & ROOT DEREK P	0	07/01/2023	OTH	07-DEATH CERTIFICATE	OBITUARY	OTHER	0.0		
ROOT ROBERT M	ROOT ROBERT M	0	05/05/2016	QC	09-FAMILY/RELATED ENTITY	2023-02140	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2234 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 12/06/2025								
Owner's Name/Address		MAP #:								
ROOT DEREK P 2234 S MOREY RD LAKE CITY MI 49651		2026 Est TCV 131,135 TCV/TFA: 72.85								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 200' @ 110/FF	164.00	660.00	1.0000	0.0000	110 100* 0
					Residentia 1 - 2.99@	\$9000	2.48 Acres	9000	100	22,365
					* denotes lines that do not contribute to the total acreage calculation.					
					164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 22,365					
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
		X	Electric	D/W/P: 4in Concrete			6.96	5921	0	0
		X	Gas	D/W/P: 3.5 Concrete			6.58	151	0	0
					Wood Frame	22.54		1627	50	18,336
					Metal Prefab	15.40		252	50	1,940
					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 = 25,276					
		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	2026	11,200	54,400	65,600		25,515C
		TPC 04/22/2025	INSPECTED		2025	11,200	46,600	57,800		24,845C
		TPC 04/30/2021	INSPECTED		2024	8,700	47,200	55,900		24,098C
		TPC 03/28/2019	INSPECTED		2023	8,700	49,700	58,400		22,951C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 220 576 684 214	Type WGEP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 1980 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1232 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 40 Floor Area: Total Base New : 253,780 Total Depr Cost: 88,823 Estimated T.C.V: 83,494		E.C.F. X 0.940		Bsmnt Garage: Carport Area: 396 Roof: Aluminum			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1970		Ex	X Ord										Min	
Condition: Average		Size of Closets												
Room List		Doors:	Solid X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Average		Blt 1970	
				X Ex. Ord. Min			(11) Heating System: Wall Furnace							
				No. of Elec. Outlets			Ground Area = 1800 SF Floor Area = 1800 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
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			Type		Ext. Walls		Roof/Fnd.		Size	
		Basement: 465 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0					Main Home		Ribbed		Metal		720	
		(8) Basement					Basement		Block, 6"				465	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Addition		Siding		Crawl		1080	
		(9) Basement Finish											Total: 140,029 49,010	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Other Additions/Adjustments							
X	Gable Hip Flat	Gambrel Mansard Shed					Plumbing							
		(10) Floor Support					Average Fixture(s)						1 1,010 353	
		Joists: Unsupported Len: Cntr.Sup:					Water/Sewer							
							1000 Gal Septic						1 4,689 1,641	
							Water Well, 100 Feet						1 5,734 2,007	
							Porches							
							WGEP (1 Story)						220 12,648 4,427	
							Deck							
							Treated Wood						576 7,983 2,794	
							w/Roof (Roof portion)						684 10,178 3,562	
							w/Roof (Roof portion)						214 3,495 1,223	
							Garages							
							Class: C Exterior: Pole (Unfinished)							
							Base Cost						756 19,565 6,848	
							Class: C Exterior: Block Foundation: 18 Inch (Unfinished)							
							Base Cost						1232 40,077 14,027	
							Built-Ins							
							Appliance Allow.						1 2,713 950	
							Carports							
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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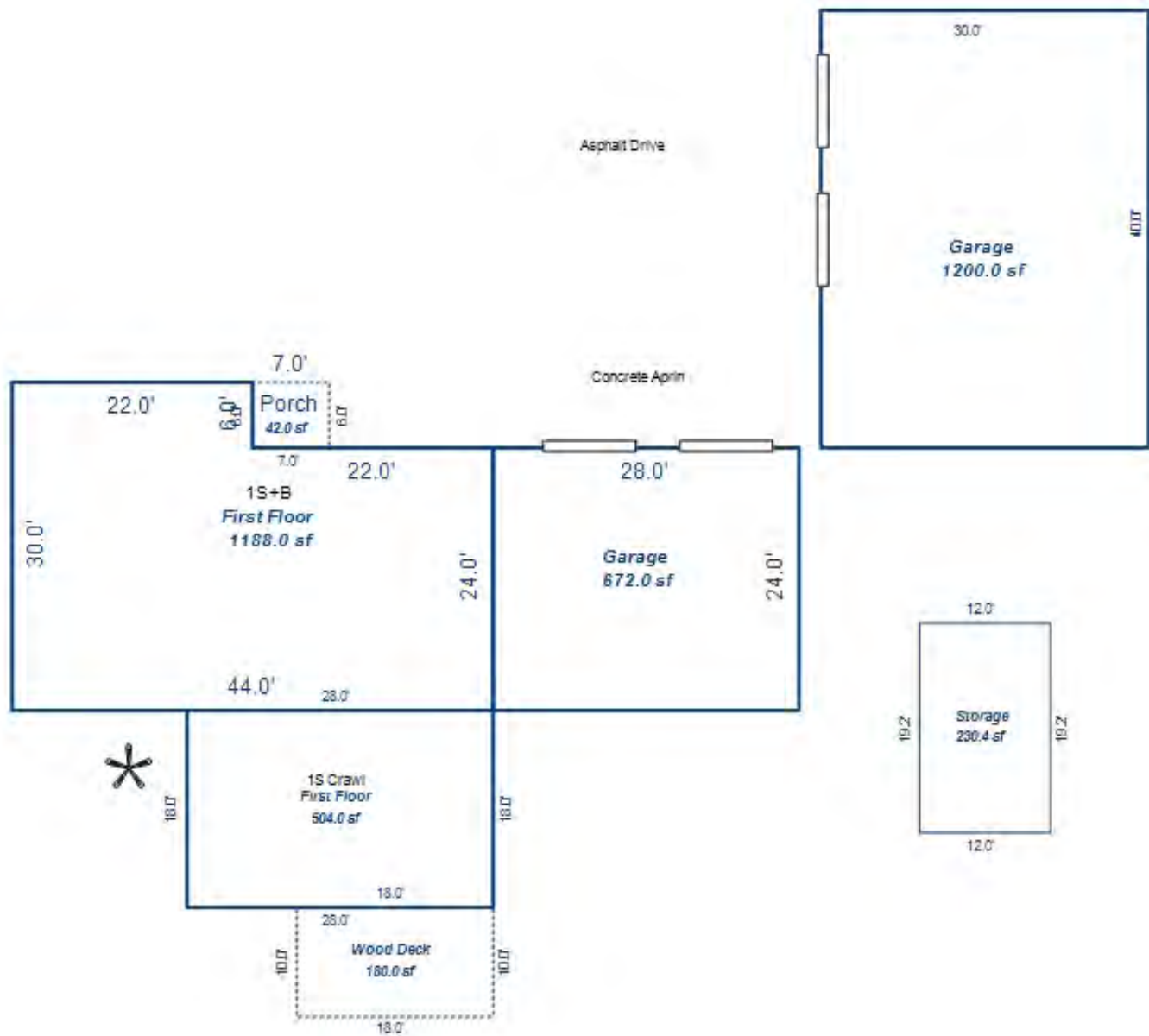
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FENSTERMACHER DONALD D & M	LASKOWSKI DAVID P	3,000	08/23/2011	OTH	33-TO BE DETERMINED	2011-02896 EASE	PROPERTY TRANSFER	0.0			
SHIBLER DONALD E	LASKOWSKI DAVID P	139,000	07/06/2005	WD	03-ARM'S LENGTH	05-0/2679	DEED	100.0			
LASKOWSKI ELLEN M	LASKOWSKI DAVID P	0	07/06/2005	QC	21-NOT USED/OTHER	05-0/2680	DEED	0.0			
SHIBLER DONALD E TRUST	SHIBLER DONALD E	0	06/11/2004	QC	21-NOT USED/OTHER	04-0/3010	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6215 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Shed		10/16/2012		2012-0545		100%	
		P.R.E. 100% 07/06/2005		Addition		08/27/2009		20090433		100%	
Owner's Name/Address		MAP #:		Pole Barn		06/30/2006		20060181		Complete	
LASKOWSKI DAVID P PO BOX 358 LAKE CITY MI 49651		2026 Est TCV 314,936 TCV/TFA: 186.13									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					A 200' @ 110/FF 210.001317.17 1.0000 0.0000 110 100*						
					Residentia 3 - 7 @\$9000 6.35 Acres 9000 100 57,150						
					* denotes lines that do not contribute to the total acreage calculation.						
					210 Actual Front Feet, 6.35 Total Acres Total Est. Land Value = 57,150						
Tax Description											
. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.											
Comments/Influences											
		X	Electric	Land Improvement Cost Estimates							
		X	Gas	Description Rate Size % Good Cash Value							
			Curb	D/W/P: Asphalt Paving 3.10 2550 0 0							
			Street Lights	D/W/P: 3.5 Concrete 6.58 448 0 0							
			Standard Utilities	Wood Frame 24.21 240 94 5,461							
			Underground Utils.	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 = 7,836							
		X	Level	Work Description for Permit 20090433, Issued 08/27/2009: 18 x 14 - 252 SQ FT 18 X 13 - 234 SQ FT 5 X 11 - 55 SQ FT SI FOR 10 RECHECK 11.							
			Rolling	Work Description for Permit 20060181, Issued 06/30/2006: 30x40 Detached PB Grg Complete for 07.							
			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	2026	28,600	128,900	157,500			75,208C
		TPC 12/27/2017	INSPECTED		2025	19,100	110,800	129,900			73,231C
		TPC 12/28/2012	INSPECTED		2024	9,500	95,700	105,200			71,030C
		TPC 10/16/2012	INSPECTED		2023	9,500	92,700	102,200			67,648C
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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.						
FENSTERMACHER DONALD D	LEASEE DUTCHMAN TREE FARMS	0	04/11/2012	OTH	23-PART OF REF	2012-01093 AFF	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FENSTERMACHER DONALD D 7000 PACKER DR NE BELMONT MI 49306		2026 Est TCV 31,800												
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 200' @ 110/FF 421.37			657.48	1.0000	0.0000	110	100*		0
					Residentia PARTOF>10@\$5000			6.36 Acres	5000	100				31,800
					* denotes lines that do not contribute to the total acreage calculation.			421 Actual Front Feet, 6.36 Total Acres			Total Est. Land Value =			31,800
Tax Description		X X X												
. SEC 13 T22N R8W W 210 FT OF E 421.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3636 A.														
Comments/Influences														
		Topography of Site												
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
Ravine														
Wetland														
Flood Plain														
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who When What		2026	15,900	0	15,900			8,421C						
TPC 05/30/2022 INSPECTED		2025	11,800	0	11,800			8,200C						
TPC 04/30/2021 INSPECTED		2024	9,500	0	9,500			7,954C						
TPC 12/27/2017 INSPECTED		2023	9,500	0	9,500			7,576C						

Parcel Number: 009-013-010-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN PHILIP J & DIANA	SCHOLTEN FARMS LLC	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1273	DEED	0.0
SCHOLTEN PHILIP J & DIANA	SCHOLTEN PHILIP J TRUST &	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2283	DEED	0.0
		9,000	12/01/1994	WD	33-TO BE DETERMINED	290:1030	DEED	0.0
Property Address								
Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number
W JENNINGS RD			School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address			P.R.E. 100% 02/05/2007 Qual. Ag.					
SCHOLTEN FARMS LLC 3840 S LACHONE RD Lake City MI 49651			MAP #:					
			2026 Est TCV 24,358					
Tax Description			Improved X Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture			
. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.			Public Improvements		* Factors *			
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front
			Gravel Road		GROUP A 0	211.37	1321.00	1.0000
			Paved Road		AGRICULTRU 3 -7 Acres	6.41	Acres	3800
			Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.			
			Sidewalk		211 Actual Front Feet, 6.41 Total Acres			Total Est. Land Value =
			Water					24,358
			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
			2026	12,200	0	12,200		8,421C
			2025	10,300	0	10,300		8,200C
			2024	12,500	0	12,500		7,954C
			2023	11,200	0	11,200		7,576C
			Who	When	What			
			TPC 04/30/2021	INSPECTED				
			TPC 12/27/2017	INSPECTED				
			TPC 08/28/2017	INSPECTED				

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Parcel Number: 009-013-011-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HOFFMAN EMILY K & HOFFMAN	STAUFFER JORDAN W	73,000	07/23/2025	WD	03-ARM'S LENGTH	2025-02086	PROPERTY TRANSFER	100.0		
HOFFMAN KAROLYN K	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010-539QC	PROPERTY TRANSFER	100.0		
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDOW)	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
STAUFFER JORDAN W 8522 PEBBLE DR NE ROCKFORD MI 49341		2026 Est TCV 71,848								
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason Value
					Residentia 8 - 17	@\$5600	12.83 Acres	5600	100	71,848
					12.83 Total Acres				Total Est. Land Value = 71,848	
Tax Description										
PCL B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-2 P-515-516. 12.83A. FORMERLY DESCRIBED AS. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. 13.4811A.		X								
Comments/Influences		X								
		X								
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Parcel Number: 009-013-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BUNTING TEDDY D JR	JENNINGS ROAD LLC	44,000	02/21/2023	WD	03-ARM'S LENGTH	2023-00508	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
JENNINGS ROAD LLC 4439 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 57,158											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		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
					I 200' @ 250/	264.00	297.00	0.9329	0.9283	250	100		
					264 Actual Front Feet, 1.80 Total Acres Total Est. Land Value = 57,158								
Tax Description													
. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.		X											
Comments/Influences		X											
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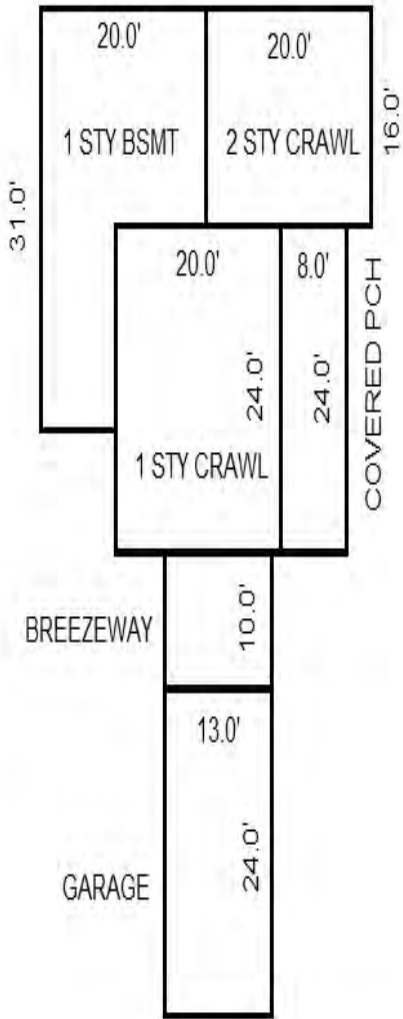
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SCHOLTEN FARMS LLC	DUTCHMAN TREE FARMS LLC	0	09/20/2019	WD	16-LC PAYOFF	2019-02942	DEED	0.0							
SCHOLTEN FARMS, LLC	DUTCHMAN TREE FARMS LLC	329,000	02/08/2012	LC	03-ARM'S LENGTH	2012-01472	DEED	100.0							
NORTHERN PINES NURSERY	SCHOLTEN FARMS, LLC	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2282	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
2300 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/31/2015		2015	100%						
		P.R.E. 100% 01/01/2006 Qual. Ag.		Reroof		06/09/2006		20060149	Complete						
Owner's Name/Address		MAP #:													
DUTCHMAN TREE FARMS LLC 9689 W WALKER RD MANTON MI 49663		2026 Est TCV 576,808 TCV/TFA: 49.79													
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements				* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						A 200' @ 110/FF 466.00 444.00 0.8094 1.0264 110 100 42,586									
						466 Actual Front Feet, 4.75 Total Acres Total Est. Land Value = 42,586									
Tax Description						Land Improvement Cost Estimates									
						Description						Rate	Size	% Good	Cash Value
						D/W/P: 3.5 Concrete						6.58	824	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			
						Work Description for Permit 2015, Issued 12/31/2015: NO PERMIT - AG BUILDING									
						Work Description for Permit 20060149, Issued 06/09/2006: Reroof Hse									
		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													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who	When	What	2026	21,300	267,100	288,400				189,681C			
		TPC 04/30/2021	INSPECTED		2025	17,400	233,900	251,300				184,695C			
		TPC 12/27/2017	INSPECTED		2024	17,400	218,100	235,500				179,142C			
		TPC 12/07/2015	INSPECTED		2023	13,600	209,300	222,900				170,612C			
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Missaukee, Michigan

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

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

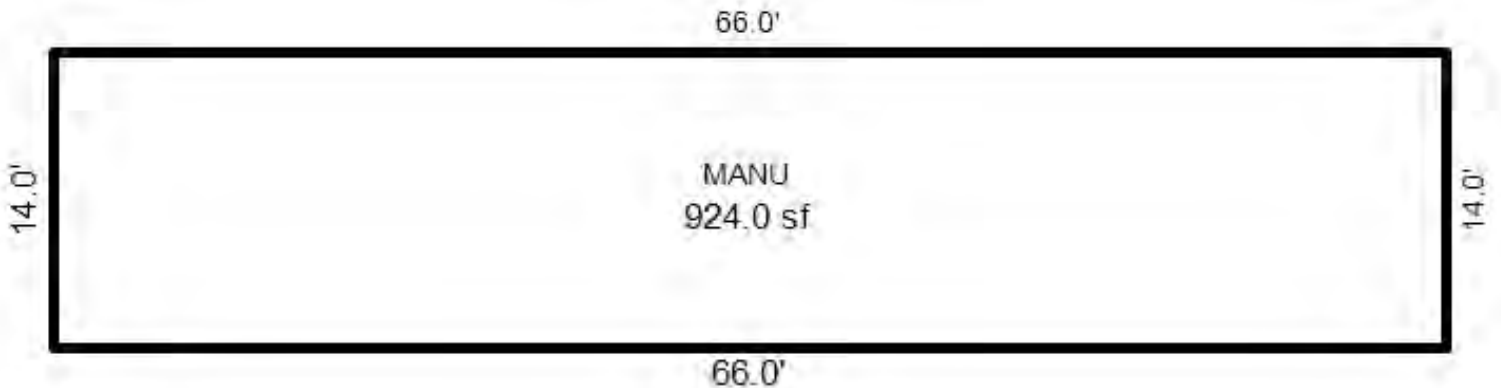


Sketch by Apex IV™

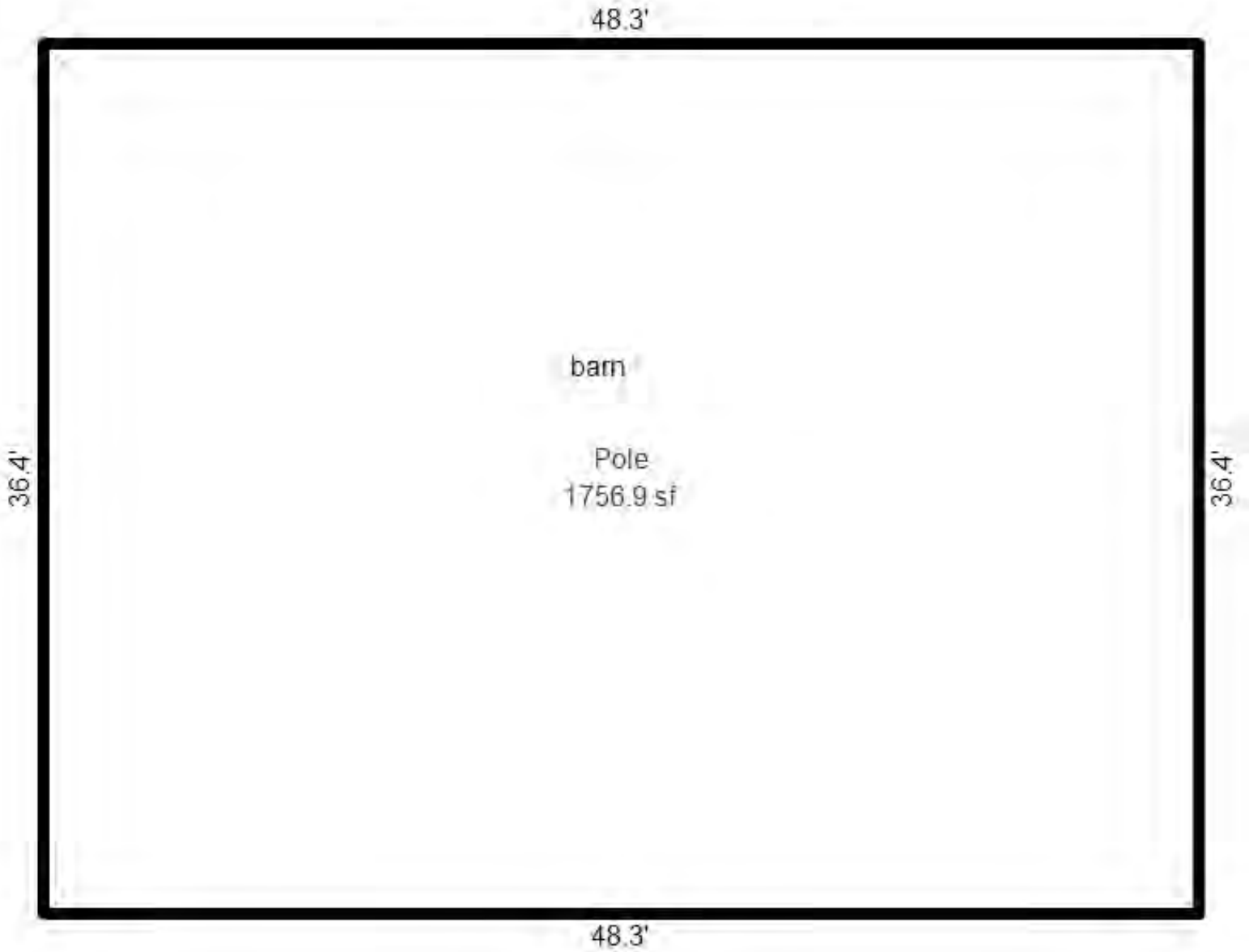
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	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 Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 924 Total Base New : 128,193 Total Depr Cost: 96,142 Estimated T.C.V: 95,181		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled											Plaster Wood T&G	
Yr Built 1986		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			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size 1 Story Siding Piers 924 Total: 109,157 81,866 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 1,066 3 Fixture Bath 1 4,478 3,358 Water/Sewer 1000 Gal Septic 1 4,689 3,517 Water Well, 100 Feet 1 5,734 4,300 Built-Ins Appliance Allow. 1 2,713 2,035 Totals: 128,193 96,142 Notes: 1986 FAIRMONT ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 95,181					
(1) Exterior		(5) Floors		No./Qual. of Fixtures										
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		X Ex. Ord. Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

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



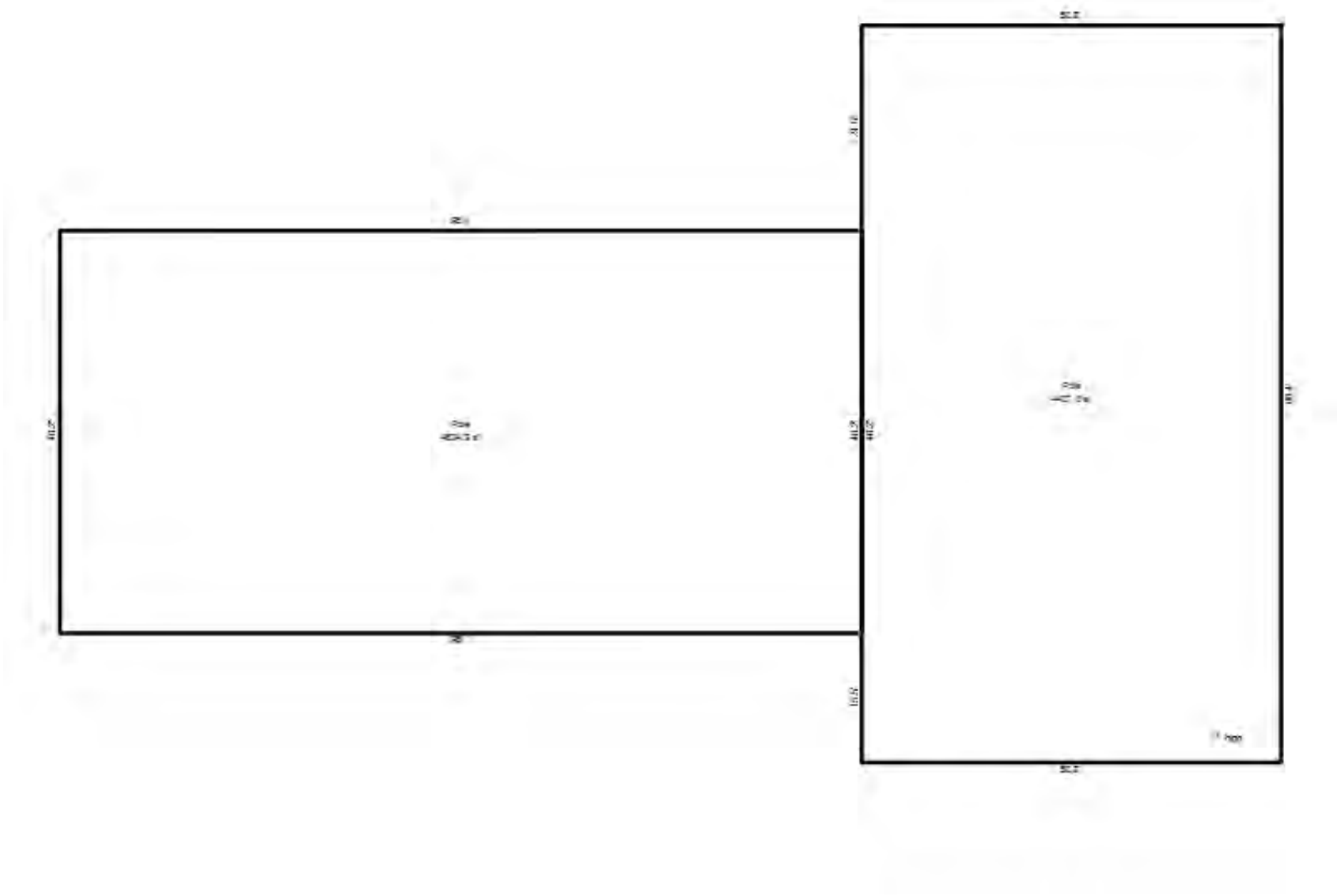
Building Type	Barn - General Purpose				
Year Built	1969				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 169				
Height	11				
Heating System	No Heating/Cooling				
Length/Width/Area	48 x 36 = 1728				
Cost New	\$ 38,759				
Phy./Func./Econ. %Good	45/80/100 36.0				
Depreciated Cost	\$ 13,953				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	45				
Est. True Cash Value	\$ 12,977				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12977 / All Cards: 12977					



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

Desc. of Bldg/Section: BUILT 1991 + ADD 2015 Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 11 Perimeter: 277 Overall Building Height: 11																	
Class: D,Pole Floor Area: 4,437 Gross Bldg Area: 9,071 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 26.51 (10) Heating system: Space Heaters, Radiant Cost/SqFt: 3.94 100% Adjusted Square Foot Cost for Upper Floors = 30.45 Total Floor Area: 4,437 Base Cost New of Upper Floors = 135,107 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 99,979 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 92,981 Replacement Cost/Floor Area= 30.45 Est. TCV/Floor Area= 20.96																	
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>																High		Above Ave.		Ave.	X	Low
						High		Above Ave.												Ave.	X	Low					
					** ** Calculator Cost Data ** **																						
Quality: Average Heat#1: Space Heaters, Radiant 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4437 Ave. Perimeter: 277 Has Elevators:																											
Depr. Table : 2% Effective Age : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***																						
1991 Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																						
11 Overall Bldg Height					* Mezzanine Info *																						
Comments:					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	(40) Exterior Wall: <table><tr><td></td><td>Thickness</td><td></td><td>Bsmnt Insul.</td></tr></table>						Thickness		Bsmnt Insul.			
	Thickness		Bsmnt Insul.																								
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners											Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(14) Roof Cover:												
(5) Floor Cover:					(10) Heating and Cooling:																						
(6) Ceiling:						Gas Oil		Coal Stoker		Hand Fired Boiler																	

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



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

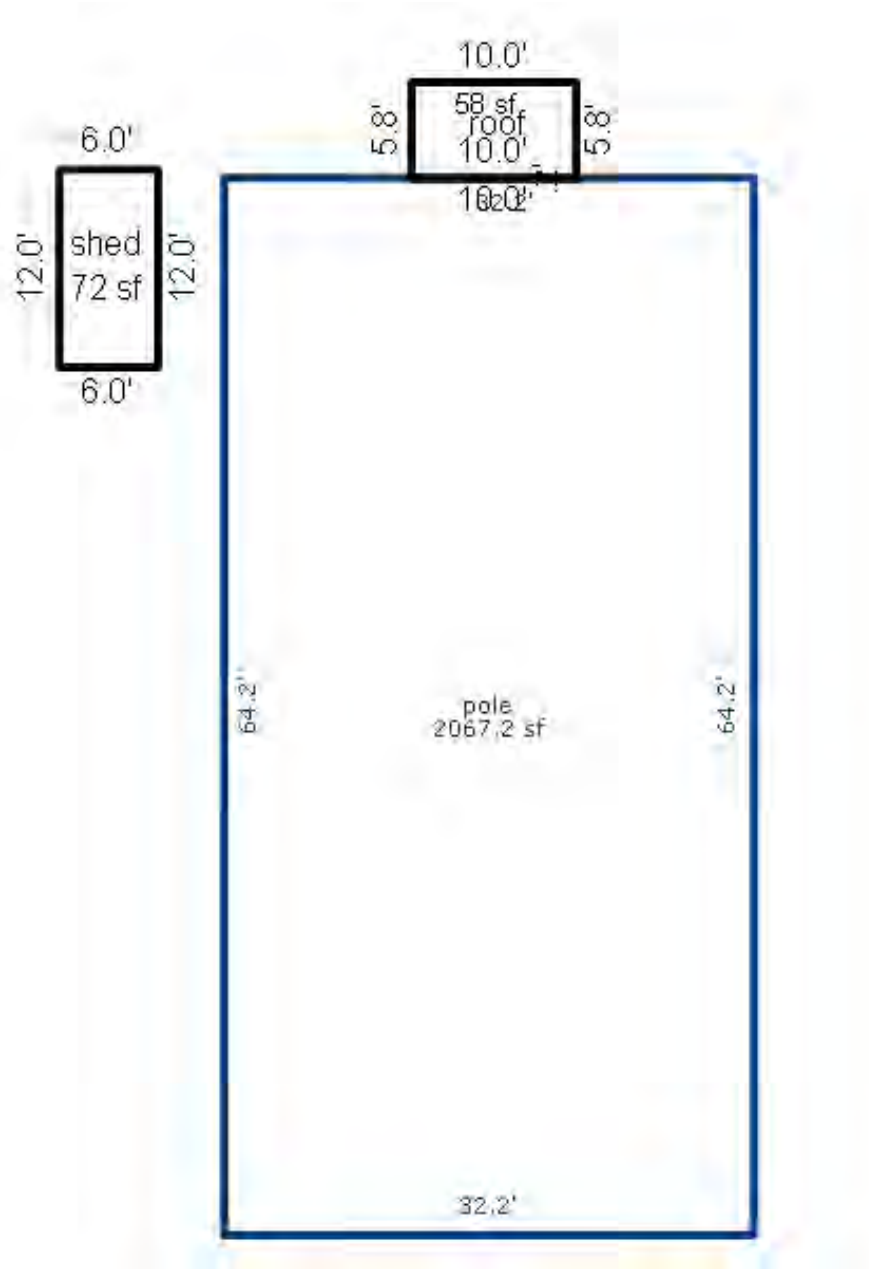
Desc. of Bldg/Section: ADDITION BUILT 2015										Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<< Calculator Cost Computations >>>>>>																													
Class: D,Pole Floor Area: 4,634 Gross Bldg Area: 9,071 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Construction Cost										Class: D,Pole Quality: Average																													
										High Above Ave. Ave. X Low										Stories: 1 Story Height: 14 Perimeter: 240																													
										** ** Calculator Cost Data ** **										Overall Building Height: 14																													
										Quality: Average										Base Rate for Upper Floors = 27.19																													
										Heat#1: No Heating or Cooling 0%										Adjusted Square Foot Cost for Upper Floors = 27.19																													
Heat#2: No Heating or Cooling 0%										Total Floor Area: 4,634 Base Cost New of Upper Floors = 125,999																																							
Ave. SqFt/Story: 4634										Reproduction/Replacement Cost = 125,999																																							
Ave. Perimeter: 240										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0																																							
Has Elevators:										Total Depreciated Cost = 103,319																																							
*** Basement Info ***										ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 96,087																																							
Area:										Replacement Cost/Floor Area= 27.19 Est. TCV/Floor Area= 20.74																																							
Perimeter:																																																	
Type:																																																	
Heat: Hot Water, Radiant Floor																																																	
* Mezzanine Info *																																																	
Area #1:																																																	
Type #1:																																																	
Area #2:																																																	
Type #2:																																																	
* Sprinkler Info *																																																	
Area:																																																	
Type: Average																																																	
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None										Few Average Many Unfinished Typical										Few Average Many Unfinished Typical																			
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure:										(9) Sprinklers:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																			
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:										Thickness Bsmnt Insul.																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler																																							

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area 60	Type Roof Cover Onl	Year Built: 1988 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: 0 Area: 2067 % 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: 30 Floor Area: 0 Total Base New : 83,248 Total Depr Cost: 58,272 Estimated T.C.V: 71,675		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S			Drywall Paneled												Plaster Wood T&G				
Yr Built 1988		Remodeled 0	Ex												Ord		Min		
Condition: Average		Size of Closets												Lg		Ord		Small	
Room List		Doors:												Solid		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 Insulation	(6) Ceilings			No./Qual. of Fixtures														
(2) Windows		(7) Excavation			Ex.				Ord.		Min								
	Many Avg. Few		Large Avg. Small		No. of Elec. Outlets														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many				Ave.		Few								
(3) Roof		(8) Basement			(13) Plumbing														
X	Gable Hip Flat		Gambrel Mansard Shed		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer														
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic														
					Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 995 2 Fixture Bath 1 2,996 2,097 Water/Sewer 1000 Gal Septic 1 4,689 3,282 Water Well, 100 Feet 1 5,734 4,014 Built-Ins Appliance Allow. 1 2,713 1,899 Deck w/Roof (Roof portion) 60 1,142 799 Garages Class: C Exterior: Pole (Finished) Base Cost 2067 64,552 45,186 Totals: 83,248 58,272 Notes: POLE GARAGE ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 71,675																			

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



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

Parcel Number: 009-013-015-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STEFANIAK TINA	ARLINE PROPERTIES LLC	5,000	07/17/2023	QC	21-NOT USED/OTHER	2023-01879	DEED	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
2260 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ARLINE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		2026 Est TCV 418									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					AGRICULTRU 3	-7 Acres	0.11 Acres	3800	100		418
					0.11 Total Acres	Total Est. Land Value =			418		
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
TRANSFER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .11 A 12/2022 SPLIT PART TO 013-015-90 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN											
FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 1/2 OF NE 1/4 TH E 444 FT TO BEG.											
2022 FROM											
2 completed ;											
3-015-00;											
-015-90;											

		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Level			2026	200	0	200			200S
		Rolling			2025	200	0	200			200S
		Low			2024	200	0	200			200S
		High			2023	200	0	200			200S
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 04/30/2021	INSPECTED								
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Missaukee, Michigan

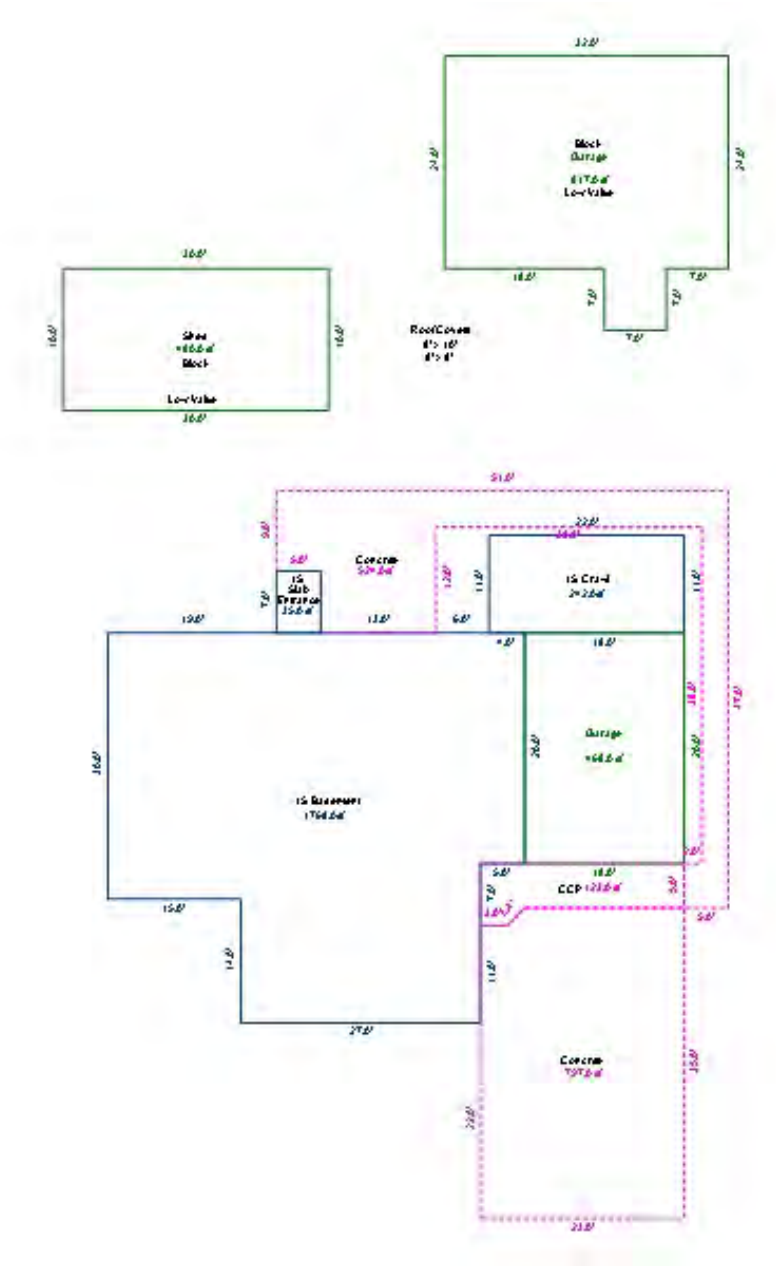
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROOT JOAN	ROOT TONY A	33,700	02/05/2013	WD	09-FAMILY/RELATED ENTITY	2013-634	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2236 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Other		10/14/2010		2010	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:							
ROOT TONY A 2236 S MOREY ROAD LAKE CITY MI 49651		2026 Est TCV 285,292 TCV/TFA: 141.94									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF 108.00 444.00 1.1665 1.0264 110 100 14,225						
					108 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 14,225						
Tax Description											
2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.		X	Dirt Road								
. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.		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			Work Description for Permit 2010, Issued 10/14/2010: CONSTRUCTION WITHOUT PERMIT						
		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	2026	7,100	135,500	142,600			61,587C
		TPC 04/30/2021	INSPECTED		2025	5,800	116,400	122,200		122,200R	59,968C
		TPC 03/28/2019	INSPECTED		2024	5,800	100,100	105,900		105,900R	58,165C
		TPC 12/27/2017	INSPECTED		2023	4,500	97,100	101,600		101,600R	55,396C
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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0		Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 Gas		Area	Type	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % 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: 2,010 Total Base New : 364,755 Total Depr Cost: 216,782 Estimated T.C.V: 266,642			E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																						
Yr Built 1962 Remodeled 0		Trim & Decoration																									
Condition: Average		Size of Closets																									
Room List		Doors:		Solid	X	H.C.																					
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2010 SF Floor Area = 2010 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,768 1 Story Siding Crawl Space 242 Total: 253,315 151,989 Other Additions/Adjustments Recreation Room 1138 20,689 10,344 Exterior Brick Veneer 640 9,754 5,852 Basement, Outside Entrance, Above Grade 1 1,747 1,048 Plumbing Average Fixture(s) 1 1,185 711 Water/Sewer 1000 Gal Septic 1 4,386 2,632 Water Well, 100 Feet 1 5,415 3,249 Porches CCP (1 Story) 123 3,280 1,968 CGEP (1 Story) 35 3,662 2,197 Deck Treated Wood 220 4,154 2,492 w/Roof (Roof portion) 80 1,349 809 w/Roof (Roof portion) 64 1,108 665 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 468 18,612 11,167 Common Wall: 1/2 Wall 1 -1,207 -724 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
(1) Exterior		Kitchen: Other: Other:				100 Amps Service																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings				No./Qual. of Fixtures																			
	X		Drywall				Ex. X Ord. Min																				
							No. of Elec. Outlets																				
(2) Windows		(7) Excavation				Many		X		Ave.				Few													
X	Many Avg.	X	Large Avg.	Basement: 1768 S.F. Crawl: 242 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(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																	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																						
(3) Roof		1138	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Lump Sum Items:																						
X	Gable Hip Flat		Gambrel Mansard Shed																								
X	Asphalt Shingle			(10) Floor Support																							
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:																							

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



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

Parcel Number: 009-013-018-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HARRINGTON EDITH S	SIMERSON CHAD E	78,000	02/23/2021	WD	03-ARM'S LENGTH	2021-00632	PROPERTY TRANSFER	100.0			
HARRINGTON WM C & EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY/RELATED ENTITY	2017-02696	PROPERTY TRANSFER	0.0			
HARRINGTON EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY/RELATED ENTITY	2017-02697	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
6781 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 02/24/2021									
Owner's Name/Address		MAP #:									
SIMERSON CHAD E 6781 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 125,368 TCV/TFA: 133.94									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
				A 200' @ 110/FF	165.00	365.00	1.0493	0.9774	110 100 18,613		
				165 Actual Front Feet, 1.38 Total Acres				Total Est. Land Value = 18,613			
Tax Description											
. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4. 1.3826 A.											
Comments/Influences											
											
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	9,300	53,400	62,700			45,760C
		TPC 07/27/2020 INSPECTED			2025	7,600	45,900	53,500			44,557C
		TPC 12/27/2017 INSPECTED			2024	7,600	39,400	47,000			43,218C
		TPC 01/27/2012 INSPECTED			2023	5,900	38,200	44,100			41,160C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 400 168	Type Roof Cover Onl Treated Wood	Year Built: 2002 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 936 Total Base New : 157,807 Total Depr Cost: 86,793 Estimated T.C.V: 106,755		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G			
Yr Built 1930		Remodeled 1977											Ex		Ord	X	Min
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.	(12) Electric										
1 Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					100 Amps Service										
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures										
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings					No. of Elec. Outlets										
		X	Plaster				Many		X	Ave.		Few					
(2) Windows		(7) Excavation					(13) Plumbing										
Many Avg. X Few		Large Avg. X Small		Basement: 408 S.F. Crawl: 528 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 X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					(14) Water/Sewer										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
(3) Roof		(9) Basement Finish					Lump Sum Items:										
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X Asphalt Shingle Metal		(10) Floor Support															
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:															

Cost Est. for Res. Bldg: 1 Single Family 1S
 (11) Heating System: Forced Air w/ Ducts
 Ground Area = 936 SF Floor Area = 936 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
 Building Areas

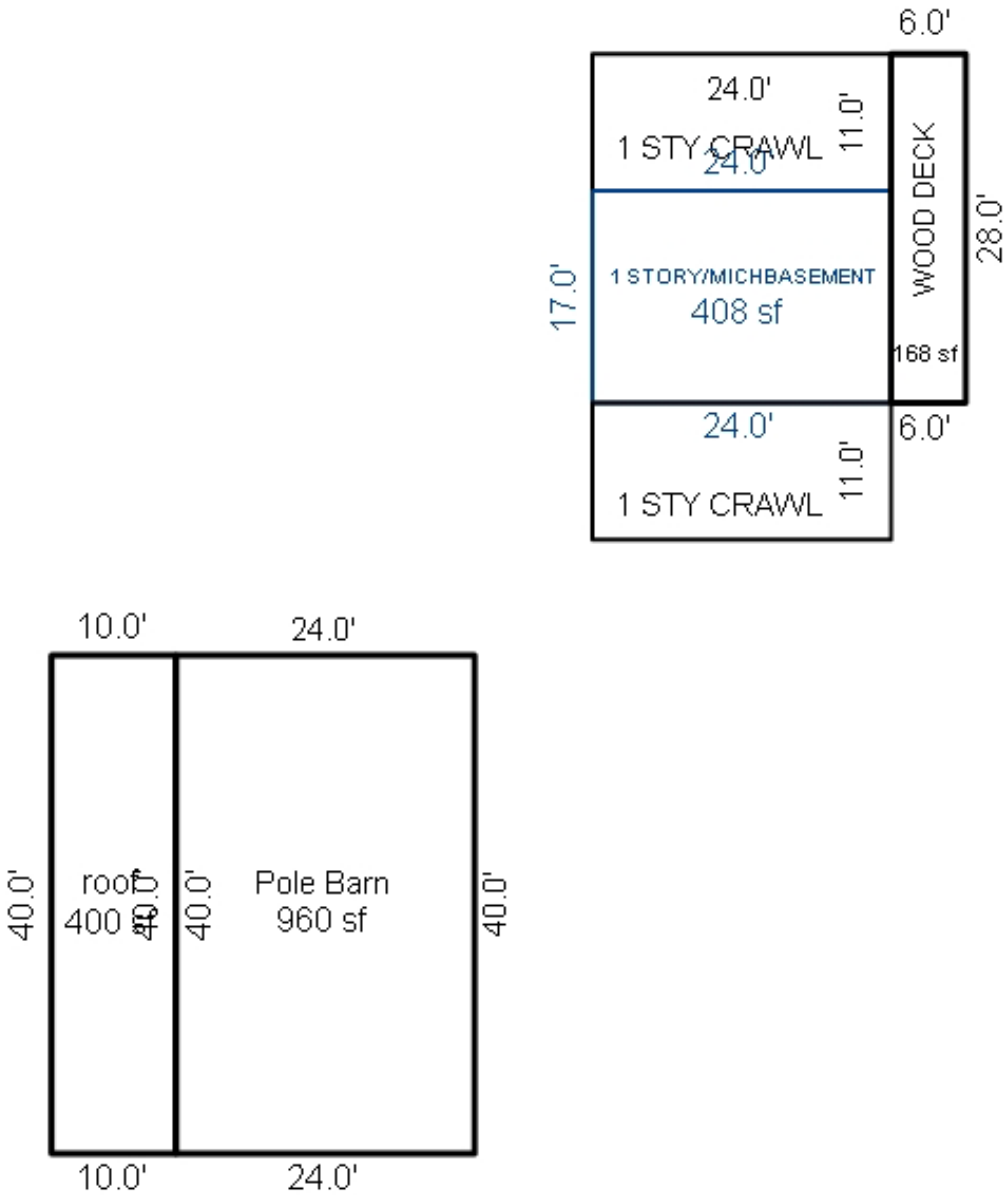
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	408		
1 Story	Siding	Crawl Space	264		
1 Story	Siding	Crawl Space	264		
Total:				117,076	64,392

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	988	543
2 Fixture Bath	1	2,074	1,141	
Water/Sewer				
1000 Gal Septic	1	4,109	2,260	
Water Well, 100 Feet	1	5,150	2,832	
Deck				
Treated Wood	168	3,404	1,872	
w/Roof (Roof portion)	400	4,900	2,695	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	960	18,499	10,174	
Built-Ins				
Appliance Allow.	1	1,607	884	
Totals:		157,807	86,793	

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 106,755

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



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

Parcel Number: 009-013-019-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY/RELATED ENTITY	2023-00034	PROPERTY TRANSFER	0.0		
MILLER JOHN & JUDY	MILLER JUDY	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
MILLER ALMAN JOHN 6599 E 46 1/2 RD CADILLAC MI 49601	2026 Est TCV 39,510									
	Improved X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements	* Factors * 990.821' X 198' Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 1 - 2.99@\$9000 4.39 Acres 9000 100 39,510 4.39 Total Acres Total Est. Land Value = 39,510								
Tax Description	X	Dirt Road								
. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.		Gravel Road								
Comments/Influences		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								
	X	High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2026	19,800	0	19,800			8,534C
	TPC 04/30/2021	INSPECTED		2025	19,800	0	19,800			8,310C
	TPC 12/27/2017	INSPECTED		2024	15,400	0	15,400			8,061C
	TPC 05/08/2017	INSPECTED		2023	15,400	0	15,400			7,678C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prct. Trans.		
JENEMA JUDY ANN (MILLER)	MILLER CASEY JOHN	0	04/19/2017	WD	09-FAMILY/RELATED ENTITY	2017-01387	DEED	0.0		
JENEMA JUDY A (MILLER)	MILLER CASEY JOHN	30,000	11/10/2011	LC	09-FAMILY/RELATED ENTITY	2012-00154	PROPERTY TRANSFER	100.0		
LEGGETT CRAFT LLC	JENEMA JUDY A	1	09/01/2011	QC	21-NOT USED/OTHER	2011-02874	PROPERTY TRANSFER	100.0		
MILLER JUDY A	LEGGETT CRAFT LLC	30,000	01/29/2010	LC	03-ARM'S LENGTH	2010-314WD	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
6991 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		01/27/2012		2012-6991		100%
Owner's Name/Address		P.R.E. 0%		MAP #:						
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 202,106 TCV/TFA: 77.58								
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements			* Factors * 193' X 321.847'					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					COMMERCIAL <2A M/L 1.43 Acres 18000 100 25,668					
					1.43 Total Acres Total Est. Land Value = 25,668					
Tax Description										
. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.										
Comments/Influences										
										
		Topography of Site								
		Level								
		X	Rolling							
			Low							
		X	High							
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2026	12,800	88,300	101,100		19,316C
		TPC 12/27/2017	INSPECTED		2025	12,800	78,200	91,000		18,809C
		TPC 05/08/2017	INSPECTED		2024	15,500	64,700	80,200		18,244C
		TPC 05/10/2016	INSPECTED		2023	12,400	58,200	70,600		17,376C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-013-019-30

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY/RELATED ENTITY	2023-00034	PROPERTY TRANSFER	0.0					
MILLER JOHN R	MILLER JUDY A	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MILLER ALMAN JOHN 6599 E 46 1/2 RD CADILLAC MI 49601		2026 Est TCV 115,083											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		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
Tax Description					Residentia 30 - 65			\$3800	30.29 Acres	3800	100	115,083	
. SEC 13 T22N R8W NW 1/4 OF NW 1/4 EXC N 193 FT THOF & EXCBEG 193 FT S OF NW COR TH S 645 FT, E 250 FT, N 645 FT, W 250 FT TO POB. 30.4497A.					Residentia ROW @ ZERO			0.17 Acres	0	100	0		
Comments/Influences					30.45 Total Acres			Total Est. Land Value =		115,083			
		Topography of Site											
		X	Level Rolling Low										
		X	High Landscaped Swamp										
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2026	57,500	0	57,500			19,277C		
		TPC 04/30/2021	INSPECTED		2025	56,000	0	56,000	56,000J		18,771C		
		TPC 12/27/2017	INSPECTED		2024	45,400	0	45,400	45,400J		18,207C		
		TPC 05/08/2017	INSPECTED		2023	36,300	0	36,300			17,340C		
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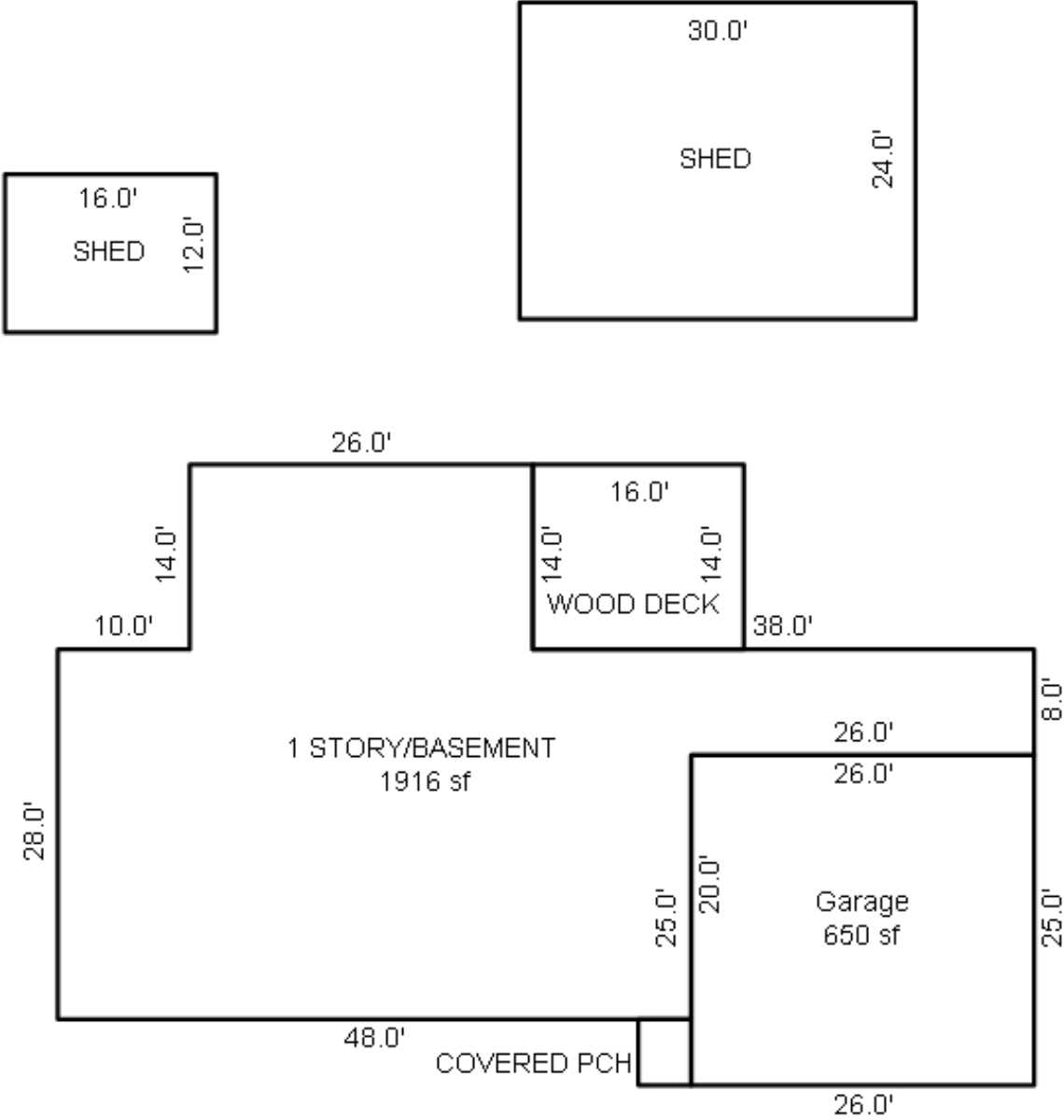
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 224	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,942 Total Base New : 295,962 Total Depr Cost: 192,376 Estimated T.C.V: 236,622		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1972	Remodeled 1988	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,942 Total: 248,915 161,795		Other Additions/Adjustments Exterior Brick Veneer 192 2,926 1,902 Plumbing Average Fixture(s) 1 1,185 770 3 Fixture Bath 1 3,721 2,419 2 Fixture Bath 1 2,502 1,626 Water/Sewer 1000 Gal Septic 1 4,386 2,851 Water Well, 100 Feet 1 5,415 3,520 Deck Treated Wood 224 4,204 2,733 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 650 23,329 15,164 Common Wall: 1.5 Wall 1 -3,628 -2,358 Built-Ins Appliance Allow. 1 1,897 1,233 Porches CCP (1 Story) 24 1,110 721 Totals: 295,962 192,376						
(2) Windows		(7) Excavation									Basement: 1942 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		236,622				
(3) Roof		(9) Basement Finish													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1942 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:		Totals:		295,962		192,376		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

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



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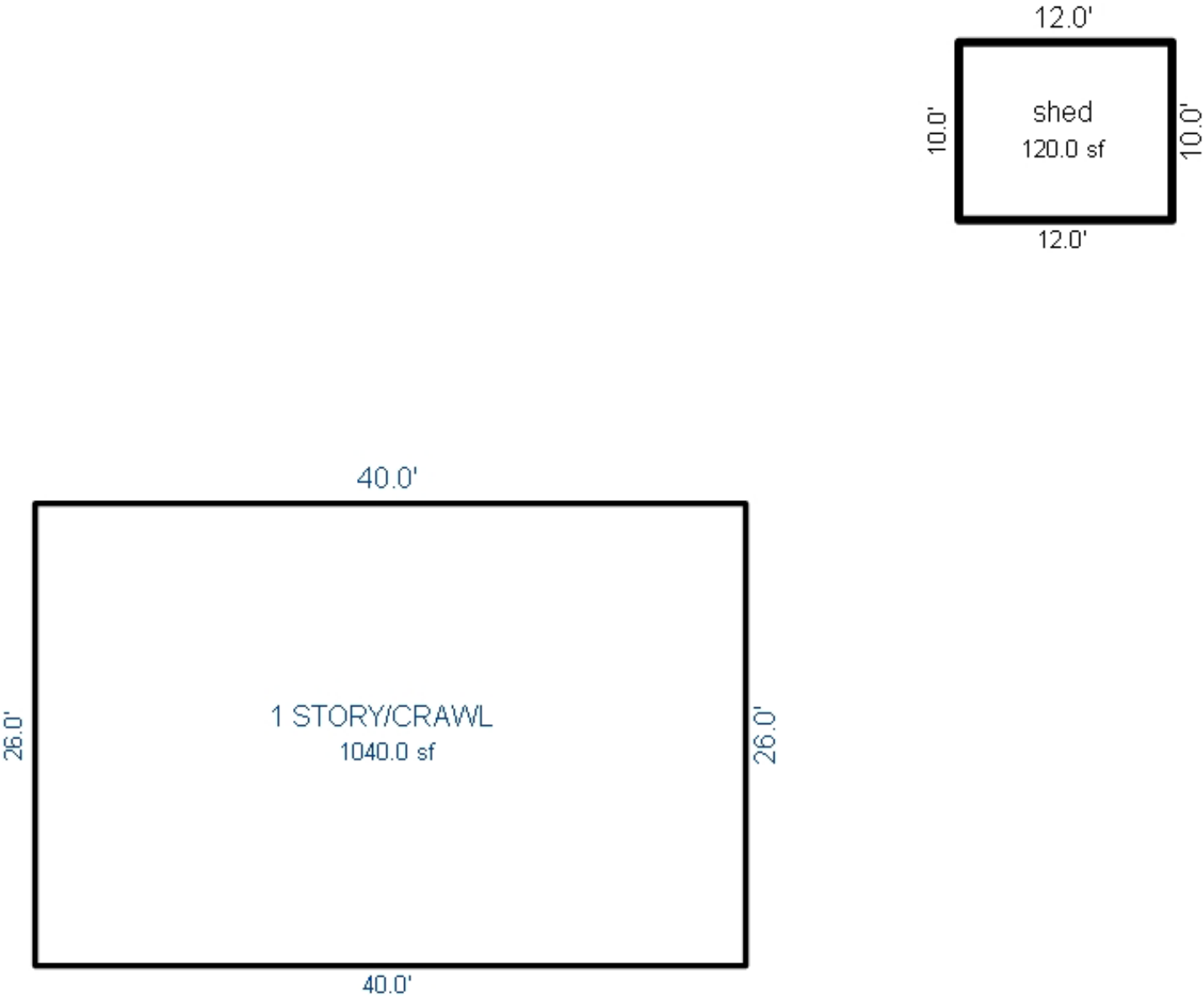
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
2071 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
BOUZA LARRY A 8302 CRESTVIEW DR CADILLAC MI 49601	2026 Est TCV 125,088 TCV/TFA: 120.28								
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 110.00 250.00 1.1612 0.8891 110 100 12,493 110 Actual Front Feet, 0.63 Total Acres Total Est. Land Value = 12,493						
Tax Description	X Dirt Road		Land Improvement Cost Estimates						
. SEC 13 T22N R8W BEG 508 FT S OF NW COR	X Gravel Road		Description Rate Size % Good Cash Value						
TH S 110 FT E 250 FT N 110 FT W 250 FT TO	X Paved Road		D/W/P: 3.5 Concrete 6.58 96 71 449						
POB. .6313 A.	X Storm Sewer		Wood Frame 27.96 120 71 2,382						
Comments/Influences	X Sidewalk		Total Estimated Land Improvements True Cash Value = 2,831						
	X Water								
	X Sewer								
	X Electric								
	X Gas								
	X Curb								
	X Street Lights								
	X Standard Utilities								
	X Underground Utils.								
	Topography of Site								
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling		2026	6,200	56,300	62,500			38,489C
	X Low		2025	5,100	48,000	53,100			37,478C
	X High		2024	5,100	41,400	46,500			36,352C
	X Landscaped		2023	4,000	40,000	44,000			34,621C
	X Swamp								
	X Wooded								
	X Pond								
	X Waterfront								
	X Ravine								
	X Wetland								
	X Flood Plain								
	Who	When	What						
	TPC 10/15/2018	INS							
	TPC 12/27/2017	INSPECTED							
	TPC 06/14/2015	INSPECTED							



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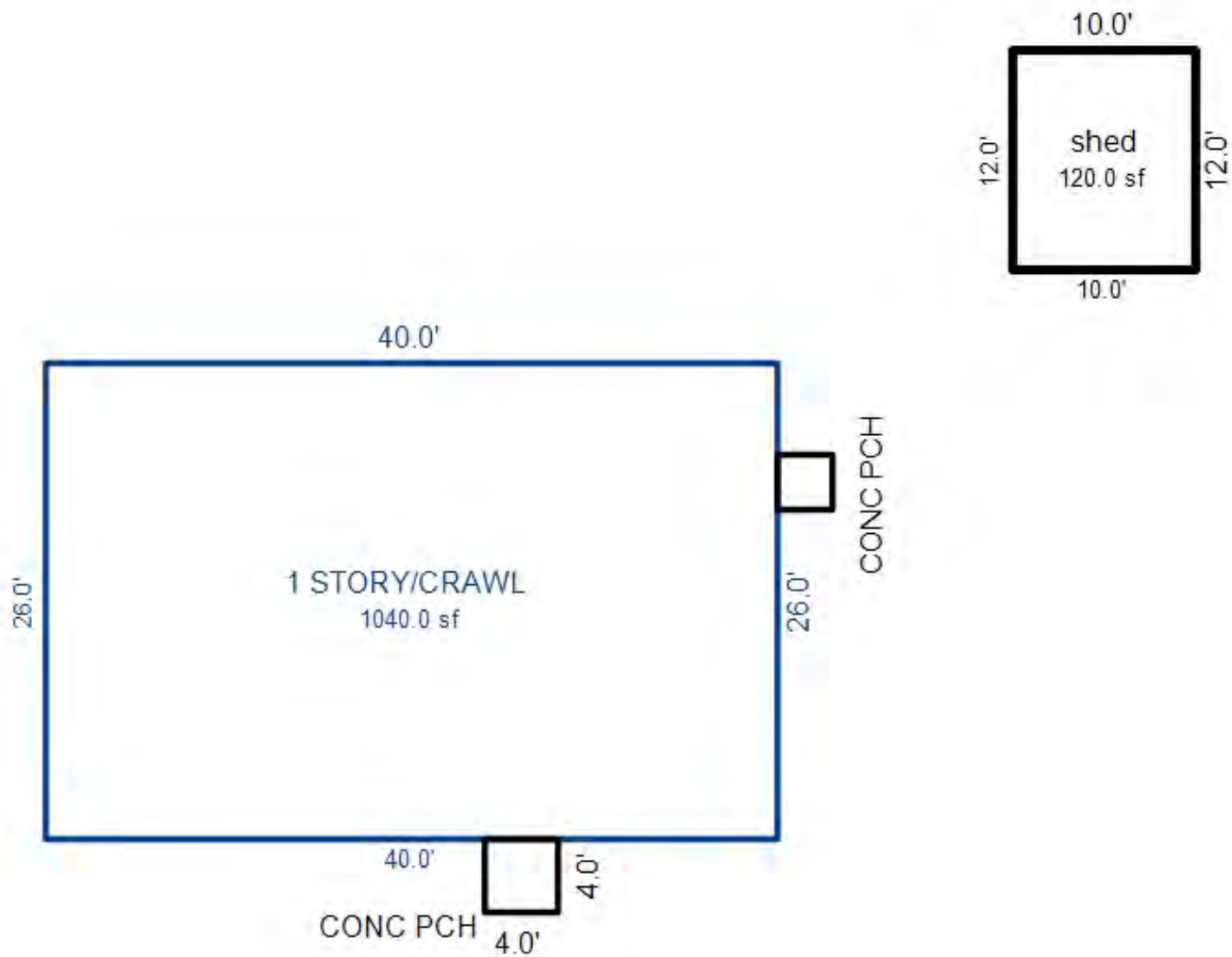


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prctl. Trans.				
BOUZA LARRY A & BONNIE	MASKE MICHAEL P & LYNNE M	197,450		06/28/2024	WD	03-ARM'S LENGTH		2024-01604	PROPERTY TRANSFER	100.0				
		26,500		05/01/1995	WD	33-TO BE DETERMINED		293:887	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status			
2081 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 07/15/2024												
Owner's Name/Address		MAP #:												
MASKE MICHAEL P & LYNNE M 2081 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 157,383 TCV/TFA: 151.33												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 200' @ 110/FF	110.00	250.00	1.1612	0.8891	110	100		12,493	
					110 Actual Front Feet, 0.63 Total Acres							Total Est. Land Value =	12,493	
Tax Description					Land Improvement Cost Estimates									
					Description					Rate		Size	% Good	Cash Value
					Wood Frame					27.96		120	71	2,382
					Total Estimated Land Improvements True Cash Value =									2,382
Comments/Influences														

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) 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 Gas	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall Paneled												
Yr Built 1975		Remodeled 2024			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													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall										
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	(9) Basement Finish													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
		(10) Floor Support													
		Lump Sum Items:													
		(11) Heating/Cooling													
		(12) Electric													
		0 Amps Service													
		No./Qual. of Fixtures													
		X Ex.		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													
		1 Water Well													
		1 1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													
		(15) Fireplaces													
		Class: C +5													
		Effec. Age: 30													
		Floor Area: 1,040													
		Total Base New : 165,519													
		Total Depr Cost: 115,860													
		Estimated T.C.V: 142,508													
		(16) Porches/Decks													
		Area													
		Type													
		16 CPP													
		9 CPP													
		(17) Garage													
		Year Built:													
		Car Capacity:													
		Class:													
		Exterior:													
		Brick Ven.:													
		Stone Ven.:													
		Common Wall:													
		Foundation:													
		Finished ?:													
		Auto. Doors:													
		Mech. Doors:													
		Area:													
		% Good:													
		Storage Area:													
		No Conc. Floor:													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cost Est. for Res. Bldg: 1 Single Family 1S													
		(11) Heating System: Electric Baseboard													
		Ground Area = 1040 SF													
		Floor Area = 1040 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													
		Other Additions/Adjustments													
		Plumbing													
		Average Fixture(s)													
		Water/Sewer													
		1000 Gal Septic													
		Water Well, 100 Feet													
		Built-Ins													
		Appliance Allow.													
		Porches													
		CPP													
		CPP													
		Totals:													
		Notes:													
		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:													

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



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

Parcel Number: 009-013-023-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

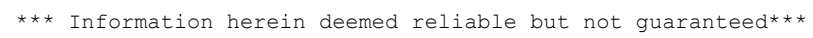
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HELSEL DANIEL	THEOBALD JAMES & JAMIE	70,000	11/18/2015	LC	16-LC PAYOFF	2015-03806	PROPERTY TRANSFER	100.0			
DEUTSCHE BANK TRUST COMPAN	HELSEL DANIEL	27,000	06/29/2015	CD	11-FROM LENDING INSTITUTI	2015-02714	DEED	100.0			
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPAN	0	09/25/2014	AFF	01-ABANDONMENT	2014-03319	PROPERTY TRANSFER	0.0			
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPAN	94,785	08/08/2014	SD	10-FORECLOSURE	2014-02816	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
2101 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 06/21/2016									
Owner's Name/Address		MAP #:									
THEOBALD JAMES & JAMIE 2101 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 207,309 TCV/TFA: 132.89									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
				A 200' @ 110/FF 110.00		250.00	1.1612	0.8891	110 100 12,493		
				110 Actual Front Feet, 0.63 Total Acres		Total Est. Land Value =		12,493			
Tax Description											
. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
Comments/Influences		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	2026	6,200	97,500	103,700			39,033C
		TPC	12/27/2017	INSPECTED	2025	5,100	83,500	88,600			38,007C
		TPC	06/14/2015	INSPECTED	2024	5,100	71,700	76,800			36,865C
		KEN	08/30/2004	INSPECTED	2023	4,000	64,400	68,400			35,110C
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*** Information herein deemed reliable but not guaranteed***

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 193,382



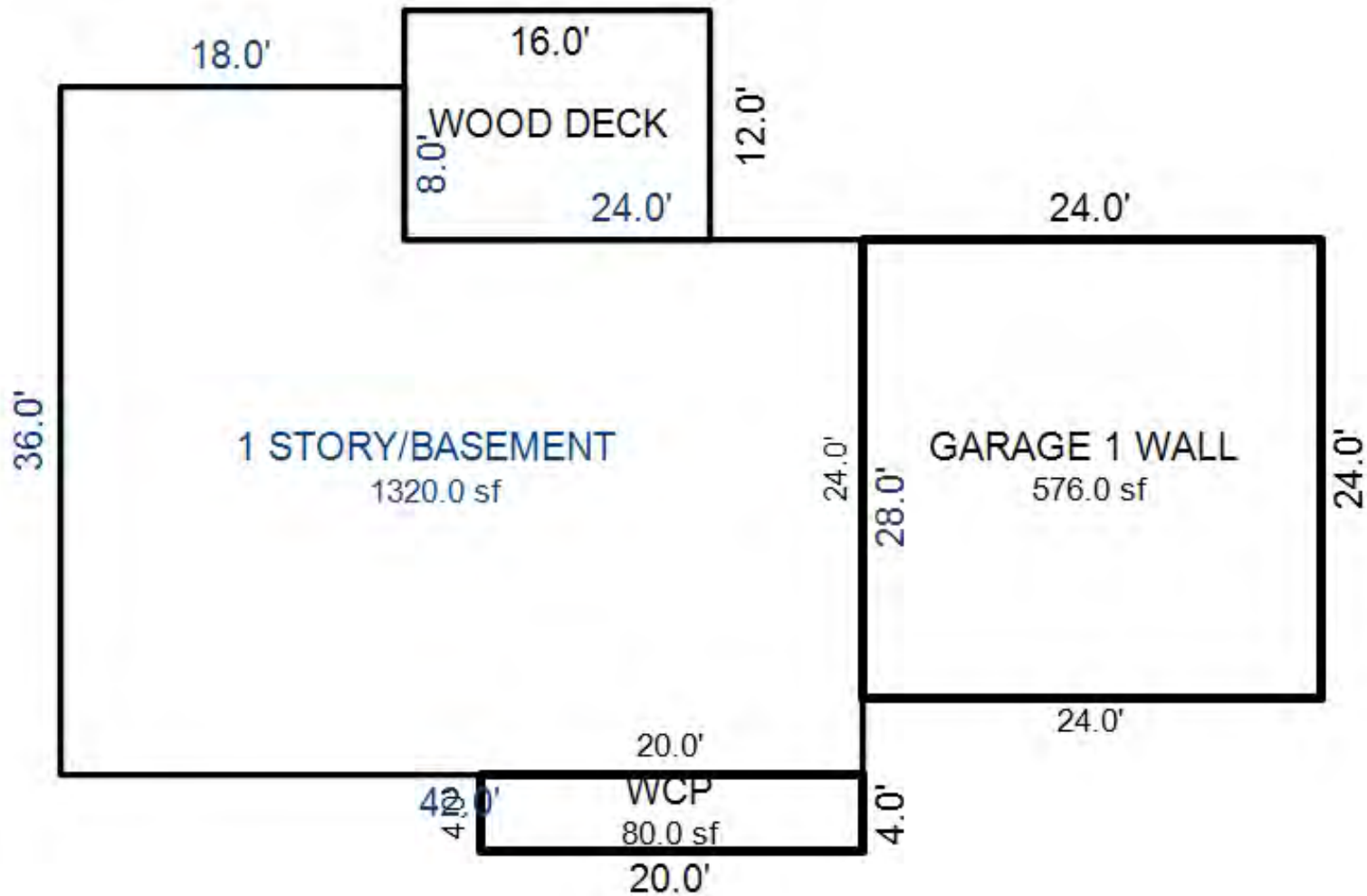
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
2021 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994								
Owner's Name/Address	MAP #:									
BROOKS GREGORY A & KIMBERLY A 2021 S GREEN RD LAKE CITY MI 49651	2026 Est TCV 189,655 TCV/TFA: 143.68									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 13 T22N R8W BEG 193 FT S OF NW COR TH E 250 FT S 140 FT, W 250 FT, N 140 FT TO POB. .8035 A.	Public Improvements		* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences	X	Water	A 200' @ 110/FF	140.00	250.00	1.0933	0.8891	110 100		14,970
	X	Sewer	140 Actual Front Feet, 0.80 Total Acres						Total Est. Land Value =	14,970
	X	Electric	Land Improvement Cost Estimates							
	X	Gas	Description	Rate	Size	% Good	Cash Value			
		Curb	D/W/P: 3.5 Concrete	6.16	288	0	0			
		Street Lights	Residential Local Cost Land Improvements							
		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 =						950	
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Rolling	2026	7,500	87,300	94,800			51,841C			
Low	2025	6,100	74,300	80,400			50,479C			
High	2024	6,100	63,800	69,900			48,962C			
Landscaped	2023	4,800	61,800	66,600			46,631C			
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who	When	What	2026	7,500	87,300	94,800			51,841C	
TPC 12/27/2017	INSPECTED	2025	6,100	74,300	80,400			50,479C		
TPC 05/10/2016	INSPECTED	2024	6,100	63,800	69,900			48,962C		
TPC 06/24/2015	INSPECTED	2023	4,800	61,800	66,600			46,631C		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 192	Type CCP (1 Story) Treated Wood	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,320 Total Base New : 217,306 Total Depr Cost: 141,248 Estimated T.C.V: 173,735		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1981		Remodeled 0	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1981			
		X	Drywall				X	Ex.		Ord.		Min	(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			
				No. of Elec. Outlets			Building Areas									
				Many			X	Ave.		Few						
				(13) Plumbing			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost			
				1 Average Fixture(s)			1 Story	Siding	Basement		1,320					
(2) Windows		(7) Excavation		1 3 Fixture Bath			Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			Plumbing									
		Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1	1,185	770			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer									
X	Double Hung Horiz. Slide Casement						1000 Gal Septic Water Well, 100 Feet									
X	Double Glass Patio Doors Storms & Screens						Porches									
							CCP (1 Story)				80		2,226	1,447		
							Deck				192		3,792	2,465		
							Garages									
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost				576		21,439	13,935		
							Common Wall: 1 Wall				1		-2,421	-1,574		
(3) Roof							Built-Ins									
X	Gable Hip Flat		Gambrel Mansard Shed				Appliance Allow.				1		1,897	1,233		
X	Asphalt Shingle	(10) Floor Support					Notes:				Totals:		217,306	141,248		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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



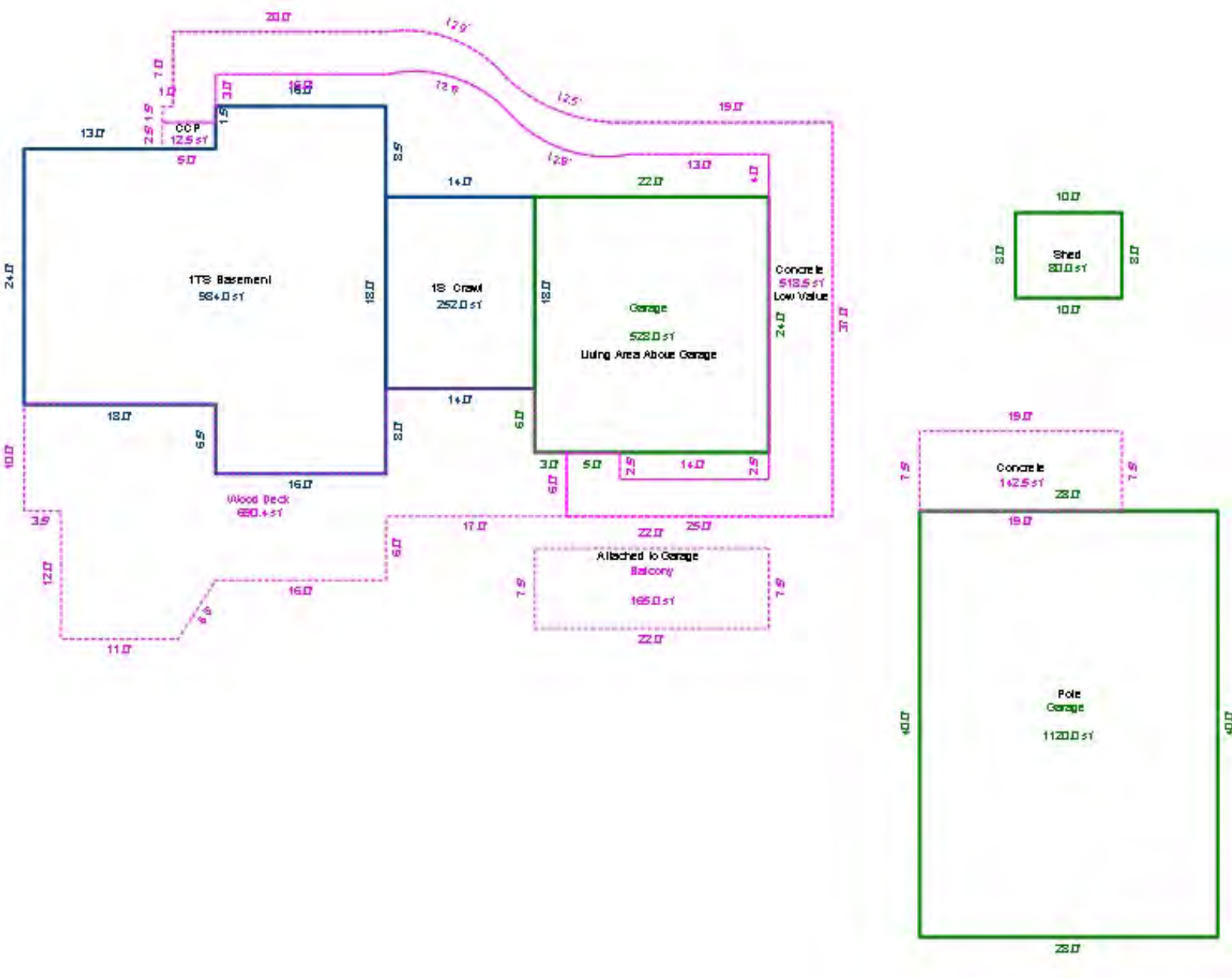
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
2301 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		10/17/2019		2019-0595		100%				
		P.R.E. 100% 07/20/1994		Addition		10/13/2006		20060331		Complete				
Owner's Name/Address		MAP #:												
DE WITT KRIS L 2301 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 318,658 TCV/TFA: 127.36												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 200' @ 110/FF 224.00 659.23 0.9721 1.1330 110 100 27,138									
					224 Actual Front Feet, 3.39 Total Acres Total Est. Land Value = 27,138									
Tax Description														
. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.		X												
Comments/Influences														
05-16-07 Combined 013-027-45 with this pcl for 2008.		X												
		X												

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 24 690 165	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: 1991 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 2,502 Total Base New : 359,887 Total Depr Cost: 233,927 Estimated T.C.V: 287,730		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1960	Remodeled 1991	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1236 SF Floor Area = 2502 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 Mich Bsmnt. 984 1 Story Siding Crawl Space 252 1 Story Siding Overhang 528 Total: 284,819 194,036						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 924 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 50 Feet 1 3,344 2,174 Deck Treated Wood 690 8,991 5,844 Balcony Wood Balcony 165 7,207 4,685 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 22,551 14,658 Common Wall: 1/2 Wall 1 -1,294 -841 Door Opener 1 527 343 Class: CD Exterior: Pole (Unfinished) Base Cost 1120 23,733 15,426 Built-Ins Appliance Allow. 1 2,713 1,763 Porches								
X	Many Avg. Few	X	Large Avg. Small						Basement: 984 S.F. Crawl: 252 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		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

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



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

Parcel Number: 009-013-027-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLER RAYMOND M & LORALYN	SMITH ROBERT & DANA &	450,000	04/01/2021	MLC	19-MULTI PARCEL ARM'S LEN	2021-01144	DEED	100.0
MISSAUKEE COUNTY TREASURER	KELLER RAYMOND M	15,500	09/11/2012	QC	21-NOT USED/OTHER	2012-03006	DEED	100.0
SCHLEUBER PENNY L	MISSAUKEE COUNTY TREASURER	0	05/08/2012	AFF	06-COURT JUDGEMENT	2012-01714 AFF	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status			
2321 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
SMITH ROBERT & DANA & LC SALES & LEASING LLC 2345 S GREEN RD LAKE CITY MI 49651	2026 Est TCV 81,583 TCV/TFA: 28.77								
	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
	Public Improvements		* Factors * 143.88'X660' Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 4-6A 9000 2.18 Acres 9000 100 19,620 2.18 Total Acres Total Est. Land Value = 19,620						
Tax Description	X Dirt Road		Land Improvement Cost Estimates						
SEC 13 T22N R8W (4*2006) NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 224 FT THOF & EXC S 292.44 FT THOF. 2.1798 A m/l Split on 09/14/2006 into 009-013-027-45;	X Gravel Road		Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.41 228 50 730 Wood Frame 19.85 1891 0 0 Wood Frame 21.69 200 94 4,078 Total Estimated Land Improvements True Cash Value = 4,808						
Comments/Influences	X Storm Sewer								
9-14-06 Last name changed from Auger to Schleuber per Co. split info. Split/Comb. on 09/14/2006 completed 09/14/2006 RAY (Exempt..adj owner); Parent Parcel(s): 009-013-027-00; Child Parcel(s): 009-013-027-45;	X Sidewalk								
	X Water								
	X Sewer								
	X Electric								
	X Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling		2026	9,800	31,000	40,800			18,670C
	Low		2025	6,500	20,000	26,500			18,180C
	High		2024	16,400	13,100	29,500			17,634C
	Landscaped		2023	7,600	14,200	21,800			16,795C
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	04/28/2022	INSPECTED						
	TPC	04/30/2021	INSPECTED						
	TPC	12/27/2017	INSPECTED						

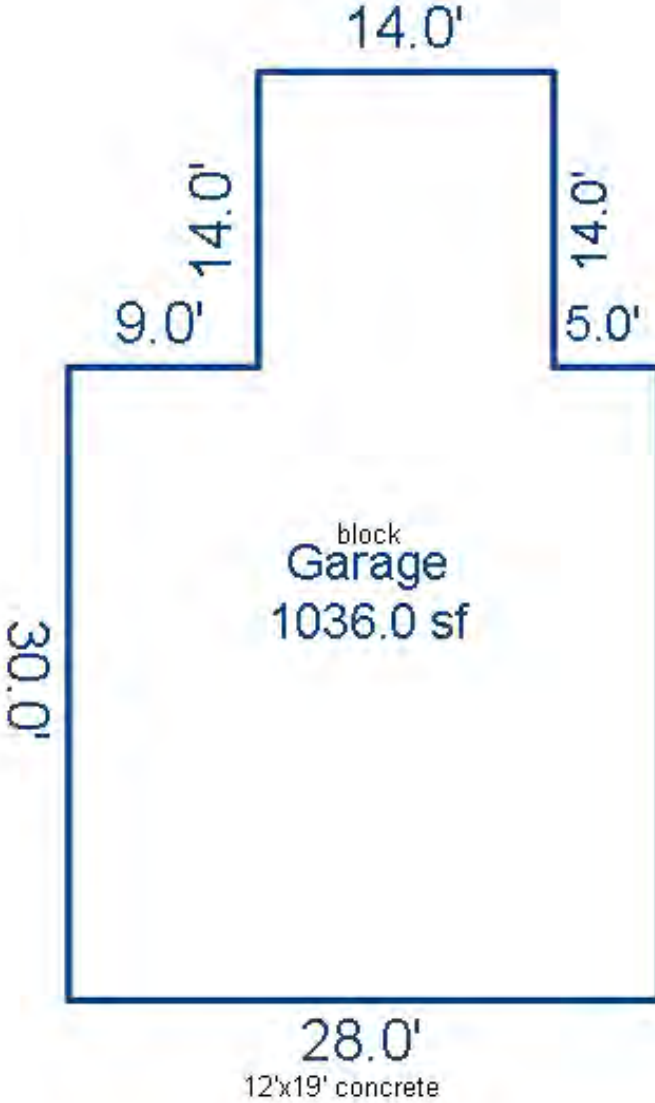


Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files

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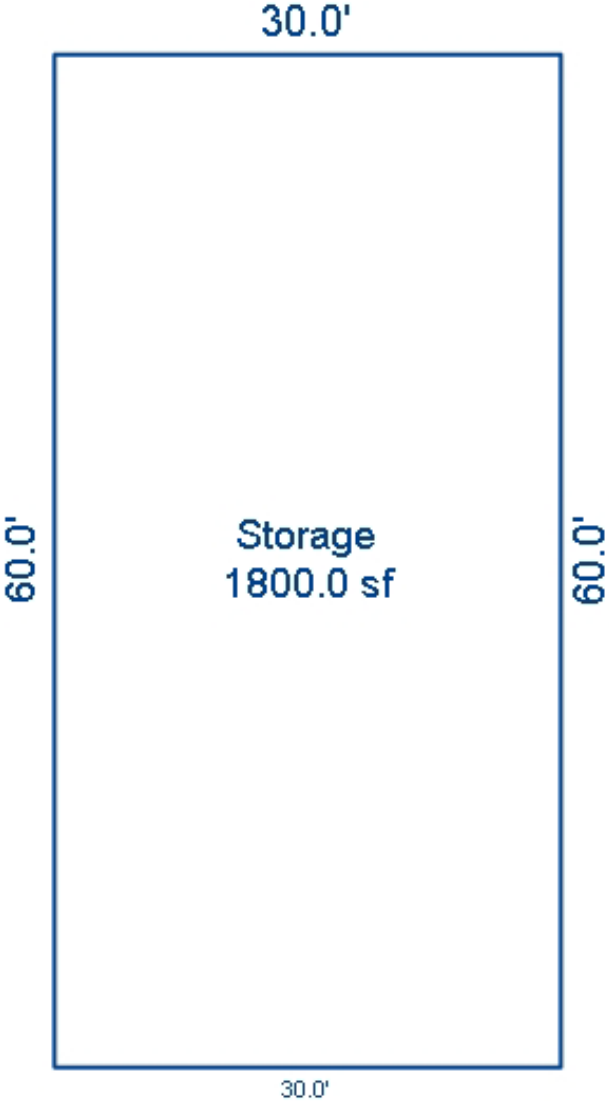
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BLOCK GRG FRONT OF LOT Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<< Calculator Cost Computations >>>>>>														
Class: D Floor Area: 1,036 Gross Bldg Area: 2,836 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100 1976 Year Built Remodeled Overall Bldg Height Comments: 2022 EQ EXTERIOR OBSERVATION CHANGE IN USE NOT LIMITED TO STORAGE. DRAFTED LETTER TO TAXPAYER. - TIM					Construction Cost					Class: D Quality: Good Stories: 1 Story Height: 10 Perimeter: 148														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 52.69												
					** ** Calculator Cost Data ** **					(10) Heating system: Forced Air Furnace Cost/SqFt: 8.30 100% Adjusted Square Foot Cost for Upper Floors = 60.99														
					Quality: Good Heat#1: Forced Air Furnace 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1036 Ave. Perimeter: 148 Has Elevators:					Total Floor Area: 1,036 Base Cost New of Upper Floors = 63,186 Reproduction/Replacement Cost = 63,186 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 22,747														
					*** Basement Info ***					<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels														
					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost														
					* Mezzanine Info *					(7) Interior: Frame, Apartments, 1 Room Average 1 Up 31.75 1036 1.000 1.000 32,893														
					Area #1: Type #1: Area #2: Type #2:					(8) Plumbing: Typical, Apartments, 1 Room, 1 Bath 1 Up 9.69 1036 1.000 1.000 10,039														
					* Sprinkler Info *					Total Cost of Upper Stories = 42,932														
					Area: Type: Good					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>														
(1) Excavation/Site Prep:					(7) Interior: 1036 SqFt, Frame, Apartments, 1 Room Average					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:														
X	Poured Conc.		Brick/Stone	Block		Many Above Ave.		Average Typical		Few None	Fixtures:													
(3) Frame:						Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Few Average Many Unfinished Typical		Few Average Many Unfinished Typical											
(4) Floor Structure:					1036 SqFt, Typical, Apartments, 1 Room,						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer											
(5) Floor Cover:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(6) Ceiling:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness		Bsmnt Insul.							
					Gas Oil						Coal Stoker		Hand Fired Boiler											



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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 2,836 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost									
										Stories: 1 Story Height: 10 Perimeter: 180									
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 17.82									
										Adjusted Square Foot Cost for Upper Floors = 17.82									
1950 Year Built Remodeled										Total Floor Area: 1,800 Base Cost New of Upper Floors = 32,076									
										Reproduction/Replacement Cost = 32,076									
Overall Bldg Height										Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0									
										Total Depreciated Cost = 15,717									
Comments: HISTORIC CONSTRUCTION										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 16,660									
										Replacement Cost/Floor Area= 17.82 Est. TCV/Floor Area= 9.26									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets									
(4) Floor Structure:										Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:									
										Fixtures:									
										Few Average Many Unfinished Typical									
										Few Average Many Unfinished Typical									
										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									



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

Parcel Number: 009-013-027-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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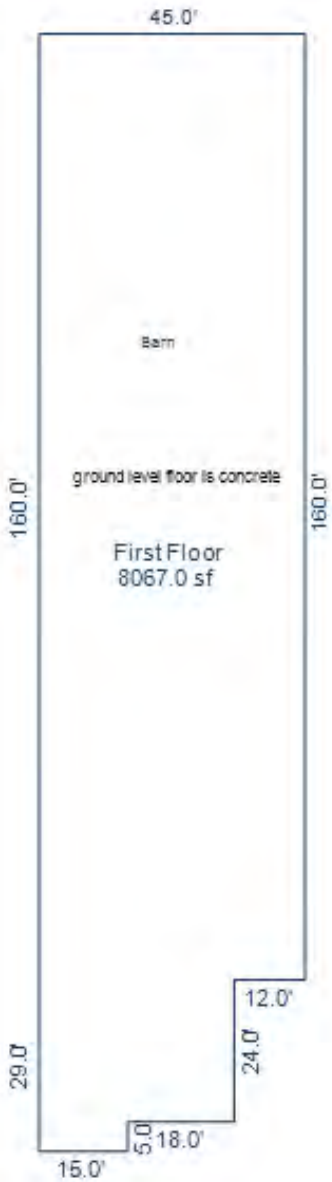
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KELLER RAYMOND M & LORALYN	SMITH ROBERT & DANA &	450,000	04/01/2021	MLC	19-MULTI PARCEL ARM'S LEN	2021-01144	PROPERTY TRANSFER	100.0			
		130,000	07/01/2002	WD	33-TO BE DETERMINED	02-0:3370	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
2345 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/31/2017		2017-0546	100%		
		P.R.E. 0%		Pole Barn		05/28/2010		20100248	100%		
Owner's Name/Address		MAP #:		Pole Barn		09/12/2007		20070650	100%		
SMITH ROBERT & DANA & LC SALES & LEASING LLC 2345 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 885,319 TCV/TFA: 31.26		Addition		11/16/2005		20050403	100%		
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors * 292.44' X 660'						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					COMMERCIAL 4-6A 9000 4.43 Acres 9000 100 39,879						
					4.43 Total Acres Total Est. Land Value = 39,879						
Tax Description					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
					D/W/P: 4in Ren. Conc. 8.09 780 50 3,155						
					Total Estimated Land Improvements True Cash Value = 3,155						
					Work Description for Permit 2017-0546, Issued 10/31/2017: NEW RESI USE POLE BLDG WOOD FAME, POLES FOUNDATION N/A OTHER ITEMS						
					Work Description for Permit 20100248, Issued 05/28/2010: POLE BUILDING WOOD FRAME POLE FOUNDATION						
					Work Description for Permit 20070650, Issued 09/12/2007: 80 X 90 Pole Bldg						
					Work Description for Permit 20050403, Issued 11/16/2005: 80x60 PB Add'n for storage COMP. FOR 07.						
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What	2026	19,900	422,800	442,700			252,734C
		TPC	11/27/2021	INSPECTED	2025	13,300	271,900	285,200			246,090C
		JWV	08/06/2018	INSPECTED	2024	33,200	234,400	267,600			238,691C
		JWV	12/20/2017	INSPECTED	2023	15,500	250,000	265,500			227,325C
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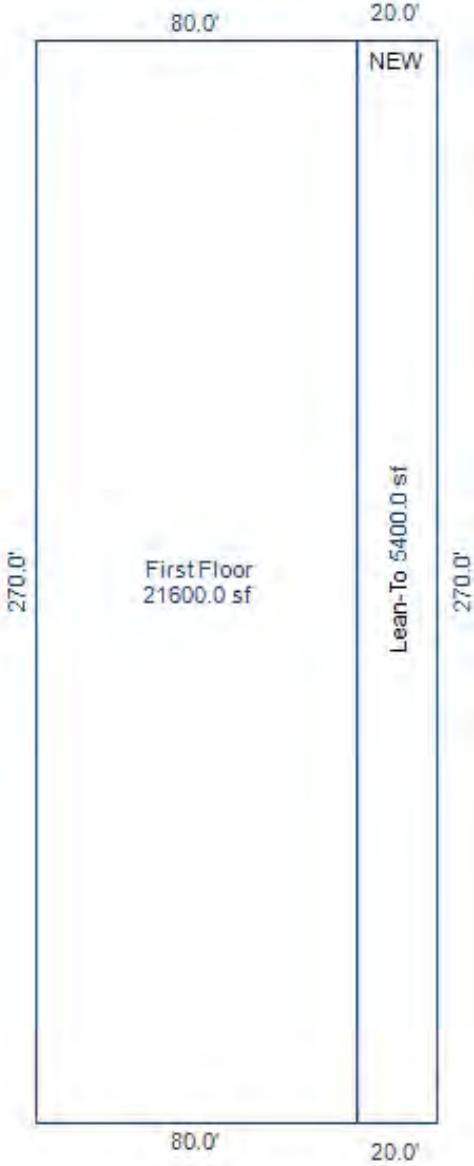
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 Missaukee, Michigan

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

Building Type	Barn - General Purpose				
Year Built	1930				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 410				
Height	20				
Heating System	Space Heaters, Fan				
Length/Width/Area	160 x 45 = 7200				
Cost New	\$ 305,784				
Phy./Func./Econ. %Good	40/100/100 40.0				
Depreciated Cost	\$ 122,314				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 1.060				
% Good	40				
Est. True Cash Value	\$ 129,652				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 129652 / All Cards: 129652					

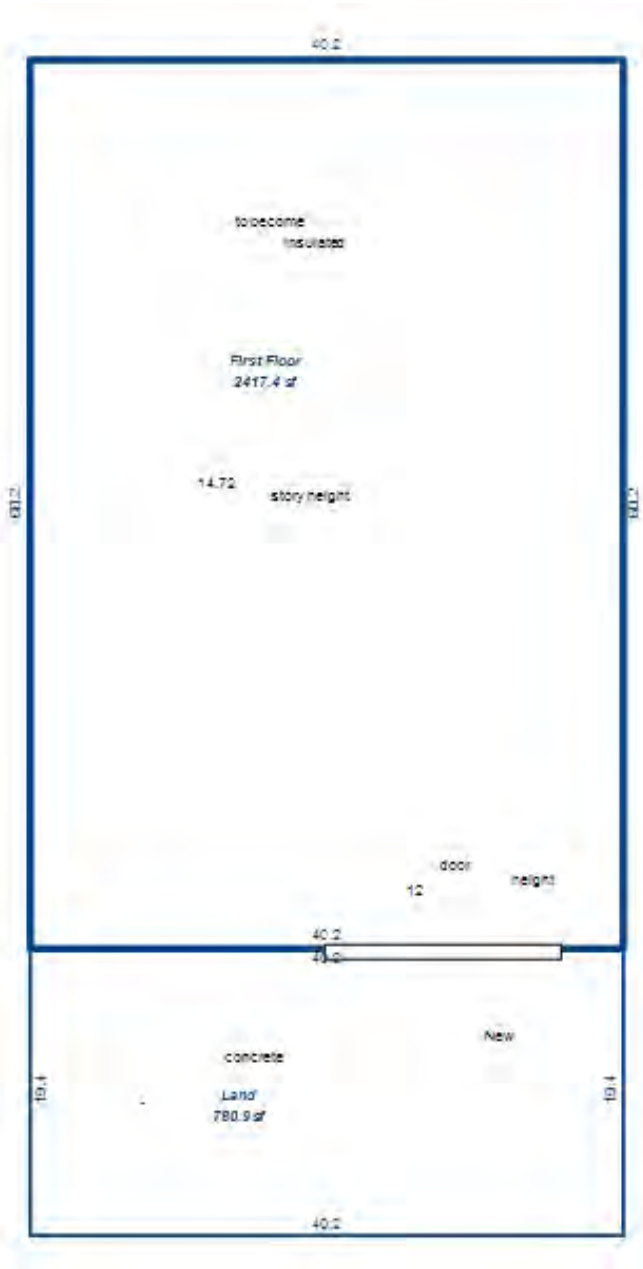


Desc. of Bldg/Section: CAL 168 Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 1000 Base Rate for Upper Floors = 30.06 Adjusted Square Foot Cost for Upper Floors = 30.06 Total Floor Area: 21,600 Base Cost New of Upper Floors = 649,296 Reproduction/Replacement Cost = 649,296 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 435,028 <<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (13) Roof Structure: Wood Joists, Wood or Composition Deck 2 Up 6.77 256 1.000 1.000 1,733 (14) Roof Cover: Alum./Steel Corrugated or Crimped 1 Up 2.53 256 1.000 1.000 648 Total Cost of Upper Stories = 2,381 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Class: D,Pole Floor Area: 21,600 Gross Bldg Area: 28,317 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 21600 Ave. Perimeter: 1000 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					1987 Year Built 2017 Remodeled Overall Bldg Height Comments: POLE CONSTRUCTION DIRT FLOOR. BOAT RACKS = WOOD CONSTRUCTION 2006 ADDITION 80X120' 2007 BOAT STORAGE (2'ND PB ADD'N) 80'X90'									
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets: Fixtures:					(40) Exterior Wall:				
X Poured Conc. Brick/Stone Block					Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(4) Floor Structure: X Wood Joists and Sheathing					(9) Sprinklers:					(13) Roof Structure: Slope=0 256 SqFt, Wood Joists, Wood or Comp									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover: 256 SqFt, Alum./Steel Corrugated or									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler														



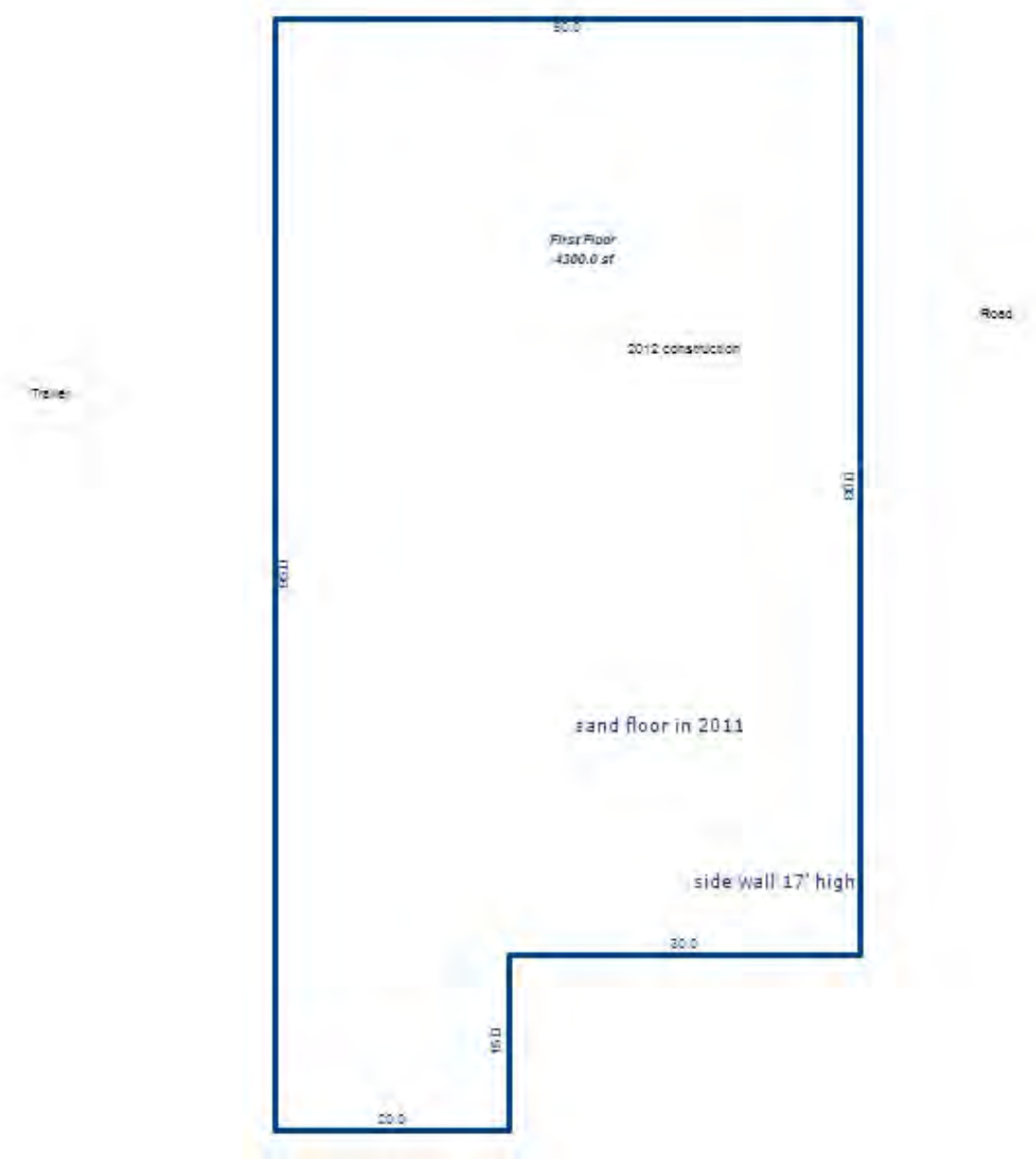
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: AT GREEN RD - WITH OFFICE										Calculator Occupancy: Warehouses - Storage										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole										Construction Cost										Class: D,Pole Quality: Average									
Floor Area: 2,417										High Above Ave. Ave. X Low										Stories: 1 Story Height: 14 Perimeter: 300									
Gross Bldg Area: 28,317										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 61.11									
Stories Above Grd: 1										Quality: Average										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.95 100%									
Average Sty Hght : 14										Heat#1: Space Heaters, Gas with Fan 100%										Adjusted Square Foot Cost for Upper Floors = 68.06									
Bsmnt Wall Hght										Heat#2: Space Heaters, Gas with Fan 0%										Total Floor Area: 2,417 Base Cost New of Upper Floors = 164,501									
Depr. Table : 2.5%										Ave. SqFt/Story: 2417										Reproduction/Replacement Cost = 164,501									
Effective Age : 15										Ave. Perimeter: 300										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0									
Physical %Good: 68										Has Elevators:										Total Depreciated Cost = 111,861									
Func. %Good : 100										*** Basement Info ***										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 118,572									
Economic %Good: 100										Area:										Replacement Cost/Floor Area= 68.06 Est. TCV/Floor Area= 49.06									
2010 Year Built										Perimeter:																			
Remodeled										Type:																			
Overall Bldg Height										Heat: Hot Water, Radiant Floor																			
Comments:										* Mezzanine Info *																			
BOAT STORAGE AND REPAIR BUILDING										Area #1:																			
										Type #1:																			
										Area #2:																			
										Type #2:																			
										* Sprinkler Info *																			
										Area:																			
										Type: Average																			
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:									
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:									
Footings																													
X Poured Conc.										Many Above Ave. Average Typical Few None										Outlets: Fixtures:									
										Total Fixtures										Few Average									
										3-Piece Baths										Many Average									
										2-Piece Baths										Many Average									
										Shower Stalls										Unfinished Typical									
										Toilets										Typical									
(3) Frame:										Urinals										Flex Conduit									
										Wash Bowls										Rigid Conduit									
										Water Heaters										Armored Cable									
										Wash Fountains										Non-Metalic									
										Water Softeners										Bus Duct									
(4) Floor Structure:																				Incandescent									
																				Fluorescent									
																				Mercury									
																				Sodium Vapor									
																				Transformer									
(5) Floor Cover:										(9) Sprinklers:										(40) Exterior Wall:									
																				Thickness Bsmnt Insul.									
(6) Ceiling:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0									
										Gas Oil Coal Stoker Hand Fired Boiler																			
																				(14) Roof Cover:									



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

Desc. of Bldg/Section: SOUTH OF DRIVE AT RD Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 4,300 Gross Bldg Area: 28,317 Stories Above Grd: 1 Average Sty Hght : 17 Bsmnt Wall Hght										Class: D,Pole Quality: Average									
										Stories: 1 Story Height: 17 Perimeter: 300 Overall Building Height: 14									
Depr. Table : 2% Effective Age : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 30.34									
										Adjusted Square Foot Cost for Upper Floors = 30.34									
2011 Year Built Remodeled										Total Floor Area: 4,300 Base Cost New of Upper Floors = 130,462									
										Reproduction/Replacement Cost = 130,462									
14 Overall Bldg Height										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0									
										Total Depreciated Cost = 96,542									
Comments: 11/4/11 NO CONCRETE FLOOR -TIM										<<<<< Segregated Cost Computations >>>>>									
										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
										Item Description Col. Rate SqFt Adj. Adj. Cost									
										Total Cost New = 0									
										Architectural Multiplier: 0.00									
										Reproduction/Replacement Cost = 0									
										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0									
										Total Depreciated Cost = 0									
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures									
										3-Piece Baths									
										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
										Wash Bowls									
										Water Heaters									
										Wash Fountains									
										Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
										(11) Electric and Lighting:									
										Outlets:									
										Fixtures:									
										Few Average									
										Many Average									
										Unfinished Typical									
										Flex Conduit									
										Rigid Conduit									
										Armored Cable									
										Non-Metalic									
										Bus Duct									
										Incandescent									
										Fluorescent									
										Mercury									
										Sodium Vapor									
										Transformer									
(13) Roof Structure:										(40) Exterior Wall:									
Slope=0										Thickness									
										Bsmnt Insul.									
(14) Roof Cover:																			



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

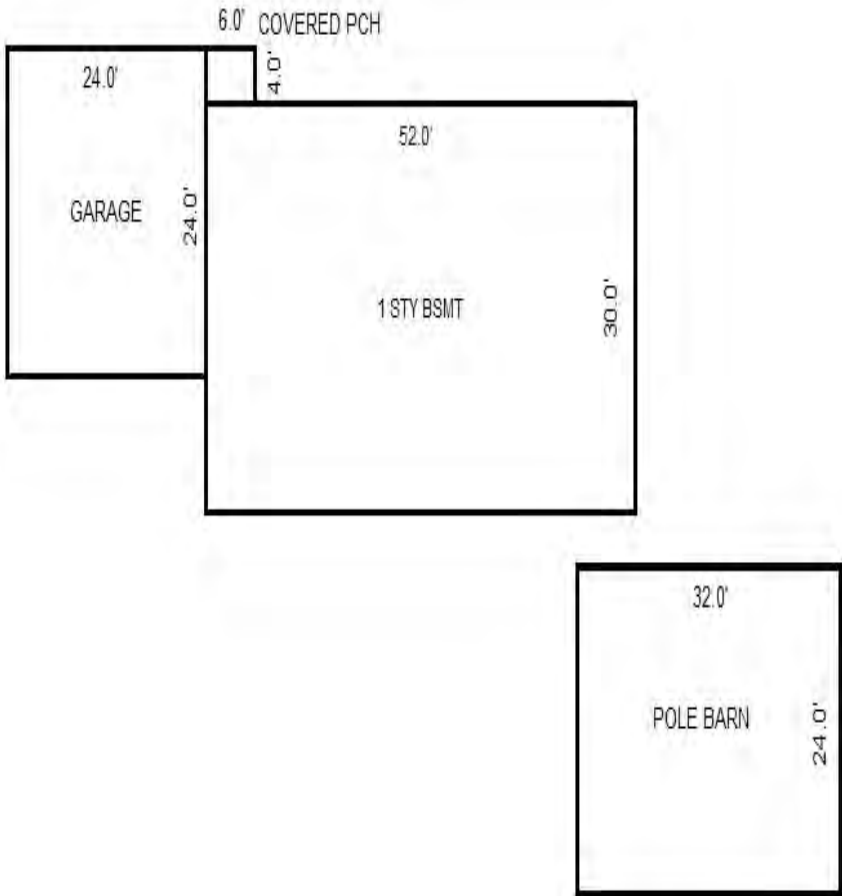
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MISSAUKEE COUNTY ROAD COMMISSION		2026 Est TCV 0											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					Residentia	PARTOF>20@	\$3800	7.28 Acres	3800	100			27,675
					7.28 Total Acres				Total Est. Land Value =		27,675		
Tax Description		. SEC 13 T22N R8W A STRIP OF LAND LYING 33 FT EACH SIDE OF W 4542.88 OF E & W 1/4 LINE & LYING 66 FT EACH SIDE OF E 132 FT OF W 4674.88 FT OF E & W 1/4 LINE. 7.2832 A.											
Comments/Influences													
Parcel Map 		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			2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 12/27/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
					2024	0	0	0			0		
			2023	0	0	0			0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
6275 W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994							
Owner's Name/Address	MAP #:								
MURRAY JUDY TRUSTEE 6275 W ROBERTS ROAD LAKE CITY MI 49651	2026 Est TCV 307,831 TCV/TFA: 197.33								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 30.04 A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia INFERIOR@\$1400 30.04 Acres 1400 100 42,056 30.04 Total Acres Total Est. Land Value = 42,056						
Comments/Influences	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.16 480 0 0						
	X	Electric	Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 950						
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	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	2026	21,000	132,900	153,900			85,595C
	X	Low	2025	21,000	113,400	134,400			83,345C
	X	High	2024	21,000	97,400	118,400			80,839C
	X	Landscaped	2023	21,000	94,400	115,400			76,990C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	Who	When	What						
	TPC 12/27/2017	INSPECTED							
	TPC 09/16/2016	INSPECTED							

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

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

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



Sketch by Apex IV™

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

Parcel Number: 009-013-031-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	03-ARM'S LENGTH	2019-03258	PROPERTY TRANSFER	100.0			
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY/RELATED ENTITY	2018-03334	DEED	0.0			
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0			
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
6431 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 04/22/2021									
Owner's Name/Address		MAP #:									
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		2026 Est TCV 43,046									
		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' @ 110/FF	332.00	1281.70	0.8810 1.3379	110 100	43,046		
				332 Actual Front Feet, 9.77 Total Acres				Total Est. Land Value =	43,046		
Tax Description											
. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.		X								Dirt Road	
										Gravel Road	
										Paved Road	
										Storm Sewer	
										Sidewalk	
										Water	
										Sewer	
		X								Electric	
										Gas	
Comments/Influences				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
				Topography of Site							
		X		Level							
				Rolling							
				Low							
		X		High							
				Landscaped							
				Swamp							
		X		Wooded							
				Pond							
				Waterfront							
				Ravine							
		X		Wetland	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				Flood Plain	2026	21,500	0	21,500			10,756C
		Who	When	What	2025	17,600	0	17,600			10,474C
		TPC 04/30/2021	INSPECTED		2024	17,600	0	17,600			10,160C
		TPC 12/27/2017	INSPECTED		2023	13,700	2,800	16,500			9,677C
		TPC 11/04/2016	INSPECTED								
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Parcel Number: 009-013-032-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-03258	PROPERTY TRANSFER	100.0				
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY/RELATED ENTITY	2018-03334	DEED	0.0				
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/22/2021										
Owner's Name/Address		MAP #:										
MCLEOD CRAIG & TONYA 6635 W ROBERS RD LAKE CITY MI 49651		2026 Est TCV 43,049										
		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' @ 110/FF	332.00	1282.00	0.8810	1.3380	110 100	43,049	
					332 Actual Front Feet, 9.77 Total Acres						Total Est. Land Value =	43,049
Tax Description												
. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03 A.		X										
Comments/Influences												
		X										
		X										
		X										
		X										
		X										
		X										
		X										
		X										
		X										
		X										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Who	When	What	2026	21,500	0	21,500			7,955C	
		TPC 04/30/2021	INSPECTED		2025	17,600	0	17,600			7,746C	
		TPC 12/27/2017	INSPECTED		2024	17,600	0	17,600			7,514C	
		TPC 09/16/2016	INSPECTED		2023	13,700	0	13,700			7,157C	
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Parcel Number: 009-013-033-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-03258	PROPERTY TRANSFER	100.0			
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY/RELATED ENTITY	2018-03334	DEED	0.0			
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0			
Property Address											
W ROBERTS RD		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date			
Owner's Name/Address		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/22/2021		Number		Status			
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		MAP #:		2026 Est TCV 42,862							
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 110/FF	330.00	1282.90	0.8823	1.3382	110 100	42,862	
		Paved Road		330 Actual Front Feet, 9.72 Total Acres						Total Est. Land Value =	42,862
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2026	21,400	0	21,400			12,901C	
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded		2025	17,500	0	17,500			12,562C	
		Pond									
		Waterfront									
		Ravine		2024	17,500	0	17,500			12,185C	
		X Wetland									
		Flood Plain		2023	13,600	0	13,600			11,605C	
		Who When What									
		TPC 04/30/2021 INSPECTED									
		TPC 12/27/2017 INSPECTED									
		TPC 09/16/2016 INSPECTED									



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Parcel Number: 009-013-034-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

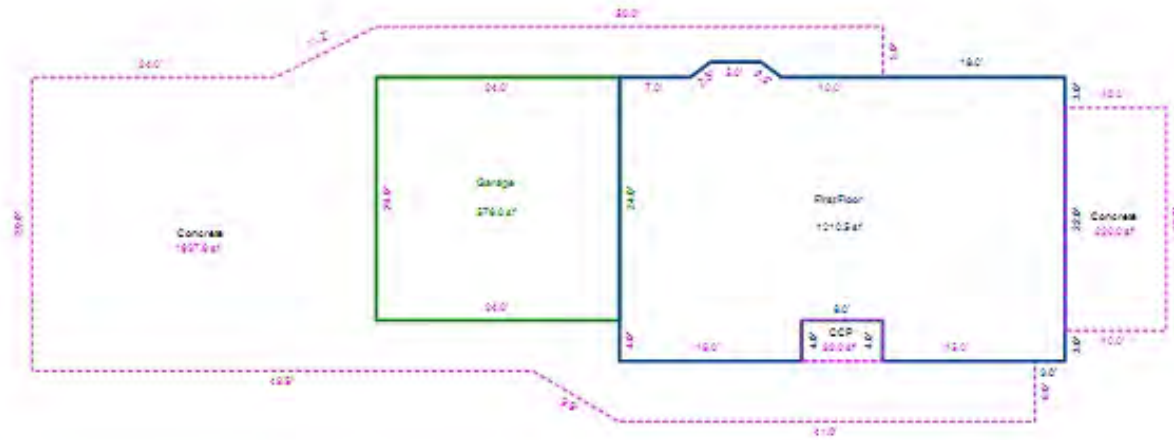
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
DUTCHMAN PROPERTIES LLC	MILLER CASEY JOHN(NO MARI	135,000	08/15/2005	LC	03-ARM'S LENGTH	05-0/3217	DEED	100.0							
MILLER LEOLA ESTATE	DUTCHMAN PROPERTIES LLC	135,000	08/12/2005	WD	21-NOT USED/OTHER	05-0/3194	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
6870 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 08/15/2005													
Owner's Name/Address		MAP #:													
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 339,069 TCV/TFA: 280.22													
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
					Residentia 8 - 17	@\$5600	17.25 Acres	5600	100		96,600				
					17.25 Total Acres						Total Est. Land Value =	96,600			
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates									
SEC 13 T22N R8W (3*2004) SW 1/4 OF SW 1/4 EXC BEG AT SW COR, E 448 FT, N 462 FT, E 118 FT, N 462 FT, E 754 FT, N 396 FT, W TO W SEC LINE, S TO POB. 17.25 A M/L															
Comments/Influences															
REMOVE OLD PC FOR 08. 2004 Split to 034-50, 034-70, 034-90 for 2005.															
		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	2026	48,300	121,200	169,500			74,025C
						TPC 04/30/2025	INSPECTED		2025	43,100	104,600	147,700			72,079C
						TPC 04/30/2021	INSPECTED		2024	25,900	89,900	115,800			69,912C
						TPC 04/02/2019	INSPECTED		2023	24,200	87,100	111,300			66,583C
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*** Information herein deemed reliable but not guaranteed***

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



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

Parcel Number: 009-013-034-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER LEOLA	CUNNINGHAM ARIC DALE	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3137	DEED	100.0
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
GREEN RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
CUNNINGHAM ARIC DALE 2320 APALOOSA RD HENDERSON NV 89002	2026 Est TCV 67,200							
	Improved X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
		Residentia 8 - 17	@\$5600	12.00	Acres	5600	100	
				12.00	Total Acres			Total Est. Land Value =
								Value
								67,200
								67,200
Tax Description								
SEC 13 T22N R8W (0*2004)	X	Dirt Road						
N 396 FT OF SW/4 OF SW/4 12 A M/L		Gravel Road						
Comments/Influences		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	33,600	0	33,600	
	TPC 12/27/2017	INSPECTED		2025	30,000	0	30,000	
	TPC 03/19/2012	INSPECTED		2024	18,000	0	18,000	
				2023	16,800	0	16,800	

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Missaukee, Michigan

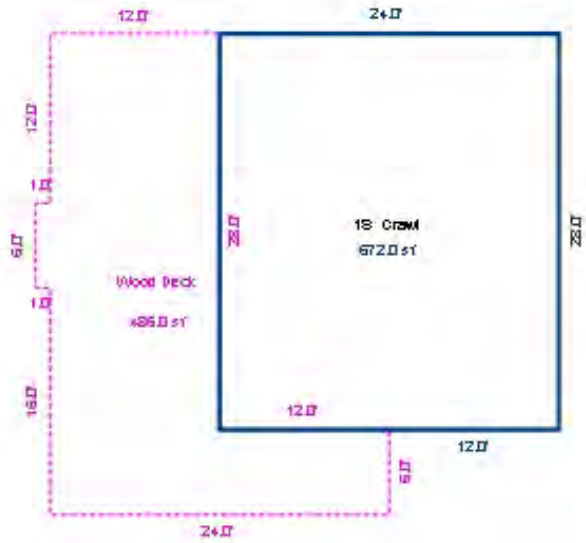
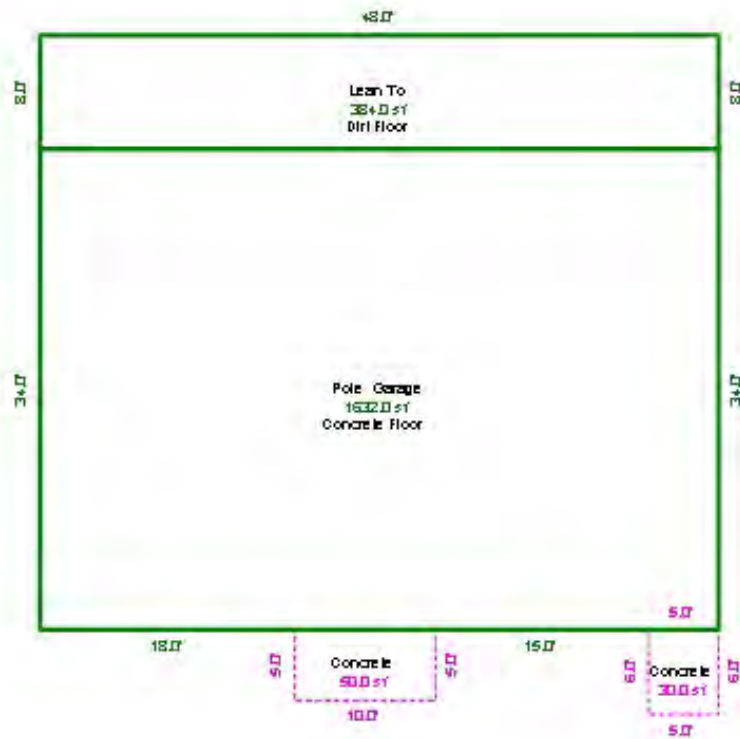
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	1	04/16/2016	QC	09-FAMILY/RELATED ENTITY	2016-01560	DEED	0.0			
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3138	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2881 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		05/26/2015		2015-0181		100%	
		P.R.E. 0%		New House		10/04/2005		20050344		Complete	
Owner's Name/Address		MAP #:		Other		07/30/2004		20040288		Complete	
AAA CMS TRUST SMITH ANNE E TRUSTEE 2320 APPALOSSA RD HENDERSON NV 89002		2026 Est TCV 170,772 TCV/TFA: 254.13									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					A 200' @ 110/FF 463.00 564.49 0.8107 1.0899 110 100 45,002						
					463 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 45,002						
Tax Description					Land Improvement Cost Estimates						
SEC 13 T22N R8W (0*2004) W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF. 6 A M/L		X			Description Rate Size % Good Cash Value						
					D/W/P: 3.5 Concrete 6.16 80 0 0						
Comments/Influences					Total Estimated Land Improvements True Cash Value = 0						
04 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.		X			Work Description for Permit 2015-0181, Issued 05/26/2015: DEMO OF FIRE LEVELED HOME Work Description for Permit 20050344, Issued 10/04/2005: RELOCATION ? 24X28 HOUSE PERMITTED ON 034-00,,BUT I THINK IT GOES ON THIS PCL 45% OF 75% FOR 06. CO-PM. @ 75% FOR 07. NO FURTHER INSPECTIONS NECESSARY. Work Description for Permit 20040288, Issued 07/30/2004: RELOCATION OF HOUSE..RECONSTRUCTION OF EXIST. GRG COMP FOR 07..						
		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			2026	22,500	62,900	85,400			40,397C
		TPC 08/14/2019 INSPECTED			2025	18,400	54,900	73,300			39,335C
		TPC 12/27/2017 INSPECTED			2024	18,400	47,000	65,400			38,153C
		TPC 12/07/2015 INSPECTED			2023	14,300	45,600	59,900			36,337C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 486 384	Type Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 672 Total Base New : 146,078 Total Depr Cost: 102,252 Estimated T.C.V: 125,770		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 0	Remodeled 2005	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 672 Total: 86,415 60,490		Cls CD Blt 0						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 829 Water/Sewer 1000 Gal Septic 1 4,386 3,070 Water Well, 100 Feet 1 5,415 3,790 Deck Treated Wood 486 6,979 4,885 w/Roof (Roof portion) 384 5,219 3,653 Built-Ins Appliance Allow. 1 1,897 1,328 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 34,582 24,207 Totals: 146,078 102,252		Notes: RELOCATED HOME ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 125,770						
X	Many Avg. Few	X	Large Avg. Small								(8) Basement				
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes: RELOCATED HOME ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 125,770						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: RELOCATED HOME ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 125,770							
X	Asphalt Shingle														

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



Parcel Number: 009-013-034-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
AAA CMS TRUST	MILLER CASEY JOHN	1	11/26/2018	QC	09-FAMILY/RELATED ENTITY	2018-03900	DEED	100.0			
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	0	04/08/2016	QC	09-FAMILY/RELATED ENTITY	2106-0161	DEED	0.0			
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3139	DEED	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 03/21/2017 Qual. Ag.									
Owner's Name/Address		MAP #:									
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 16,868									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					GROUP A 0	462.00	448.00	1.0000	0.0000	0 100*	0
					AGRICULTRU 8 - 17 Acres		4.44 Acres	3800	100		16,868
					AGRICULTRU ROW		0.31 Acres	0	100		0
					* denotes lines that do not contribute to the total acreage calculation.						
					462 Actual Front Feet, 4.75 Total Acres Total Est. Land Value = 16,868						
Tax Description											
SEC 13 T22N R8W (0*2004)											
S 462 FT OF W 448 FT OF SW/4 OF SW/4.											
4.75 A M/L											
Comments/Influences											

Parcel Number: 009-013-035-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN J & DE	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status		
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 100% 07/20/1994 Qual. Ag.							
Owner's Name/Address	MAP #:							
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2026 Est TCv 30,438							
	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Tax Description	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value AGRICULTRU 8 - 17 Acres 8.01 Acres 3800 100 30,438 8.01 Total Acres Total Est. Land Value = 30,438						
SEC 13 T22N R8W PART OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PG 75-82 EXC THE S 2 AC THOF. 8.01A SPLIT ON 1/7/2021 2 A PART TO 009-013-035-90	X Dirt Road							
FORMERLY . SEC 13 T22N R8W PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.	X Gravel Road							
Comments/Influences	X Paved Road							
Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ;	X Storm Sewer							
Parent Parcel(s): 009-013-035-00;	X Sidewalk							
009-013-035-90;	X Water							
	X Sewer							
	X Electric							
	X Gas							
	X Curb							
	X Street Lights							
	X Standard Utilities							
	X Underground Utils.							
	Topography of Site							
	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2026	15,200	0	15,200			8,762C
	X Low	2025	12,800	0	12,800			8,532C
	X High	2024	15,600	0	15,600			8,276C
	X Landscaped	2023	14,000	0	14,000			7,882C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What	2026	15,200	0	15,200			8,762C
	TPC 04/30/2021 INSPECTED	2025	12,800	0	12,800			8,532C
	TPC 05/06/2018 INSPECTED	2024	15,600	0	15,600			8,276C
	TPC 12/27/2017 INSPECTED	2023	14,000	0	14,000			7,882C

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

Parcel Number: 009-013-035-90

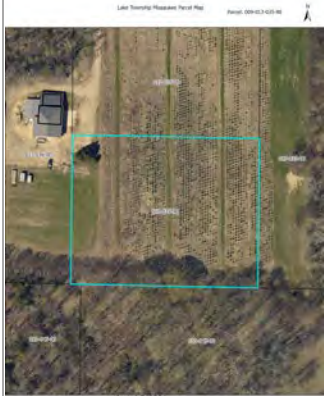
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
DUTCHMAN PROPERTIES LLC	MCLEOD CRAIG & TONYA	1	04/22/2021	WD	21-NOT USED/OTHER	2021-01536	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 04/22/2021									
Owner's Name/Address		MAP #:									
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		2026 Est TCV 10,000									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Residentia PARTOF>10@					\$5000	2.00 Acres	5000	100	10,000		
2.00 Total Acres					Total Est. Land Value =		10,000				
Tax Description											
. SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82.											
SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;											
Comments/Influences											
Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ; Parent Parcel(s): 009-013-035-00; Child Parcel(s): 009-013-035-90; -----											
		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			2026	5,000	0	5,000			2,111C
		TPC 04/30/2021 INSPECTED			2025	3,700	0	3,700			2,056C
		TPC 05/06/2018 INSPECTED			2024	2,800	0	2,800			1,995C
					2023	1,900	0	1,900			1,900S
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									



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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.				
BRACHEL CHRISTOPHER S	MCLEOD CRAIG & TONYA	22,000	06/05/2012	WD	03-ARM'S LENGTH	2012-02053	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6635 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/14/2012		2012-0385	100%			
		P.R.E. 100% 09/25/2013		Garage		06/05/2012		2012-0220	100%			
Owner's Name/Address		MAP #:										
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		2026 Est TCV 682,114 TCV/TFA: 147.17										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF 330.001284.00 0.8823 1.3385 110 100 42,871							
					330 Actual Front Feet, 9.73 Total Acres Total Est. Land Value = 42,871							
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Land Improvement Cost Estimates						
. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.						Description						
Comments/Influences		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Rate						
						Description						
		X				Fencing: Wd, Split, 4 Rail 28.28 160 0 0						
						D/W/P: 4in Ren. Conc. 10.25 2275 50 11,659						
		X				D/W/P: 4in Concrete 8.14 288 50 1,172						
						Ad-Hoc Unit-In-Place Items						
		X				Rate						
						Description						
		X				/CI16/YARI/FARAR/BARWOSPTSA 5.40 1400 100 7,560						
						Total Estimated Land Improvements True Cash Value = 20,391						
		Topography of Site			Work Description for Permit 2012-0385, Issued 08/14/2012: NEW RES SF HOME WOOD FRAME BASEMET - BLCOK GAS HEAT PRIVATE WELL AND SEPTIC, 2 STORIES, 4 BDRM, 3.5 BATH 5325, 1ST FLOOR 1830, 2ND FLOOR 690 SQ FT, BASEMETN 920 SQ FT							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Work Description for Permit 2012-0220, Issued 06/05/2012: USED POLE BLDG, WOOD FRAME POLES						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2026	21,400	319,700	341,100			184,193C	
		TPC 04/30/2021 INSPECTED			2025	17,500	275,300	292,800			179,351C	
		TPC 05/06/2018 INSPECTED			2024	17,500	242,200	259,700			173,959C	
		TPC 12/27/2017 INSPECTED			2023	13,600	235,100	248,700			165,676C	



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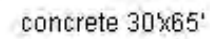


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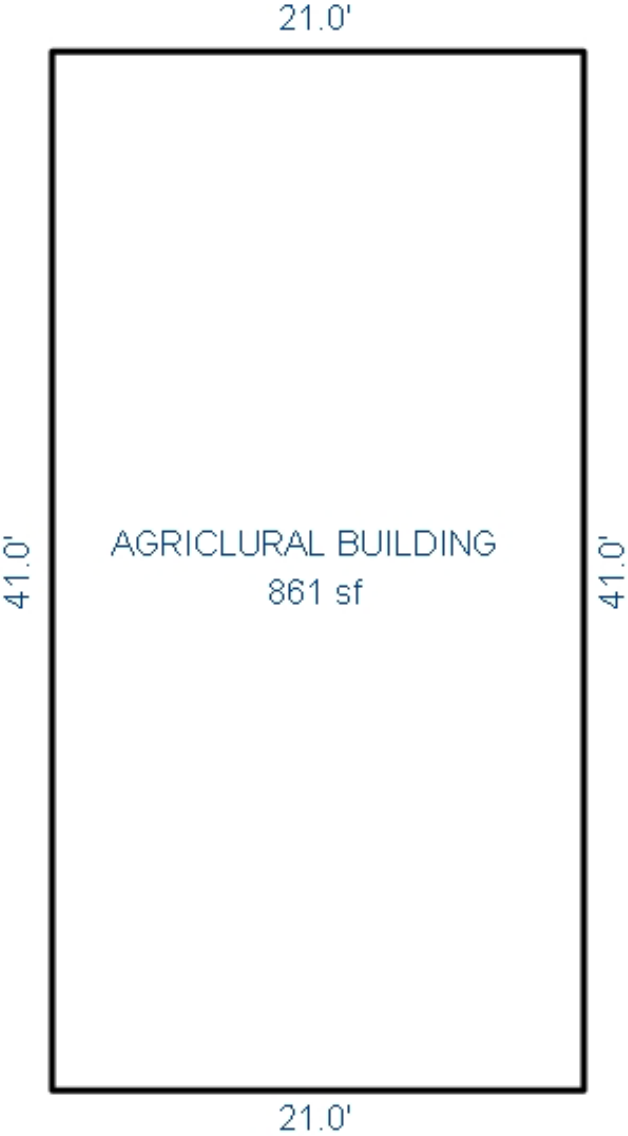
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 1 Wood Stove Direct-Vented Gas	Area 146 220 346	Type WCP (1 Story) WGEP (1 Story) WPP	Year Built: 2013 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1063 % 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: BC Effec. Age: 10 Floor Area: 2,151 Total Base New : 496,655 Total Depr Cost: 446,988 Estimated T.C.V: 549,795		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																								
Building Style: 1.25S		Drywall Paneled											Plaster Wood T&G																																																																																																																																																																																						
Yr Built 2013		Remodeled 0											Ex		Ord		Min																																																																																																																																																																																		
Condition: Average		Size of Closets											Lg		Ord		Small																																																																																																																																																																																		
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace																																																																																																																																																																																											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric																																																																																																																																																																																															
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																																																																																																																																																																																															
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																																																																															
Insulation				Ex.			Ord.		Min																																																																																																																																																																																										
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																																																																																																																															
Many Avg. Few		Large Avg. Small		Many			Ave.		Few																																																																																																																																																																																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1424 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																																																																																																																																																																																															
(3) Roof		(8) Basement		(13) Plumbing																																																																																																																																																																																															
Gable Hip Flat		Gambrel Mansard Shed		1000 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																																																																																																																																																																																												
Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer																																																																																																																																																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																																																																																																															
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls BC Blt 2013 (11) Heating System: Forced Air w/ Ducts Ground Area = 1424 SF Floor Area = 2151 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,424</td> <td></td> <td></td> <td></td> </tr> <tr> <td>0.5 Story</td> <td>Siding</td> <td>Overhang</td> <td>30</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>339,702</td> <td>305,731</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Recreation Room</td> <td></td> <td></td> <td>1000</td> <td></td> <td>26,810</td> <td>24,129</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td></td> <td>1</td> <td></td> <td>3,813</td> <td>3,432</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td></td> <td>2,094</td> <td>1,885</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td></td> <td>6,585</td> <td>5,926</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>2000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td></td> <td>10,668</td> <td>9,601</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td></td> <td>6,387</td> <td>5,748</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>146</td> <td></td> <td>8,753</td> <td>7,878</td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>220</td> <td></td> <td>21,265</td> <td>19,138</td> </tr> <tr> <td>WPP</td> <td></td> <td></td> <td>346</td> <td></td> <td>7,941</td> <td>7,147</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: BC Exterior: Siding Foundation: 18 Inch (Finished)</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td>1</td> <td></td> <td>-2,555</td> <td>-2,299</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>1</td> <td></td> <td>659</td> <td>593</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1063</td> <td></td> <td>53,416</td> <td>48,074</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td></td> <td>3,899</td> <td>3,509</td> </tr> <tr> <td colspan="7">Fireplaces</td> </tr> <tr> <td colspan="7"><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></td> </tr> </tbody> </table>														Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,424				0.5 Story	Siding	Overhang	30				Total:					339,702	305,731	Other Additions/Adjustments							Recreation Room			1000		26,810	24,129	Basement, Outside Entrance, Below Grade			1		3,813	3,432	Plumbing							Average Fixture(s)			1		2,094	1,885	3 Fixture Bath			1		6,585	5,926	Water/Sewer							2000 Gal Septic			1		10,668	9,601	Water Well, 100 Feet			1		6,387	5,748	Porches							WCP (1 Story)			146		8,753	7,878	WGEP (1 Story)			220		21,265	19,138	WPP			346		7,941	7,147	Garages							Class: BC Exterior: Siding Foundation: 18 Inch (Finished)							Common Wall: 1 Wall			1		-2,555	-2,299	Door Opener			1		659	593	Base Cost			1063		53,416	48,074	Built-Ins							Appliance Allow.			1		3,899	3,509	Fireplaces							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
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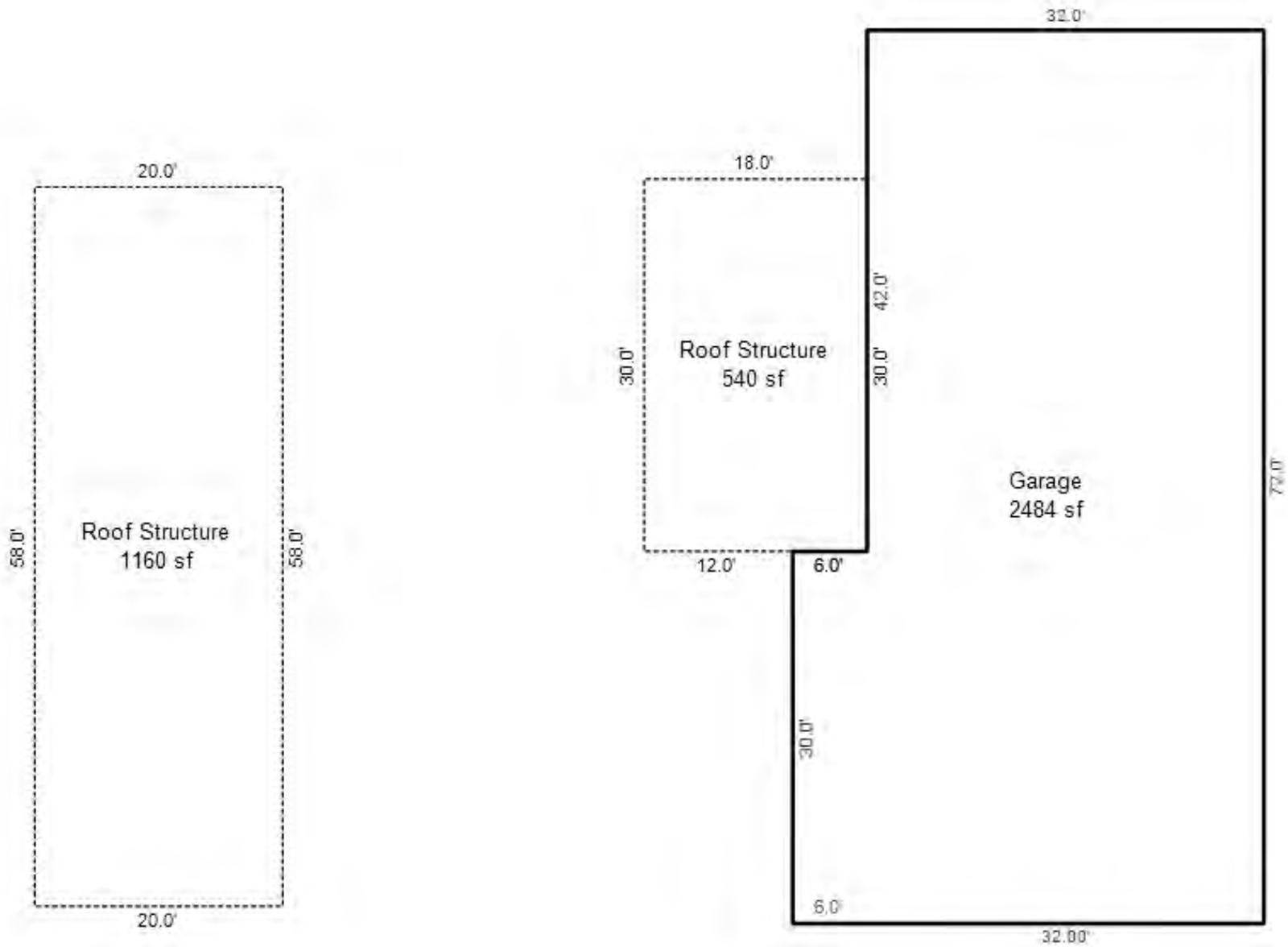
*** Information herein deemed reliable but not guaranteed***

Building Type	Loafing Sheds				
Year Built	2016				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 124				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	41 x 21 = 861				
Cost New	\$ 8,119				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 7,307				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	90				
Est. True Cash Value	\$ 6,796				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6796 / All Cards: 6796					



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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>>														
Class: D,Pole Floor Area: 2,484 Gross Bldg Area: 2,484 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 220 Overall Building Height: 10														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 27.97												
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.27 50%														
					Quality: Average Heat#1: Wall or Floor Furnace 50% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2484 Ave. Perimeter: 220 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 29.61														
2013 Year Built Remodeled					*** Basement Info ***					Total Floor Area: 2,484 Base Cost New of Upper Floors = 73,539														
					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					Reproduction/Replacement Cost = 73,539 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 60,302														
10 Overall Bldg Height					* Mezzanine Info *					Unit in Place Items Rate Quantity Arch %Good Depr.Cost														
					Area #1: Type #1: Area #2: Type #2:					/CI4/ROOC/ALUSCCOTPPA 4.72 540 1.00 100 2,549 /CI1/FRAC/WOOPF/1214A 37.00 6 1.00 100 222 /CI4/ROOC/ALUSCCOTPPL 3.34 1160 1.00 100 3,874														
Comments:					* Sprinkler Info *					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 62,261 Replacement Cost/Floor Area= 32.28 Est. TCV/Floor Area= 25.06														
					Area: Type: Average																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	(40) Exterior Wall:								
(3) Frame:					Total Fixtures					Urinals											Many Average		Many Average	
					3-Piece Baths					Wash Bowls											Many Unfinished		Many Unfinished	
					2-Piece Baths					Water Heaters											Typical		Typical	
(4) Floor Structure:					Shower Stalls					Wash Fountains					Flex Conduit					Incandescent				
					Toilets					Water Softeners					Rigid Conduit					Fluorescent				
(5) Floor Cover:					(9) Sprinklers:					(10) Heating and Cooling:					Armored Cable					Mercury				
															Gas					Coal				
(6) Ceiling:					(13) Roof Structure: Slope=0					(14) Roof Cover:					Bus Duct					Transformer				
															Oil					Stoker				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FEISTER MICHAEL L & LABBE	FEISTER MICHAEL L JR	0	05/22/2022	QC	09-FAMILY/RELATED ENTITY	2022-01780	DEED	0.0		
DAVIS TRAVIS & ANGIE	FEISTER MICHAEL L & LABBE	250,000	11/18/2020	WD	03-ARM'S LENGTH	2020-03468	PROPERTY TRANSFER	100.0		
PRECZEWSKI EDWARD & KIMBER	DAVIS TRAVIS & ANGIE	229,900	06/05/2019	WD	03-ARM'S LENGTH	2019-01772	PROPERTY TRANSFER	100.0		
GAYLORD JEFFREY M & KRISTI	PRECZEWSKI EDWARD & KIMBER	147,000	08/16/2013	WD	03-ARM'S LENGTH	2013-02813 WD	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6655 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/20/2014		2014-0201		100%
		P.R.E. 100% 11/18/2020								
Owner's Name/Address		MAP #:								
FEISTER MICHAEL L JR 6655 ROBERTS RD LAKE CITY MI 49651		2026 Est TCV 387,853 TCV/TFA: 288.58								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				A 200' @ 110/FF	662.50	1286.00	0.74	12	1.3390	110 100 72,333
				663 Actual Front Feet, 19.56 Total Acres Total Est. Land Value = 72,333						
Tax Description				Land Improvement Cost Estimates						
SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 20.05A.				Description Rate Size % Good Cash Value						
Comments/Influences				D/W/P: 4in Concrete 6.96 500 0 0						
				Fencing: Wire Mesh, #9 3.78 200 0 0						
				Wood Frame 27.96 120 50 1,677						
				Residential Local Cost Land Improvements						
				Description Rate Size % Good Cash Value						
				LAND IMPROVE 1000 1,000.00 2 95 1,900						
				Total Estimated Land Improvements True Cash Value = 3,577						
		Topography of Site		Work Description for Permit 2014-0201, Issued 06/20/2014: POLE BLDG 40X30 1200 SQFT						

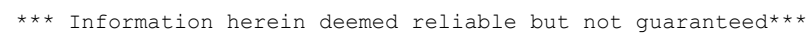


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*** Information herein deemed reliable but not guaranteed***

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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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Parcel Number: 009-013-039-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

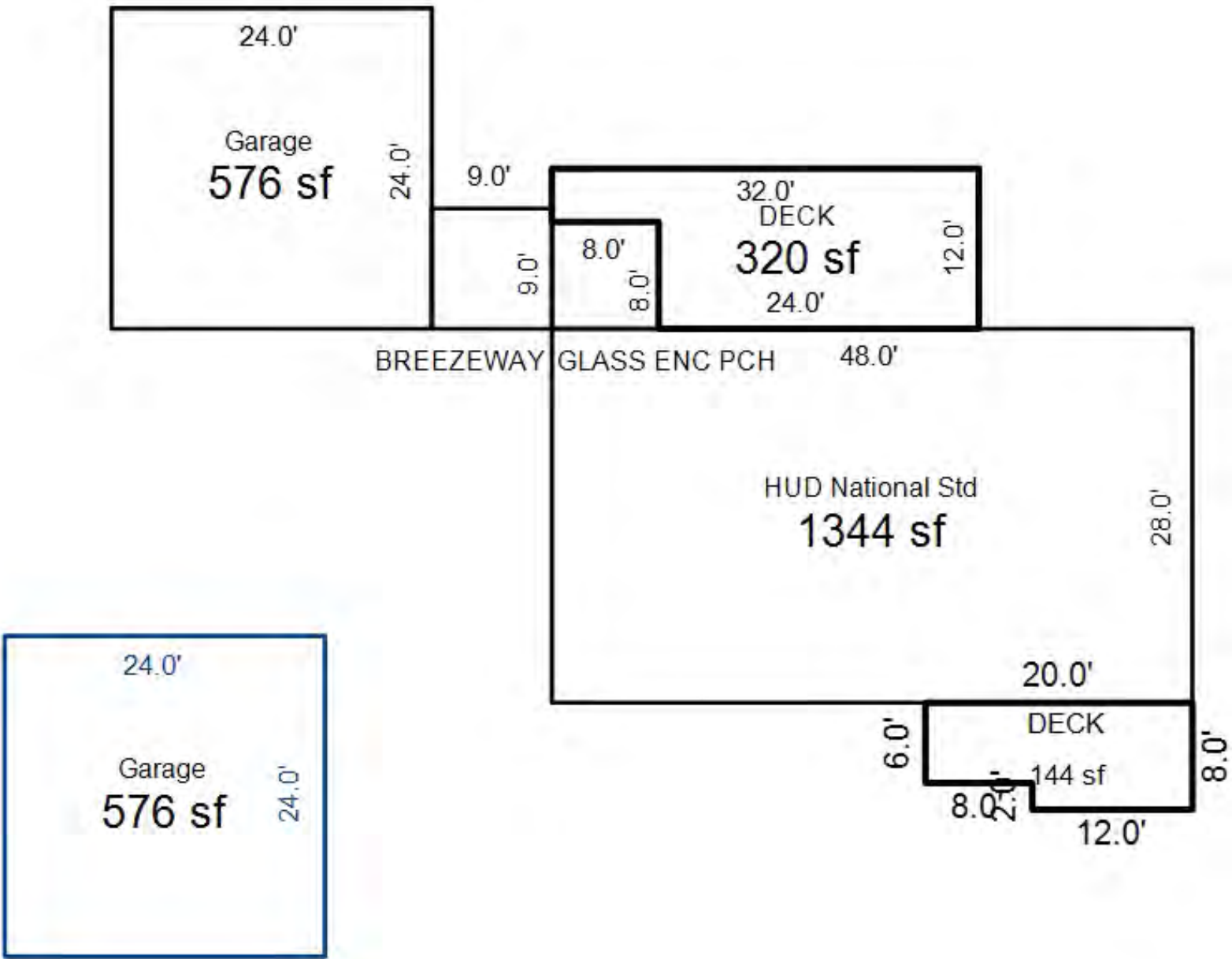
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KEELEAN MARILYN M	KEELEAN MARILYN M ESTATE	0	12/18/2025	OTH	07-DEATH CERTIFICATE	2026-00333	OTHER	0.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
6795 W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
KEELEAN MARILYN M ESTATE C/O VANHAITSMA JACQUELYN P 809 S LAKESHORE DR LAKE CITY MI 49651	2026 Est TCV 228,086 TCV/TFA: 169.71									
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 330.001287.00 0.8823 1.3393 110 100 42,896 330 Actual Front Feet, 9.75 Total Acres Total Est. Land Value = 42,896							
Tax Description	X Dirt Road		Land Improvement Cost Estimates							
. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.	X Gravel Road		Description Rate Size % Good Cash Value Fencing: Wd, Picket, 30-40 15.10 650 50 4,907 D/W/P: Asphalt Paving 3.10 2000 0 0							
Comments/Influences	X Paved Road		Residential Local Cost Land Improvements							
	X Storm Sewer		Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 95 2,375 Total Estimated Land Improvements True Cash Value = 7,282							
	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
	TPC 04/30/2021	INSPECTED		2026	21,400	92,600	114,000			56,251C
	TPC 12/27/2017	INSPECTED		2025	17,500	87,700	105,200			54,773C
	TPC 03/19/2012	INSPECTED		2024	17,500	83,600	101,100			53,127C
				2023	13,600	72,800	86,400			50,598C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64 576 144 320 81	Type WGEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood Brzwy, KW	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: 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			Class: C Effec. Age: 35 Floor Area: 1,344 Total Base New : 276,473 Total Depr Cost: 179,705 Estimated T.C.V: 177,908		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall X Paneled	Plaster Wood T&G											
Yr Built 1992	Remodeled 0	Ex	Ord										X	Min
Condition: Average		Size of Closets												
Room List		Doors:	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 180,715 117,464		Cls C Blt 1992			
		(5) Floors			150 Amps Service									
		Kitchen: Other: Other:			No./Qual. of Fixtures									
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 924 3 Fixture Bath 1 4,478 2,911 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 100 Feet 1 5,734 3,727 Porches WGEP (1 Story) 64 7,602 4,941 CGEP (1 Story) 576 33,011 21,457 Deck Treated Wood 144 3,217 2,091 Treated Wood 320 5,434 3,532 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,479 13,961 Built-Ins Appliance Allow. 1 2,713 1,763 Breezeways Knee Wall 81 5,979 3,886 Totals: 276,473 179,705		Notes: ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 177,908				
		X Tile			Many X Ave. Few									
		(7) Excavation			(13) Plumbing									
(2) Windows		Basement: 0 S.F. Crawl: 1344 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									
		(8) Basement			(14) Water/Sewer									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(9) Basement Finish			Lump Sum Items:									
		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

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



Parcel Number: 009-013-040-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																											
VANDERWEIDE STEPHEN J & DE	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0																																											
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status																																													
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST																																																		
	P.R.E. 100% 07/20/1994 Qual. Ag.																																																		
Owner's Name/Address	MAP #:																																																		
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2026 Est TCV 63,142																																																		
	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																															
	Public Improvements	<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="4">* Factors *</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>AGRICULTRU 18 - 29 Acres</td> <td>14.59 Acres</td> <td></td> <td>3800</td> <td>100</td> <td></td> <td></td> <td></td> <td>55,442</td> </tr> <tr> <td>AGRICULTRU INFERIOR</td> <td>5.50 Acres</td> <td></td> <td>1400</td> <td>100</td> <td></td> <td></td> <td></td> <td>7,700</td> </tr> <tr> <td colspan="6">20.09 Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td>63,142</td> </tr> </tbody> </table>									* Factors *					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AGRICULTRU 18 - 29 Acres	14.59 Acres		3800	100				55,442	AGRICULTRU INFERIOR	5.50 Acres		1400	100				7,700	20.09 Total Acres						Total Est. Land Value =		63,142
		* Factors *																																																	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																											
AGRICULTRU 18 - 29 Acres	14.59 Acres		3800	100				55,442																																											
AGRICULTRU INFERIOR	5.50 Acres		1400	100				7,700																																											
20.09 Total Acres						Total Est. Land Value =		63,142																																											
Taxpayer's Name/Address	Dirt Road																																																		
DUTCHMAN PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	X Gravel Road																																																		
	X Paved Road																																																		
	X Storm Sewer																																																		
	X Sidewalk																																																		
	X Water																																																		
	X Sewer																																																		
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	X Gas																																																		
	X Curb																																																		
	X Street Lights																																																		
	X Standard Utilities																																																		
	X Underground Utils.																																																		
Tax Description	Topography of Site																																																		
. SEC 13 T22N R8W PCLS M & N OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 20.09 A.	X Level																																																		
	X Rolling																																																		
	X Low																																																		
	X High																																																		
	X Landscaped																																																		
	X Swamp																																																		
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	X Ravine																																																		
	X Wetland																																																		
	X Flood Plain																																																		
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																												
	2026	31,600	0	31,600			16,225C																																												
	2025	27,200	0	27,200			15,799C																																												
	2024	32,600	0	32,600			15,324C																																												
	2023	29,400	0	29,400			14,595C																																												
Who	When	What																																																	
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.					
LOMBARD CRYSTAL	MAURY KELLY JOSEPH	0	07/09/2025	OTH	06-COURT JUDGEMENT	20250004145	OTHER	0.0					
MAURY RICHARD C	LOMBARD CRYSTAL	0	12/30/2024	OTH	07-DEATH CERTIFICATE	2024-00114	DEED	0.0					
MAURY RICHARD C	MAURY RICHARD C	10	12/17/2024	WD	15-LADY BIRD	2024-03249	DEED	0.0					
MAURY RICHARD C	MAURY RICHARD C	0	10/15/2021	QC	09-FAMILY/RELATED ENTITY	2021-03603	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
MAURY KELLY JOSEPH 119 BLOSSOM AVE CADILLAC MI 49601		MAP #:											
		2026 Est TCV 125,860 TCV/TFA: 0.00											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					A 200' @ 110/FF 233.00 187.00 0.9625 0.8269 110 100 20,399								
					233 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 20,399								
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: Asphalt Paving				3.10	3224	50	4,997	
					Total Estimated Land Improvements True Cash Value = 4,997								

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



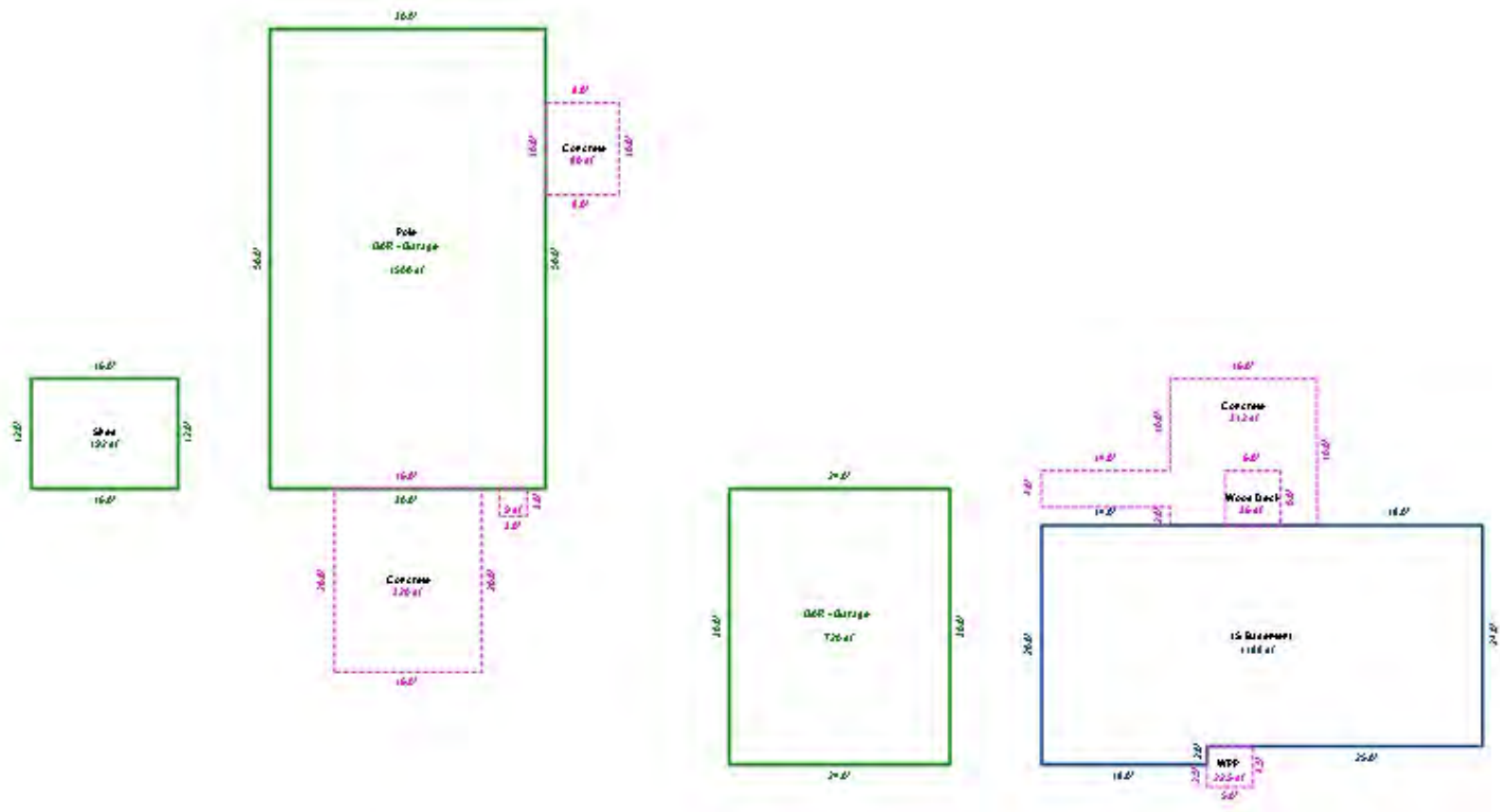
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
RESSLER JAMES L TRUST	ARLENE PROPERTIES LLC	232,000	09/29/2025	LC	03-ARM'S LENGTH	2025-02797	PROPERTY TRANSFER	100.0						
RESSLER JAMES L TRUST	ARLENE PROPERTIES LLC	232,000	09/29/2025	WD	16-LC PAYOFF	2025-03431	DEED	100.0						
RESSLER JAMES L & LINDA L	RESSLER JAMES L TRUST	0	04/07/2017	QC	09-FAMILY/RELATED ENTITY	2017-01003	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
2641 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/03/2019		2019-0661	100%					
		P.R.E. 100% 09/29/2025 Qual. Ag.												
Owner's Name/Address		MAP #:												
ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		2026 Est TCV 214,332 TCV/TFA: 180.41												
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					A 200' @ 110/FF 815.11 233.00 1.0000 0.0000 110 100*									0
					Residentia 3 - 7 @\$9000 4.36 Acres 9000 100									39,240
					* denotes lines that do not contribute to the total acreage calculation.									
					815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value =									39,240
Tax Description														
SEC 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82 INCL EXC N 220 FT THEREOF. 4.3594 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer											
Comments/Influences		X	Electric			Land Improvement Cost Estimates								
04 COMBO W/043-25 FOR 05		X	Gas			Description	Rate		Size		% Good	Cash Value		
			Curb			D/W/P: 3.5 Concrete	6.16		312		0	0		
			Street Lights			D/W/P: 4in Ren. Conc.	7.33		409		0	0		
			Standard Utilities			Residential Local Cost Land Improvements								
			Underground Utils.			Description	Rate		Size		% Good	Cash Value		
						LAND IMPROVE 2500	2,500.00		1		100	2,500		
						Total Estimated Land Improvements True Cash Value =							2,500	
		Topography of Site												
		X	Level			Work Description for Permit 2019-0661, Issued 12/03/2019: NEW RESI USE POLE BLDG								
			Rolling			N/A MECH								
		X	Low											
			High											
			Landscaped											
		X	Swamp											
		X	Wooded											
			Pond											
			Waterfront											
			Ravine											
		X	Wetland											
			Flood Plain											
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who	When	What	2026	19,600		87,600		107,200				107,200S
		TPC 04/30/2021 INSPECTED			2025	13,100		75,300		88,400				63,959C
		JWV 08/20/2020 INSPECTED			2024	9,000		64,800		73,800				62,036C
		TPC 12/27/2017 INSPECTED			2023	9,000		62,800		71,800				59,082C
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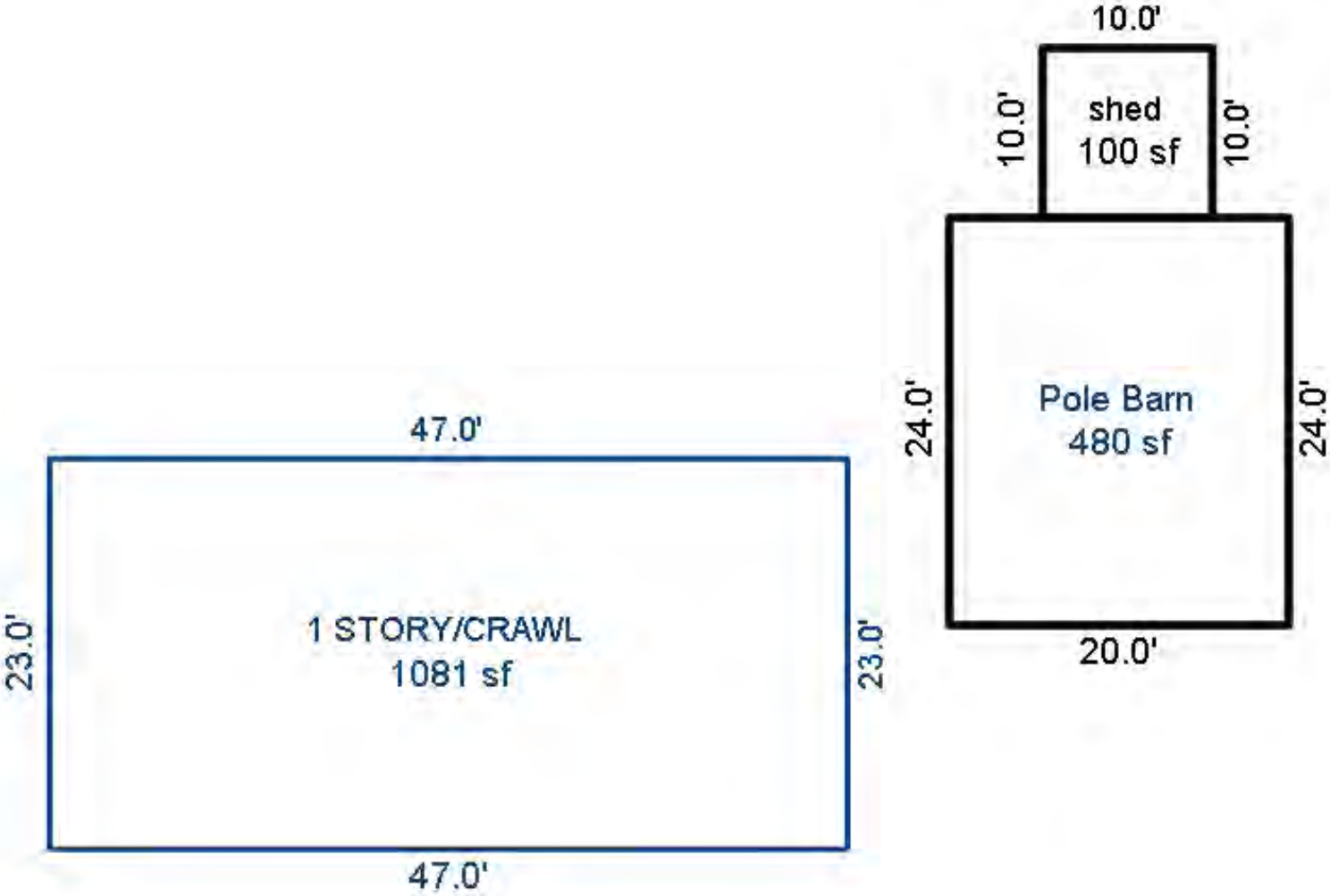


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
		38,000	11/01/1999	WD	33-TO BE DETERMINED	332:613	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status	
2741 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
VANDERWEIDE STEPHEN J & DEBRA 9689 W WALKER ROAD MANTON MI 49663		MAP #:							
Taxpayer's Name/Address		2026 Est TCV 118,178 TCV/TFA: 109.32							
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
				A 200' @ 110/FF	233.00	287.00	0.9625 0.9204	110 100 22,705	
				233 Actual Front Feet, 1.53 Total Acres				Total Est. Land Value = 22,705	
				Land Improvement Cost Estimates					
				Description		Rate	Size % Good	Cash Value	
				D/W/P: 3.5 Concrete		5.77	48 71	197	
				Wood Frame		22.83	100 50	1,141	
				Total Estimated Land Improvements True Cash Value =				1,338	
Tax Description		X Electric							
. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N 1035 FT THEREOF. 1.5351 A.		Gas							
Comments/Influences		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2026	11,400	47,700	59,100	
		TPC 05/06/2018	INSPECTED		2025	9,300	40,600	49,900	
		TPC 12/27/2017	INSPECTED		2024	9,300	35,000	44,300	
		TPC 11/05/2013	INSPECTED		2023	7,200	33,900	41,100	
									30,712C
									29,905C
									29,006C
									27,625C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,081 Total Base New : 139,152 Total Depr Cost: 76,532 Estimated T.C.V: 94,135		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1975	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1081 SF Floor Area = 1081 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,081 Total: 120,891 66,489		Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 543 Water/Sewer 1000 Gal Septic 1 4,109 2,260 Water Well, 50 Feet 1 3,344 1,839 Garages Class: D Exterior: Pole (Unfinished) Base Cost 480 10,834 5,959 No Concrete Floor 480 -2,621 -1,442 Built-Ins Appliance Allow. 1 1,607 884 Totals: 139,152 76,532						
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation									Basement: 0 S.F. Crawl: 1081 S.F. Slab: 0 S.F. Height to Joists: 0.0				
(2) Windows		(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 94,135						
X	Many Avg. Few	X	Large Avg. Small								Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Asphalt Shingle														

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



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

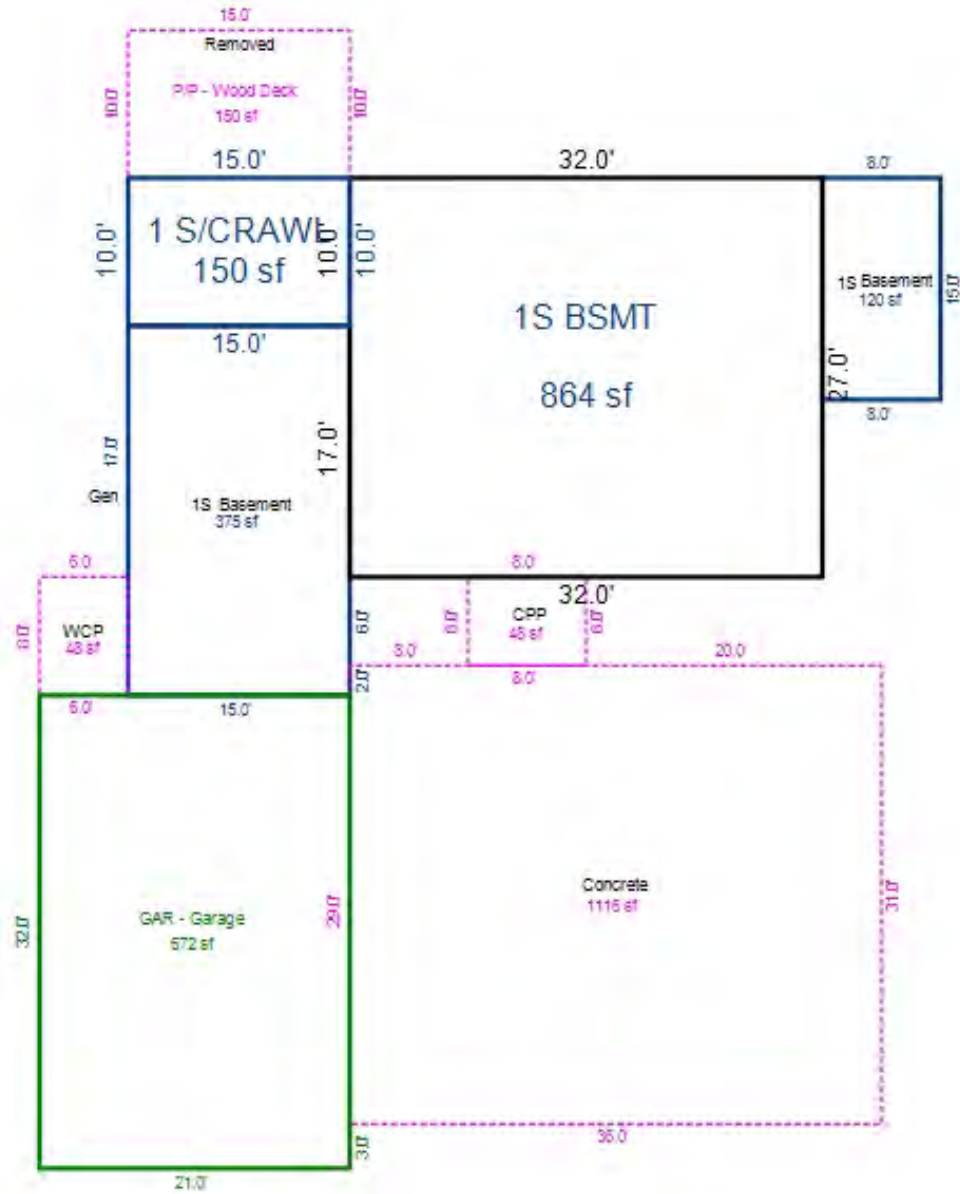
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BENAVIDES BROCK	BENAVIDES BROCK & KELLI JO	0	07/28/2015	QC	09-FAMILY/RELATED ENTITY	2015-02862	DEED	0.0			
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	225,000	07/08/2015	WD	03-ARM'S LENGTH	2015-02346	PROPERTY TRANSFER	100.0			
		128,500	06/01/1995	WD	33-TO BE DETERMINED	294:617	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6666 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		06/12/2023		2023-0343		100%	
		P.R.E. 100% 07/28/2015		Garage		02/02/2005		20040334		Complete	
Owner's Name/Address		MAP #:									
BENAVIDES BROCK & KELLI JO 6666 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 345,078 TCV/TFA: 200.05									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF 500.00	1320.00	1.0000	0.0000	110	100*	0
					Residentia PARTOF>20@	\$3800	13.27	Acres	3800	100	50,437
					Residentia INFERIOR@	\$1400	1.50	Acres	1400	100	2,100
					Residentia ROW @ ZERO		0.38	Acres	0	100	0
					* denotes lines that do not contribute to the total acreage calculation.						
					500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value = 52,537						
					Land Improvement Cost Estimates						
					Description		Rate		Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.		8.17		1116 50	4,559	
					Total Estimated Land Improvements True Cash Value = 4,559						
					Work Description for Permit 20040334, Issued 02/02/2005: ADD 150 SQ FT DINING AREA FOR 06.						
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		High									
		Landscaped									
		X	Swamp								
		X	Wooded								
		X	Pond								
		Waterfront									
		Ravine									
		X	Wetland								
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	26,300	146,200	172,500			110,800C
		TPC 10/30/2023	INSPECTED		2025	25,600	124,800	150,400			107,888C
		TPC 04/30/2021	INSPECTED		2024	21,000	107,300	128,300			104,645C
		TPC 05/06/2018	INSPECTED		2023	18,300	109,700	128,000			99,662C
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 Licensed To: Township of Lake, County of
 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 Gas	Area	Type	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																									
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					48 WCP (1 Story) 48 CPP 150 Treated Wood																																																																																																											
Building Style: 1.25S		Trim & Decoration		Size of Closets					Class: C +5 Effec. Age: 25 Floor Area: 1,725 Total Base New : 312,204 Total Depr Cost: 234,132 Estimated T.C.V: 287,982		E.C.F. X 1.230																																																																																																												
Yr Built 1983	Remodeled 2005	Ex	X Ord		Min																																																																																																																		
Condition: Average		Lg		X	Ord		Small																																																																																																																
Room List		Doors:		Solid	X	H.C.																																																																																																																	
	Basement 1st Floor 3 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric																																																																																																																
(1) Exterior							0 Amps Service																																																																																																																
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min																																																																																																										
		X	Drywall				No. of Elec. Outlets			Many			X	Ave.		Few																																																																																																							
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 1359 S.F. Crawl: 150 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																																			
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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: Block		Joists: Unsupported Len: Cntr.Sup:																																																																																																																					
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1983 (11) Heating System: Forced Air w/ Ducts Ground Area = 1509 SF Floor Area = 1725 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>375</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>120</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>150</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>254,838</td> <td>191,108</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>1,422</th> <th>1,066</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>3,358</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,689</td> <td>3,517</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>4,300</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>48</td> <td>3,193</td> <td>2,395</td> </tr> <tr> <td>CPP</td> <td>48</td> <td>1,231</td> <td>923</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>150</td> <td>3,300</td> <td>2,475</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>672</td> <td>26,665</td> <td>19,999</td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,294</td> <td>-970</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,713</td> <td>2,035</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	864			1 Story	Siding	Basement	375			1 Story	Siding	Basement	120			1 Story	Siding	Crawl Space	150			Total:				254,838	191,108	Plumbing	Average Fixture(s)	1	1,422	1,066	3 Fixture Bath	1	4,478	3,358	Water/Sewer				1000 Gal Septic	1	4,689	3,517	Water Well, 100 Feet	1	5,734	4,300	Porches				WCP (1 Story)	48	3,193	2,395	CPP	48	1,231	923	Deck				Treated Wood	150	3,300	2,475	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	672	26,665	19,999	Common Wall: 1/2 Wall	1	-1,294	-970	Built-Ins				Appliance Allow.	1	2,713	2,035	Fireplaces			
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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.			
BENAVIDES BROCK	BENAVIDES BROCK & KELLI JO	0	07/28/2015	QC	09-FAMILY/RELATED ENTITY	2015-02862	DEED	0.0			
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	0	07/08/2015	WD	20-MULTI PARCEL SALE REF	PTA	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/08/2015									
Owner's Name/Address		MAP #:									
BENAVIDES BROCK & KELLI JO 6666 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 64,174 TCV/TFA: 0.00									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 110/FF	417.70	1317.00	1.0000	0.0000	110	100*	0
				Residentia PARTOF>20@	\$3800	9.32 Acres	3800	100			35,431
				Residentia INFERIOR@	\$1400	3.00 Acres	1400	100			4,200
				Residentia ROW @ ZERO		0.32 Acres	0	100			0
				* denotes lines that do not contribute to the total acreage calculation.							
				418 Actual Front Feet, 12.64 Total Acres Total Est. Land Value = 39,631							
				Land Improvement Cost Estimates							
				Description			Rate	Size	% Good	Cash Value	
				D/W/P: Asphalt Paving			3.10	3800	50	5,890	
				Total Estimated Land Improvements True Cash Value = 5,890							
		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	2026	19,800	12,300	32,100		24,095C	
		JWV	10/30/2023	INSPECTED	2025	19,300	11,500	30,800		23,462C	
		TPC	04/30/2021	INSPECTED	2024	16,100	10,200	26,300		22,757C	
		TPC	05/06/2018	INSPECTED	2023	14,200	9,200	23,400		21,674C	

Parcel Shape 2022, Aerial 30/2021, 2021 Sketch Files

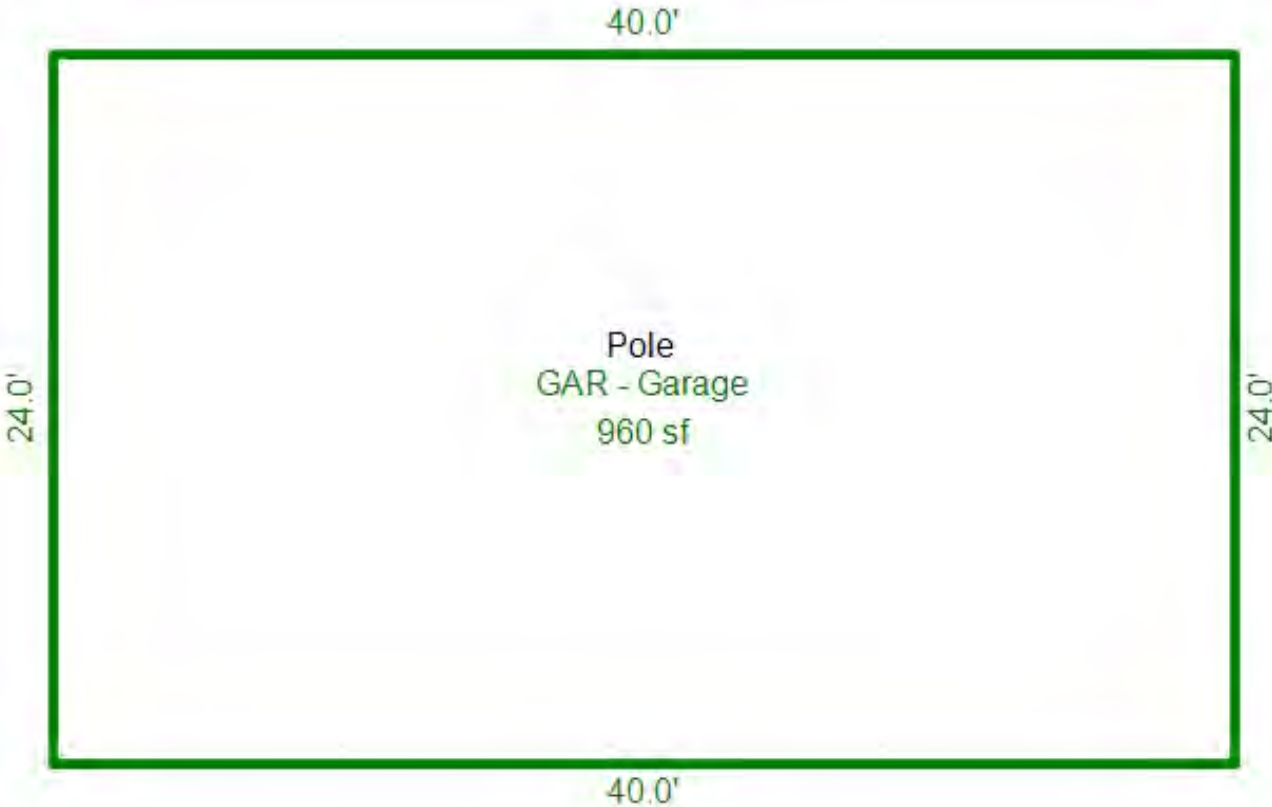


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 Gas	Area	Type	Year Built: 1983 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % 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 X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: C +5 Effec. Age: 20 Floor Area: 0 Total Base New : 18,956 Total Depr Cost: 15,165 Estimated T.C.V: 18,653 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
		Drywall Paneled									Plaster Wood T&G			
Building Style: GRG		Trim & Decoration												
Yr Built 1983	Remodeled GARA0	Ex									Ord		Min	
Condition: Average		Size of Closets			(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation (2) Windows Many Avg. Large Avg. Small Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens (3) Roof Gable Gambrel Hip Mansard Flat Shed Asphalt Shingle Chimney:			Size Cost New Depr. Cost Totals:		Cls C 5 Blt 1983 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				
		Lg		Ord									Small	
Room List		Doors:		Solid		H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
		Kitchen: Other: Other:												
		(6) Ceilings												
		(7) Excavation												
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

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



Asphalt
3,800.0 sf

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

Parcel Number: 009-013-047-00

Jurisdiction: LAKE TOWNSHIP

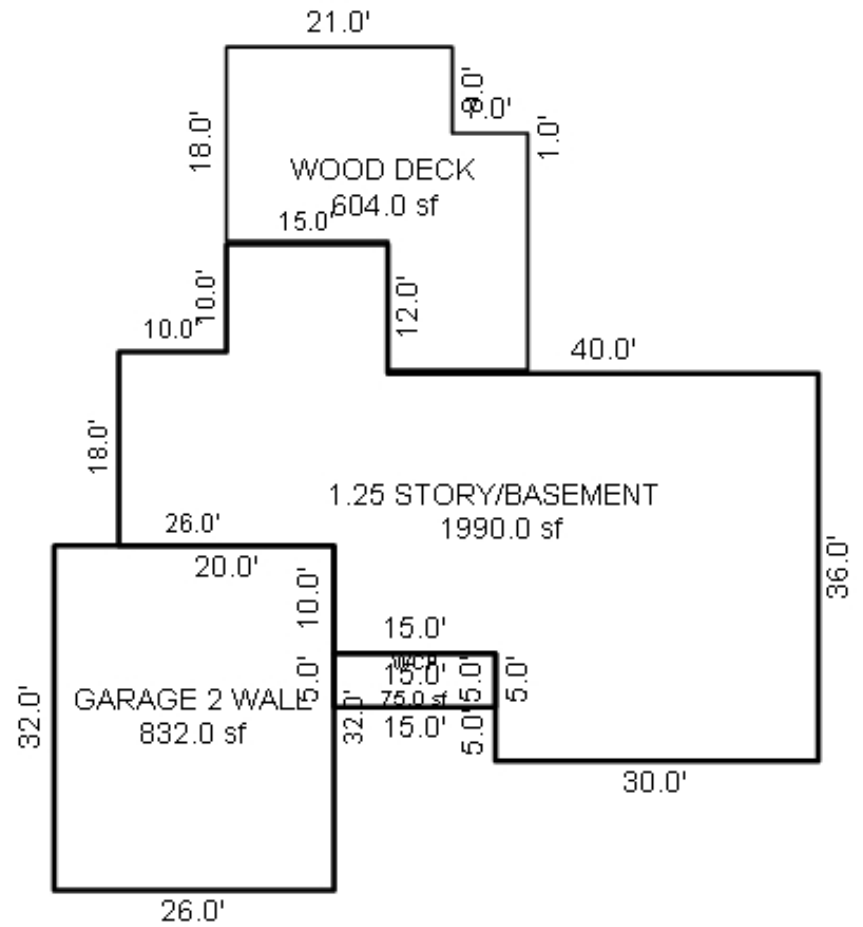
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BAAS ERIC M & SALLY J	BAAS ERIC M & SALLY J TRUS	0	02/12/2025	QC	14-INTO/OUT OF TRUST	2025-00405	PROPERTY TRANSFER	0.0		
TROLZ TERRY S & TONYA L	BAAS ERIC M & SALLY J	373,000	11/20/2018	WD	03-ARM'S LENGTH	2018-03809	PROPERTY TRANSFER	100.0		
		18,000	11/01/1996	WD	33-TO BE DETERMINED	308:228	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6506 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Roof Structure		09/28/2005		20050338		Complete
		P.R.E. 100% 01/15/2019								
Owner's Name/Address		MAP #:								
BAAS ERIC M & SALLY J TRUST 6506 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 578,845 TCV/TFA: 233.22								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				Residentia 18 -29 @\$5000	7.00	Acres	5000	100		35,000
				Residentia INFERIOR@\$1400	14.03	Acres	1400	100		19,642
				21.03 Total Acres		Total Est. Land Value =		54,642		
Tax Description										
SEC 13 T22N R8W PCLS R & S OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 21.03A.		X	Dirt Road							
			Gravel Road							
Comments/Influences			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water	Land Improvement Cost Estimates						
			Sewer	Description Rate Size % Good Cash Value						
		X	Electric	D/W/P: 4in Ren. Conc. 8.17 1984 0 0						
			Gas	D/W/P: 4in Concrete 6.96 580 0 0						
			Curb	Residential Local Cost Land Improvements						
			Street Lights	Description Rate Size % Good Cash Value						
			Standard Utilities	LAND IMPROVE 5000 5,000.00 1 100 5,000						
			Underground Utils.	Total Estimated Land Improvements True Cash Value = 5,000						
		Topography of Site		Work Description for Permit 20050338, Issued 09/28/2005: 24X64 LEANTO ADD'N TO PB COMP. FOR 06.						
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
		X	Wetland	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Flood Plain	2026	27,300	262,100	289,400			204,714C
		Who	When	What	2026	27,300	262,100	289,400		204,714C
		TPC 03/28/2019	INSPECTED		2025	22,800	225,100	247,900		199,333C
		TPC 05/06/2018	INSPECTED		2024	20,300	193,500	213,800		193,340C
		TPC 12/27/2017	INSPECTED		2023	18,900	187,500	206,400		184,134C
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*** Information herein deemed reliable but not guaranteed***



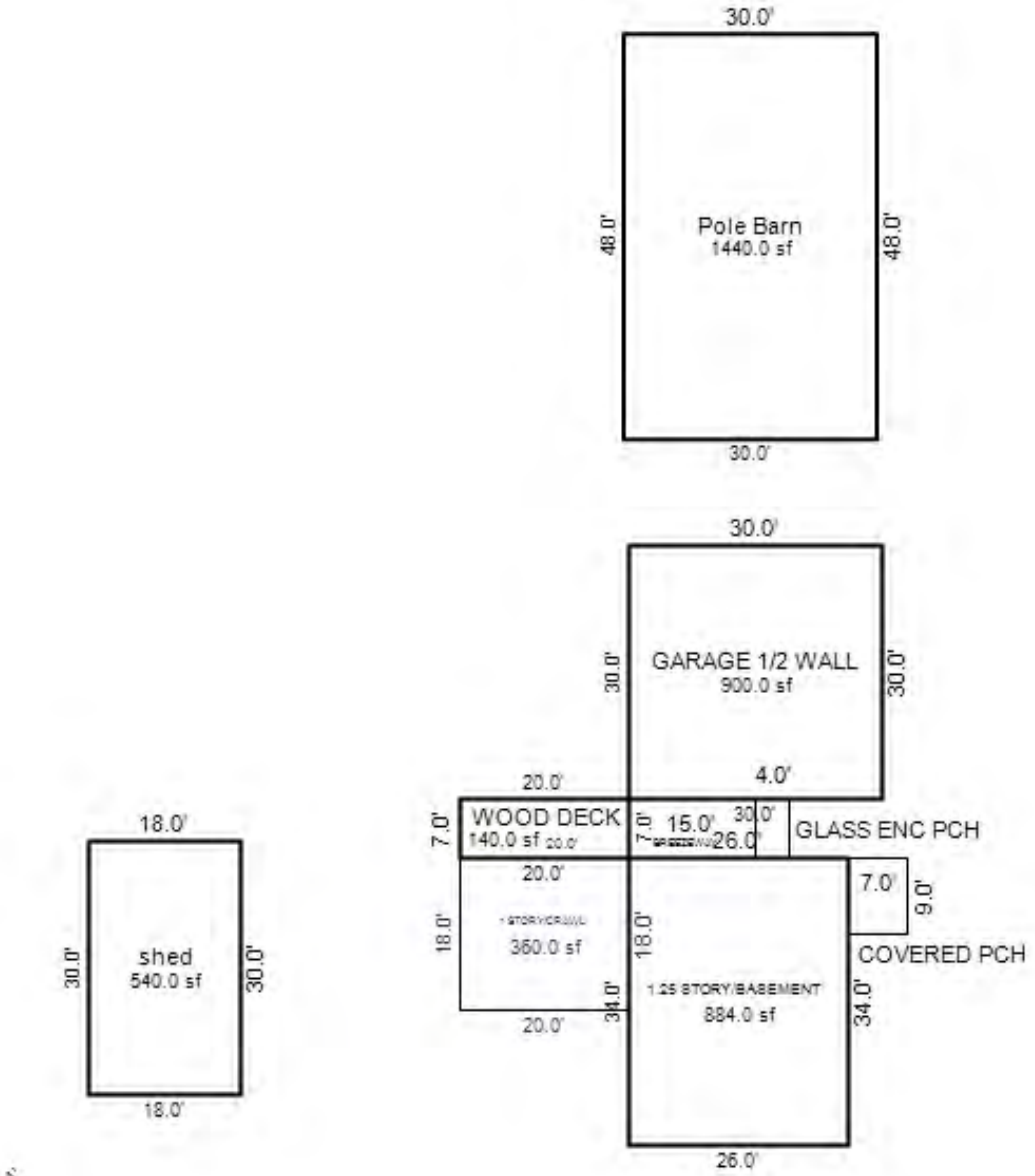
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDSON KEITH A & NICOL	BODE MARIA	210,000	02/29/2024	WD	03-ARM'S LENGTH	2024-00426	PROPERTY TRANSFER	100.0				
BAKER ROBERT & NANCY	RICHARDSON KEITH A & NICOL	130,000	03/23/2018	WD	03-ARM'S LENGTH	2018-00860	PROPERTY TRANSFER	100.0				
COOK HAROLD E (DEC) & JOAN	BAKER ROBERT & NANCY	100,000	09/21/2011	WD	03-ARM'S LENGTH	2011-02984	PROPERTY TRANSFER	100.0				
COOK HAROLD E		0	04/13/2010	AFF	07-DEATH CERTIFICATE	2011-02983	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2740 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 02/24/2024										
Owner's Name/Address		MAP #:										
BODE MARIA 2740 S MOREY RD LAKE CITY MI 49651		2026 Est TCV 236,571 TCV/TFA: 161.48										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					A 200' @ 110/FF	235.00	300.00	0.9605	0.9306	110 100	23,106	
					235 Actual Front Feet, 1.62 Total Acres						Total Est. Land Value =	23,106
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: 3.5 Concrete	6.16		500 0		0		
					D/W/P: Asphalt Paving	2.89		600 0		0		
					Wood Frame	20.05		540 45		4,872		
					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 =							7,247
		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	2026	11,600	106,700	118,300			104,651C	
		TPC 12/27/2017	INSPECTED		2025	9,500	92,400	101,900			101,900S	
		TPC 10/12/2011	INSPECTED		2024	9,500	79,800	89,300			73,546C	
					2023	7,400	77,300	84,700			70,044C	



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Parcel Number: 009-013-050-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CORPE CLINTON & BARBARA	CORPE BARBARA A	0	06/10/2020	QC	09-FAMILY/RELATED ENTITY	2020-02137	PROPERTY TRANSFER	0.0				
CORPE BARBARA A	CORPE CLINTON & BARBARA H	0	08/07/2014	QC	21-NOT USED/OTHER	2014-02709	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6400 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Roof Structure		10/27/2016		2016-0564	100%			
		P.R.E. 100% 07/20/1994		Addition		03/22/2016		2016-0075	100%			
Owner's Name/Address		MAP #:		Garage		09/26/2013		2013-0474	100%			
CORPE BARBARA A 6400 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 410,647 TCV/TFA: 165.32		Addition		06/16/2006		20060158	100%			
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value		
					A 200' @ 110/FF 330.001321.32 0.8823 1.3481 110 100 43,179							
					330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value = 43,179							
Tax Description												
. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
Comments/Influences					Description Rate Size % Good Cash Value							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			D/W/P: 4in Ren. Conc. 8.17 2000 50 8,170						
					D/W/P: 4in Ren. Conc. 8.17 360 50 1,470							
					Total Estimated Land Improvements True Cash Value = 9,640							
					Work Description for Permit 2016-0564, Issued 10/27/2016: ROOF OVER CAMPER PARKING. WOOD FRAME POURED FOUNDATION NO HEAT ECT... 16X32 = 512SQFT							
					Work Description for Permit 2016-0075, Issued 03/22/2016: DORMER							
					Work Description for Permit 2013-0474, Issued 09/26/2013: ADDITION/GARAGE - WOOD FRAME POURED FOUNDATION 20X12=240SQFT							
					Work Description for Permit 20060158, Issued 06/16/2006: 20x24 Add'n							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					X	Wetland Flood Plain						
		Who	When	What	2026	21,600	183,700	205,300				99,109C
		TPC 05/30/2022	INSPECTED		2025	17,700	157,100	174,800				96,504C
		TPC 04/30/2021	INSPECTED		2024	17,700	134,100	151,800			151,800A	93,603C
		TPC 12/27/2017	INSPECTED		2023	13,700	130,000	143,700		OM		0



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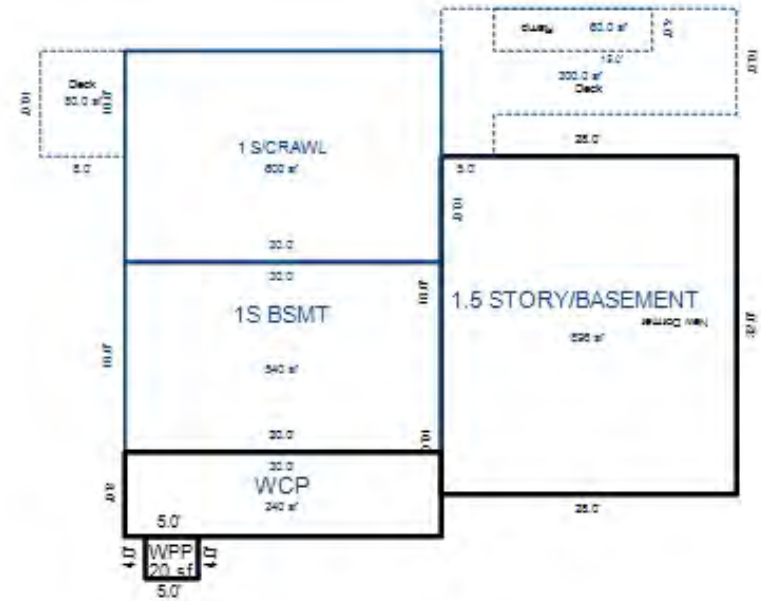
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Missaukee, Michigan



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 240 20 360 80 512	Type WCP (1 Story) WPP Treated Wood Treated Wood Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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																																																																														
Yr Built 1978	Remodeled 1987	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																																																																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																																																																														
		X	Drywall																																																																													
(2) Windows		(7) Excavation																																																																														
	Many Avg. Few		Large Avg. Small	Basement: 1436 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																																																																														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X 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: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																														
(12) Electric 100 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:																																																																																
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 2036 SF Floor Area = 2484 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>896</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>540</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>321,288</td> <td>224,900</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>1,422</th> <th>995</th> </tr> </thead> <tbody> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,996</td> <td>2,097</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>1000 Gal Septic</th> <th>1</th> <th>4,689</th> <th>3,282</th> </tr> </thead> <tbody> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>2,341</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP (1 Story)</th> <th>240</th> <th>9,430</th> <th>6,601</th> </tr> </thead> <tbody> <tr> <td>WPP</td> <td>20</td> <td>1,039</td> <td>727</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>360</th> <th>5,868</th> <th>4,108</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>80</td> <td>2,182</td> <td>1,527</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>512</td> <td>7,680</td> <td>5,376</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 17,794 12,456 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 25,047 17,533 Common Wall: 1 Wall 1 -2,589 -1,812 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	896			1 Story	Siding	Crawl Space	600			1 Story	Siding	Basement	540			Total:				321,288	224,900	Average Fixture(s)	1	1,422	995	2 Fixture Bath	1	2,996	2,097	1000 Gal Septic	1	4,689	3,282	Water Well, 50 Feet	1	3,344	2,341	WCP (1 Story)	240	9,430	6,601	WPP	20	1,039	727	Treated Wood	360	5,868	4,108	Treated Wood	80	2,182	1,527	w/Roof (Roof portion)	512	7,680	5,376
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																											
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Parcel Number: 009-013-051-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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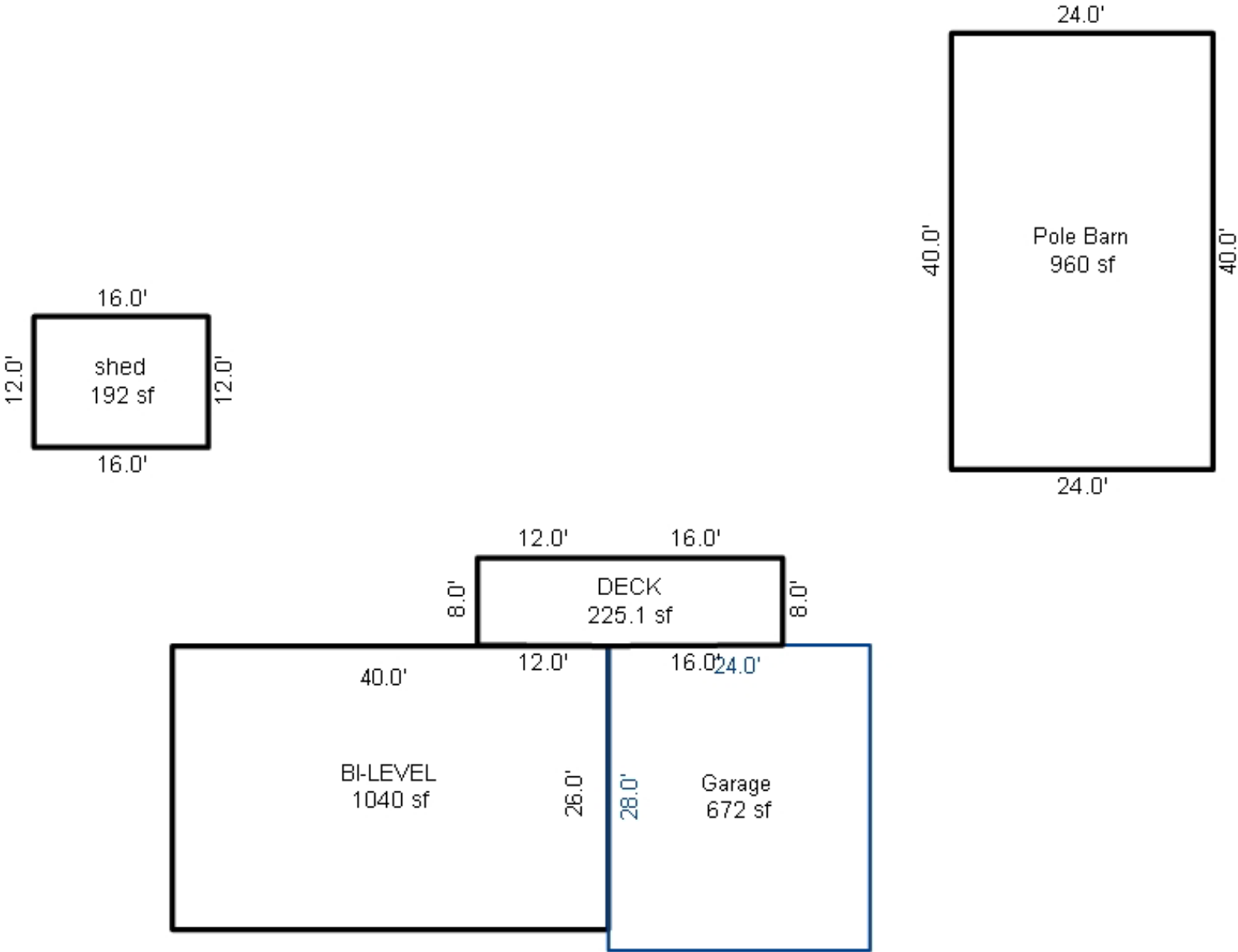
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
6366 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994								
Owner's Name/Address	MAP #:									
HUNT THEODORE C & WENDY S 6366 W KELLY ROAD LAKE CITY MI 49651-9065	2026 Est TCV 300,895 TCV/TFA: 160.73									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 13 T22N R8W PCL U OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 330.001321.32 0.8823 1.3481 110 100 43,179 330 Actual Front Feet, 10.01 Total Acres Total Est. Land Value = 43,179							
Comments/Influences	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 95 950 Total Estimated Land Improvements True Cash Value = 950							
	X	Topography of Site								
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2026	21,600	128,800	150,400			71,304C
	TPC 12/27/2017 INSPECTED	2025	17,700	111,200	128,900			69,430C		
	TPC 11/05/2013 INSPECTED	2024	17,700	95,400	113,100			67,343C		
			2023	13,700	92,500	106,200			64,137C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 225	Type WPP Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 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			Class: C -5 Effec. Age: 20 Floor Area: 1,872 Total Base New : 260,946 Total Depr Cost: 208,753 Estimated T.C.V: 256,766		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: BI		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1990		Remodeled 0	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(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			Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev. 80% 1,040 Total: 193,459 154,764									
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 1,138 Water/Sewer 1000 Gal Septic 1 4,689 3,751 Water Well, 50 Feet 1 3,344 2,675 Porches WPP 120 3,491 2,793 Deck Treated Wood 225 4,318 3,454 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 26,665 21,332 Common Wall: 1 Wall 1 -2,589 -2,071 Class: C Exterior: Pole (Unfinished) Base Cost 960 23,434 18,747 Built-Ins 1 2,713 2,170 Totals: 260,946 208,753									
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							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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

Parcel Number: 009-013-052-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		14,000	11/01/1999	WD	33-TO BE DETERMINED	332:1124	DEED	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
HUNT THEODORE C & WENDY S 6366 W KELLY RD LAKE CITY MI 49651		MAP #:						
Tax Description		2026 Est TCY 56,112						
. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Comments/Influences		Public Improvements		* Factors * 366 X 1192.544 Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5600 10.02 Acres 5600 100 56,112 10.02 Total Acres Total Est. Land Value = 56,112				
		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
Who When What		2026	28,100	0	28,100			14,348C
TPC 05/30/2022 INSPECTED		2025	25,100	0	25,100			13,971C
TPC 04/30/2021 INSPECTED		2024	15,000	0	15,000			13,551C
TPC 12/27/2017 INSPECTED		2023	14,000	0	14,000			12,906C

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

Parcel Number: 009-013-053-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROOT DEREK	MILLER JOHN R	4,000	04/30/2020	QC	03-ARM'S LENGTH	2020-01770	DEED	100.0			
SHEPLER JORDAN & CANDICE	ROOT DEREK	5,000	12/18/2018	WD	03-ARM'S LENGTH	2018-04096	PROPERTY TRANSFER	100.0			
POLLINGTON LYLE & LICE LOU	SHEPLER JORDAN & CANDICE	6,000	04/20/2016	WD	03-ARM'S LENGTH	2016-01461	PROPERTY TRANSFER	100.0			
WALSH PATRICK TRUSTEE	POLLINGTON LYLE	7,000	09/12/2013	QC	21-NOT USED/OTHER	2013-03416 QC	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
6150 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		04/04/2005		20050043		Complete	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MILLER JOHN R 3390 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 20,006									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF	222.00	200.00	0.9742	0.8409	110 100	20,006
Tax Description					222 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 20,006						
. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.		X			Work Description for Permit 20050043, Issued 04/04/2005: DEMOLITION HSE COMP FOR 06..WAS ALREADY OFF ROLL..NO VALUE.						
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
		Who When What			2026	10,000	0	10,000			3,013C
		TPC 05/30/2022 INSPECTED			2025	8,200	0	8,200			2,934C
		TPC 04/30/2021 INSPECTED			2024	5,000	0	5,000			2,846C
		TPC 12/27/2017 INSPECTED			2023	3,500	0	3,500			2,711C
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03/24/2026

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