

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MISSAUKEE SANITARY DRAIN N	LAKE TOWNSHIP	0	07/01/2010	WD	09-FAMILY/RELATED ENTITY	2010/675	DEED	100.0				
LAKE TOWNSHIP	ARLENE PROPERTIES LLC	146,000	07/01/2010	WD	03-ARM'S LENGTH	2010-2463WD	PROPERTY TRANSFER	100.0				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2458 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		AG EXEMPTION REQUEST		04/25/2022		2022-99999		100%		
		P.R.E. 100% 05/01/2010 Qual. Ag.										
Owner's Name/Address		MAP #:										
ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		2026 Est TCV 2,241,083 TCV/TFA: 1296.9										
		X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					AGRICULTRU 66 - 120 Acres 79.00 Acres 3800 100						300,200	
					79.00 Total Acres Total Est. Land Value =						300,200	
Tax Description												
. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4. 79 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					Description	Rate		Size % Good		Cash Value		
					Commercial Local Cost Land Improvements							
		X				Description	Rate		Size % Good Arch Mult		Cash Value	
					CONCRETE	0.40		44864 88 100		15,792		
					Ad-Hoc Unit-In-Place Items							
					Description	Rate		Size % Good		Cash Value		
					/CI16/YARI/CONEP/TRAPREA	2,005.00		3 100		6,015		
					Total Estimated Land Improvements True Cash Value =							21,807
		Topography of Site			Work Description for Permit 2022-99999, Issued 04/25/2022: 1/9/2022 SCOTT POWELL @ DUTCHMAN STATES 90% STRUCTURALLY COMPLETED.							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			STEEL FRAME POLY CARBONATE GREENHOUSE 79,920 SQFT WITH POST FRAME COOLER & STORAGE 27,936 SQFT. SEE 2022-02731 EASEMENT FOR ELE FAC WITH SITE MAP.						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	150,100	970,400	1,120,500			1,007,178C	
		TPC 06/30/2025	INSPECTED		2025	126,400	854,300	980,700			980,700S	
		JWV 11/10/2023	INSPECTED		2024	154,100	800,500	954,600			954,600S	
		JWV 11/03/2022	INSPECTED		2023	138,300	813,400	951,700			895,525C	



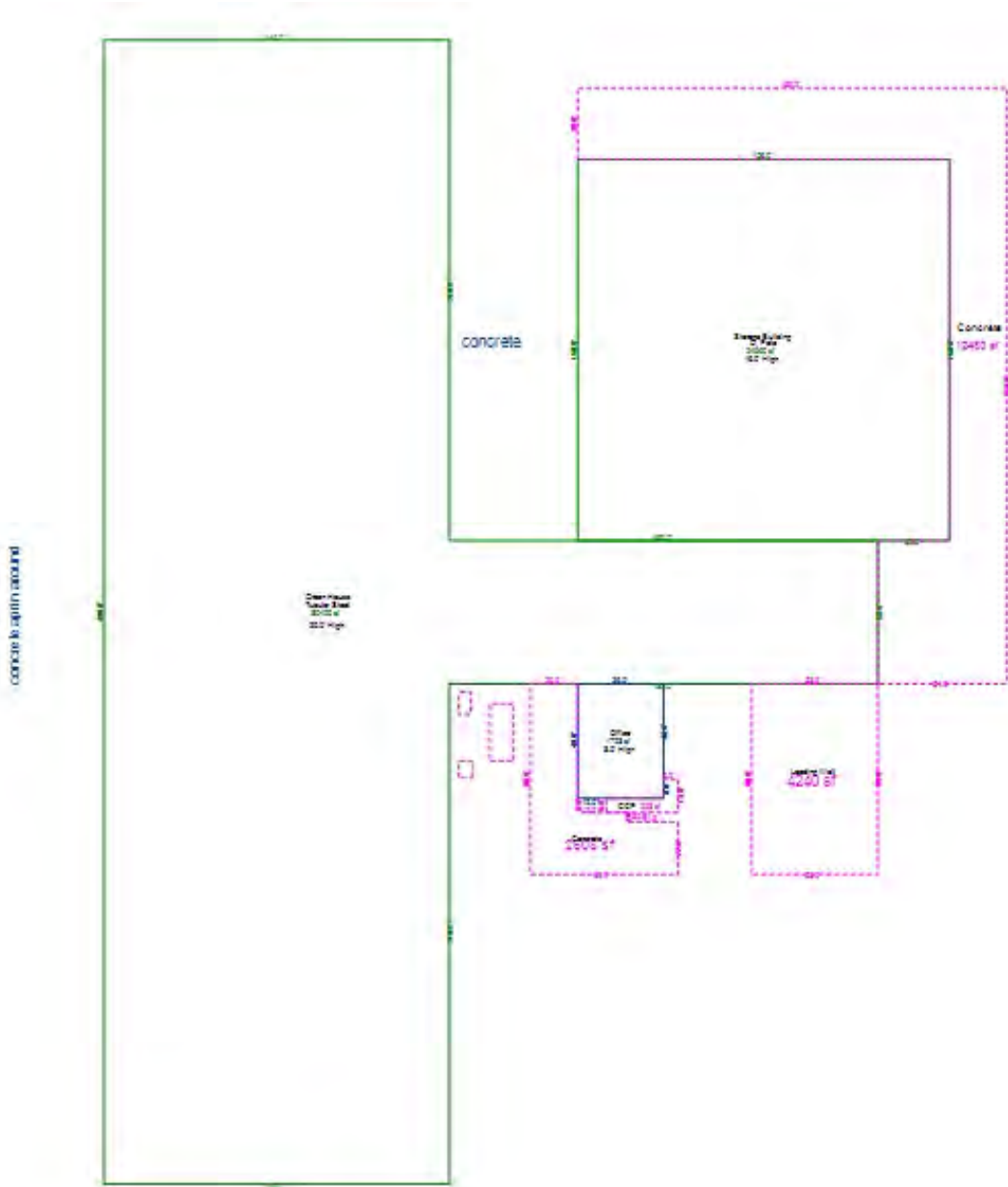
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*** Information herein deemed reliable but not guaranteed***

Building Type	Greenhouses Straight-Wall	Potato Storage			
Year Built	2022	2022			
Class/Construction	S	D,Pole			
Quality/Exterior	Average	Average			
# of Walls, Perimeter	4 Wall, 1950	4 Wall, 632			
Height	18	16			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	480 x 167 = 80160	160 x 156 = 24960			
Cost New	\$ 920,237	\$ 1,034,842			
Phy./Func./Econ. %Good	98/100/100 98.0	98/100/100 98.0			
Depreciated Cost	\$ 901,832	\$ 1,014,145			
+ Unit-In-Place Items	\$ 416,601	\$ 129,333			
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->	/A18/FLOCA, 80,400 X 5.08 X 100 = 396,919	/A18/FLOCA, 24,960 X 5.08 X 100 = 123,223			
E.C.F.	X 0.750	X 0.750			
% Good	98	98			
Est. True Cash Value	\$ 988,825	\$ 857,608			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1846433 / All Cards: 1846433					



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

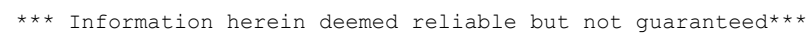
Desc. of Bldg/Section: ADMIN BLDG Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<< Calculator Cost Computations >>>>>													
Class: D,Pole Floor Area: 1,728 Gross Bldg Area: 1,728 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Good Stories: 1 Story Height: 8 Perimeter: 168 Overall Building Height: 8													
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 34.25											
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.04 100%													
					Quality: Good Heat#1: Package Heating & Cooling 100% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1728 Ave. Perimeter: 168 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 48.29													
2022 Year Built Remodeled					*** Basement Info ***					Total Floor Area: 1,728 Base Cost New of Upper Floors = 83,445													
					Area: Perimeter: Type: Heat:					Reproduction/Replacement Cost = 83,445 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 80,107													
8 Overall Bldg Height					* Mezzanine Info *					Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CIMS/DOC/LOADCS 33.50 500 1.00 100 16,750													
					Area #1: Type #1: Area #2: Type #2:					ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 72,643 Replacement Cost/Floor Area= 57.98 Est. TCV/Floor Area= 42.04													
Comments:					* Sprinkler Info *																		
					Area: Type: Good																		
(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		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:					(14) Roof Cover:													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	05/16/2012	WD	16-LC PAYOFF	2012-01870 WD	DEED	0.0			
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	12/01/2010	LC	21-NOT USED/OTHER	2010-5249LC	PROPERTY TRANSFER	0.0			
RENDON BRUCE R & DAIRE L (	ARLENE PROPPERTIES LLC & I	577,000	05/15/2007	WD	19-MULTI PARCEL ARM'S LEN	2007/1814	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
7351 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		02/02/2024	PE24-0016	100%			
		P.R.E. 100% 12/01/2010		Addition		08/15/2023	2023-0514	100%			
Owner's Name/Address		MAP #:									
DEZEEUW BRANDON & AMBER 7351 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 471,157 TCV/TFA: 211.09									
		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 450.00 535.00 0.8165 1.0754 110 100					43,464	
					450 Actual Front Feet, 5.53 Total Acres					43,464	
Tax Description					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L		X			D/W/P: 4in Ren. Conc.					2,876	
SPLIT ON 09/04/2008 INTO 009-014-002-10; Comments/Influences		X			D/W/P: Asphalt Paving					1,860	
REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (~2700 LOSS & LOSSES)					Total Estimated Land Improvements True Cash Value =					4,736	
Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ;					Work Description for Permit PE24-0016, Issued 02/02/2024: Kitchen & dining remodel						
Parent Parcel(s): 009-014-002-00; Child Parcel(s): 009-014-002-10;					Work Description for Permit 2023-0514, Issued 08/15/2023: RIS OCC. CONCRETE FOUNDATION, 1 STORY. 0 BDRM, 0 BATH 340SQFT						
		Topography of Site									
		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
		Wetland									
		Flood Plain									
		Who	When	What	2026	21,700	213,900	235,600			117,707C
		TPC 09/24/2024	INSPECTED		2025	17,800	187,400	205,200			114,613C
		TPC 10/11/2023	INSPECTED		2024	8,300	164,900	173,200			108,161C
		TPC 04/30/2021	INSPECTED		2023	8,300	139,500	147,800			83,840C

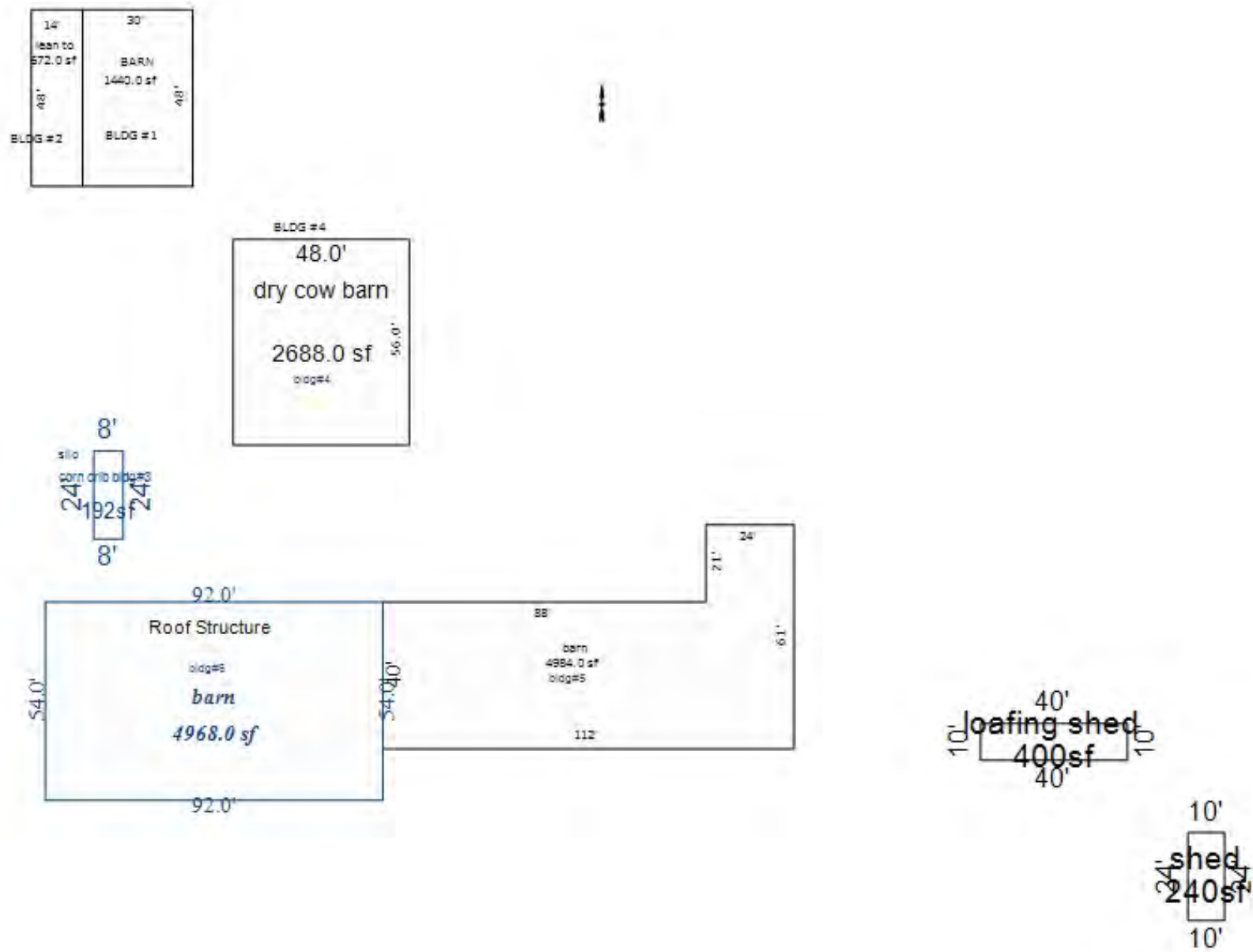
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Building Type	Barn - General Purpose	Utility Lean-Tos	Corn Crib Building	Barn - Free-Stall	Farm Utility Buildings
Year Built	1968	1995	1960	2014	1981
Class/Construction	D,Pole	D,Frame	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Average	Average	Average
# of Walls, Perimeter	4 Wall, 156	Lean-To, 124	4 Wall, 64	4 Wall, 144	4 Wall, 346
Height	8	8	10	10	12
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	48 x 30 = 1440	48 x 14 = 672	24 x 8 = 192	56 x 48 = 2688	(L or Odd Shaped) 4984
Cost New	\$ 31,406	\$ 6,214	\$ 7,052	\$ 52,120	\$ 79,794
Phy./Func./Econ. %Good	40/100/100 40.0	40/100/100 40.0	40/100/100 40.0	80/100/100 80.0	40/100/100 40.0
Depreciated Cost	\$ 12,562	\$ 2,486	\$ 2,821	\$ 41,696	\$ 31,918
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930	X 0.930	X 0.930
% Good	40	40	40	80	40
Est. True Cash Value	\$ 11,683	\$ 2,312	\$ 2,623	\$ 38,777	\$ 29,683
Comments:		ATTACHED TO BLDG #1		DRY COW BARN 2014, AT THE	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 85078 / All Cards: 100573					



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

Building Type	Feeder Barns (Cattle Shed	Loafing Sheds	Loafing Sheds		
Year Built	2011				
Class/Construction	D,Pole	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 292	Lean-To, 100	Lean-To, 68		
Height	12	12	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	92 x 54 = 4968	40 x 10 = 400	24 x 10 = 240		
Cost New	\$ 16,593	\$ 5,167	\$ 3,301		
Phy./Func./Econ. %Good	80/100/100 80.0	40/100/100 40.0	40/100/100 40.0		
Depreciated Cost	\$ 13,274	\$ 2,067	\$ 1,320		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930		
% Good	80	40	40		
Est. True Cash Value	\$ 12,345	\$ 1,922	\$ 1,228		
Comments:	ATTACHED TO 4984SQFT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 15495 / All Cards: 100573					

Parcel Number: 009-014-002-10

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: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
7351 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/20/1994 Qual. Ag.								
Owner's Name/Address	MAP #:									
ARLENE PROPERTIES LLC & DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2026 Est TCV 282,986									
Taxpayer's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
ARLENE PROPERTIES LLC & 9689 W WALKER RD Manton MI 49663	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value AGRICULTRU 66 - 120 Acres 74.47 Acres 3800 100 282,986 74.47 Total Acres Total Est. Land Value = 282,986								
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L Split on 09/04/2008 from 009-014-002-00;	X	Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	TPC 12/27/2017 INSPECTED	2026	141,500	0	141,500			50,111C		
	TPC 06/14/2015 INSPECTED	2025	119,200	0	119,200			48,794C		
		2024	145,200	0	145,200			47,327C		
		2023	130,300	0	130,300			45,074C		

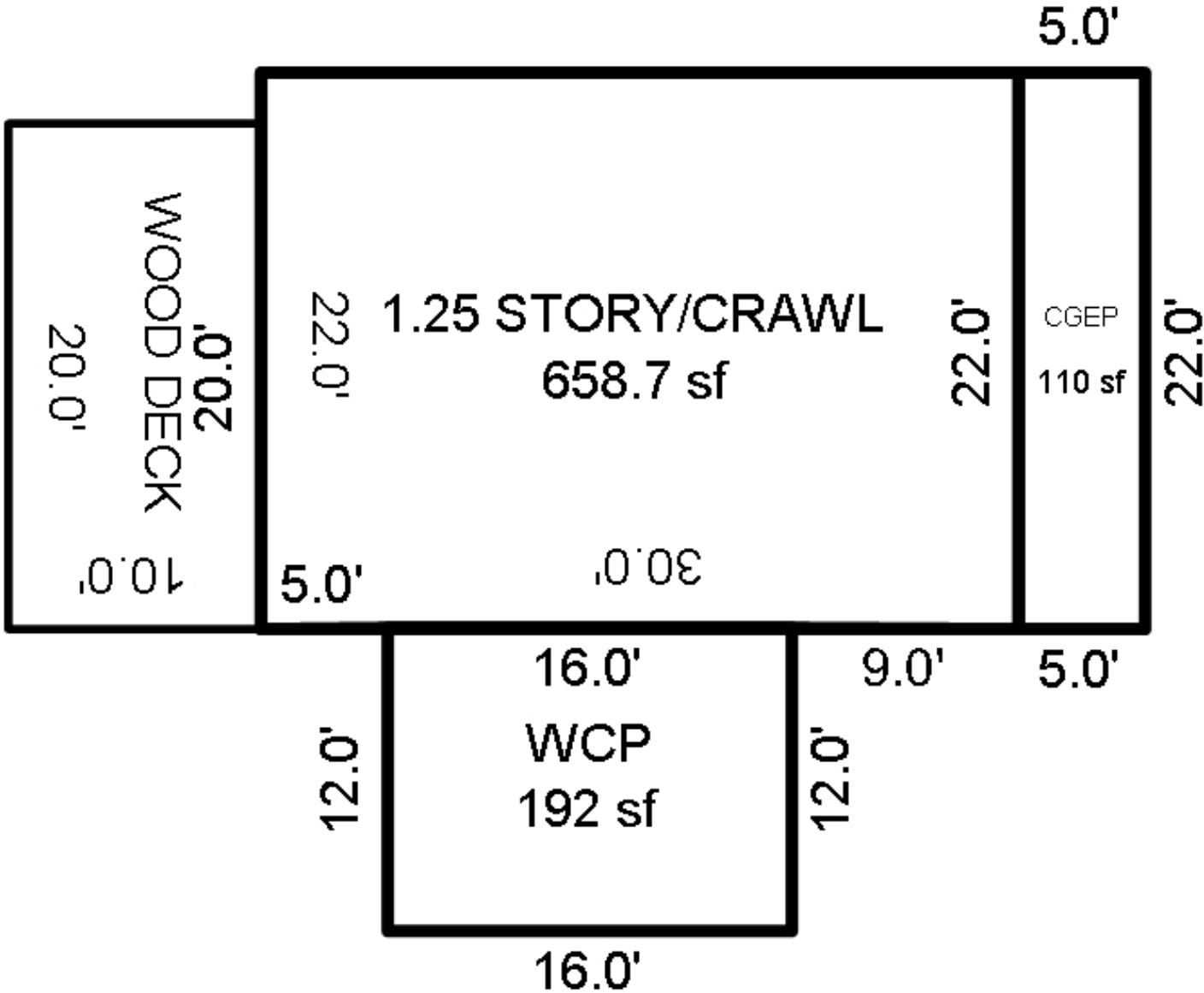
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03/24/2026

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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 Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 110 192	Type CGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 825 Total Base New : 114,350 Total Depr Cost: 62,892 Estimated T.C.V: 77,357		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall X Paneled											Plaster Wood T&G			
Yr Built 1886		Remodeled 1978											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			
(1) Exterior		(5) Floors		(13) Plumbing			1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath		Softener, Auto			
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		(14) Water/Sewer		Public Water		Public Sewer			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor			
X Many Avg. X Avg. Few Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		Notes:			
X Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			1 1000 Gal Septic		2000 Gal Septic		1 1000 Gal Septic		2000 Gal Septic			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Chimney:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		77,357			
X Gable Hip Flat		Gambrel Mansard Shed		1 1000 Gal Septic			2000 Gal Septic		1 1000 Gal Septic		2000 Gal Septic		1 1000 Gal Septic			
X Asphalt Shingle																

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03/24/2026

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Parcel Number: 009-014-004-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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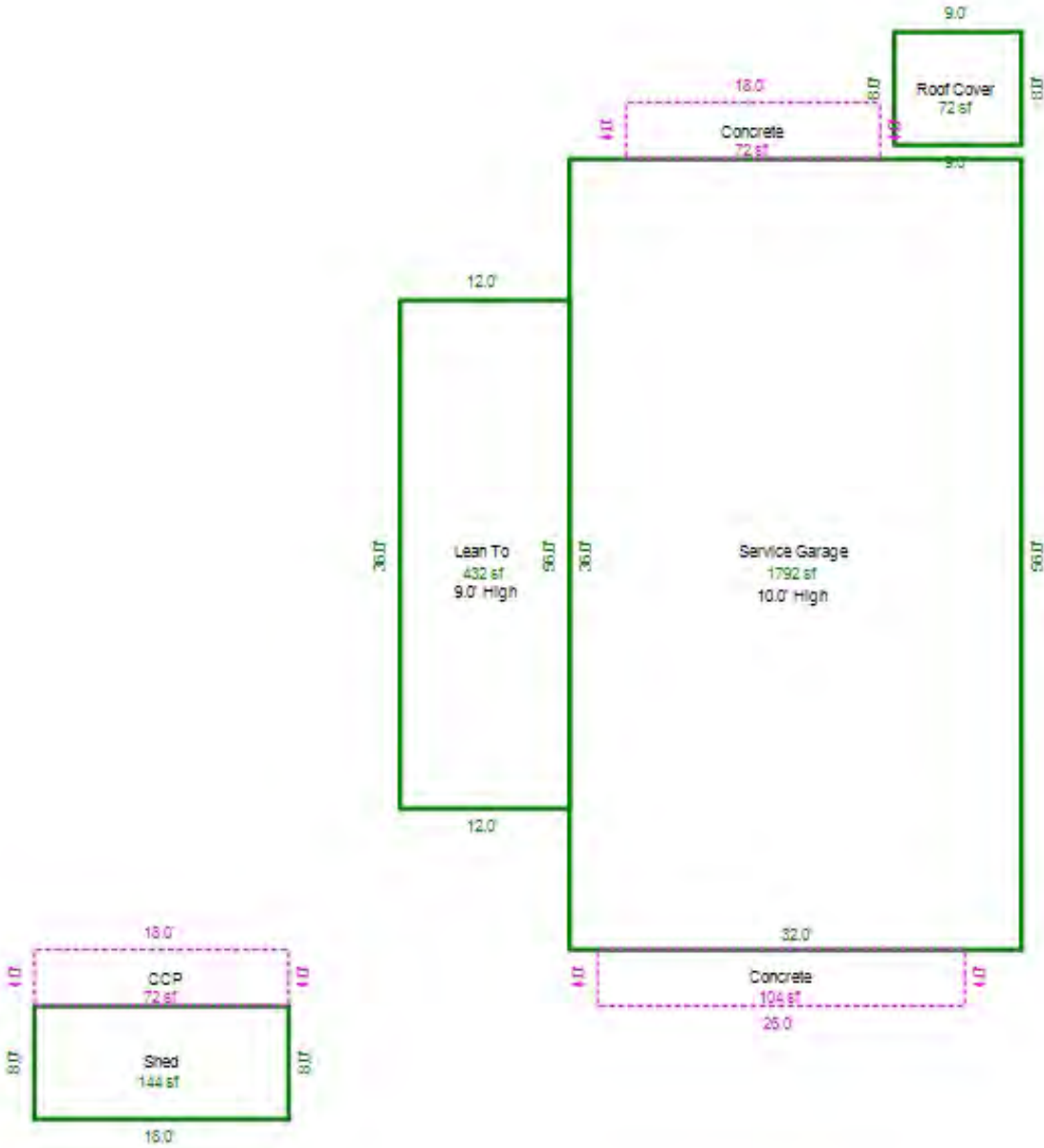
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MISSAUKEE COUNTY SANITARY	LAKE TOWNSHIP	0	01/20/2010	WD	33-TO BE DETERMINED	2010/676	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
S DICKERSON RD X		School: LAKE CITY AREA SCHOOL DIST		Commercial		03/20/2020		2020-0091		100%
Owner's Name/Address		P.R.E. 0%		MAP #:						
LAKE TOWNSHIP MISSAUKEE SANITARY DRAIN 8105 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 0 TCV/TFA: 0.00								
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.20A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
8 X 18 SHED (VINYL SIDING)		Gravel Road		COMMERCIAL 20A M/L 3800 20.20 Acres 3800 100 76,760						
		Paved Road		20.20 Total Acres Total Est. Land Value = 76,760						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description Rate Size % Good Cash Value						
		Water		D/W/P: 4in Ren. Conc. 6.53 144 94 884						
		Sewer		Wood Frame 21.16 144 90 2,742						
		Electric		Ad-Hoc Unit-In-Place Items						
		Gas		Description Rate Size % Good Cash Value						
		Curb		/CI16/YARI/RESP/LARPL 59.00 95000 100 5,605,000						
		Street Lights		/CI16/YARI/RESP/LARPL 59.00 95000 100 5,605,000						
		Standard Utilities		/CI16/YARI/RESP/LARPL 59.00 95000 100 5,605,000						
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 16,818,626						
		Topography of Site		Work Description for Permit 2020-0091, Issued 03/20/2020: ADDITION BUSINESS USE NON RESI USE DRAIN STATION WOOD FRAME POLES FOUNDTATION N/A ALL OTHER ITEMS						
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Low		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		High		2024	0	0	0			0
		Landscaped		2023	0	0	0			0
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	04/30/2021	INSPECTED						
		JWV	06/02/2020	INSPECTED						
		TPC	12/27/2017	INSPECTED						
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Desc. of Bldg/Section: CAL 58 Calculator Occupancy: Garages - Service/Repair Shed										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 176														
Class: D,Pole Floor Area: 1,792 Gross Bldg Area: 1,792 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 33.47 Adjusted Square Foot Cost for Upper Floors = 33.47 Total Floor Area: 1,792 Base Cost New of Upper Floors = 59,978 Reproduction/Replacement Cost = 59,978 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 39,585														
					High		Above Ave.	X	Ave.							Low								
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1792 Ave. Perimeter: 176 Has Elevators:					Total Depreciated Cost = 39,585														
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																			
2001		Year Built Remodeled			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average					<<<<< 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:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 0 Unit in Place Items Rate Quantity Arch %Good Depr.Cost <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
		Overall Bldg Height																						
Comments: 12X24 OFFICE AREA IN LOWER RT CORNER																								
(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					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:														
					Gas Oil															Coal Stoker				
(6) Ceiling:																								



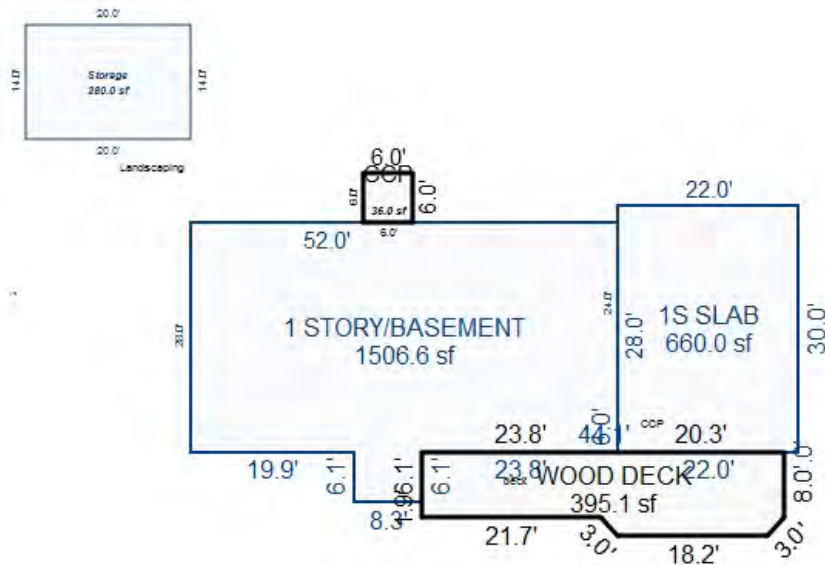
*** Information herein deemed reliable but not guaranteed***

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	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 36 12 395	Type CCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 2640 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
X	Wood Frame	(4) Interior		X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																					
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																																																																					
Yr Built 1971 2014		Remodeled 2014		Ex		X	Ord		Min	Size of Closets																																																																																
Condition: Average		Lg		X	Ord		Small			Doors:			Solid	X	H.C.																																																																											
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200		Amps Service		No./Qual. of Fixtures																																																																												
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		X		Drywall																																																																																		
(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 1458 S.F. Crawl: 48 S.F. Slab: 660 S.F. Height to Joists: 0.0		(7) Excavation																																																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8		Conc. Block 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)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																						
X	Asphalt Shingle																																																																																									
Chimney:																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard, Air Conditioning Ground Area = 2166 SF Floor Area = 2166 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,458</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>48</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>660</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>299,649</td> <td>194,805</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>924</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>2,911</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>1000 Gal Septic</th> <th>1</th> <th>4,689</th> <th>3,048</th> </tr> </thead> <tbody> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>2,174</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>CCP (1 Story)</th> <th>36</th> <th>1,218</th> <th>792</th> </tr> </thead> <tbody> <tr> <td>WPP</td> <td>12</td> <td>623</td> <td>405</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>395</th> <th>6,233</th> <th>4,051</th> </tr> </thead> <tbody> <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>1,763</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>2640</th> <th>83,266</th> <th>54,123</th> </tr> </thead> <tbody> <tr> <td>Totals:</td> <td>407,635</td> <td>264,996</td> <td></td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,458			1 Story	Siding	Crawl Space	48			1 Story	Siding	Slab	660			Total:				299,649	194,805	Average Fixture(s)	1	1,422	924	3 Fixture Bath	1	4,478	2,911	1000 Gal Septic	1	4,689	3,048	Water Well, 50 Feet	1	3,344	2,174	CCP (1 Story)	36	1,218	792	WPP	12	623	405	Treated Wood	395	6,233	4,051	Built-Ins				Appliance Allow.	1	2,713	1,763	Base Cost	2640	83,266	54,123	Totals:	407,635	264,996		E.C.F. Floor Area: 2,166 Total Base New : 407,635 Total Depr Cost: 264,996 Estimated T.C.V: 325,945 X 1.230		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																					
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Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:													325,945																																																																													

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



Sketch by Apex Sketch

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

Parcel Number: 009-014-005-60

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		0	03/03/2010	QC	32-SPLIT VACANT	2010-1202QC	PROPERTY TRANSFER	0.0				
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 01/31/2013 Qual. Ag.										
Owner's Name/Address		MAP #:										
DUTCHMAN PROPERTIES LLC & ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		2026 Est TCV 7,880										
		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 IRRIGATED	4000/	1.97 Acres	4000	100			7,880
						1.97 Total Acres		Total Est. Land Value =			7,880	
Tax Description		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 Wooded Pond Waterfront Ravine Wetland Flood Plain										
SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 SPLIT OF 009-014-005-00 ON 10/04/2010												
2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60												
SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A. SPLIT ON 10/03/2010 FROM 009-014-005-00; 2010 COUNTY SPLIT REQUEST												
HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010												

Parcel Number: 009-014-006-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

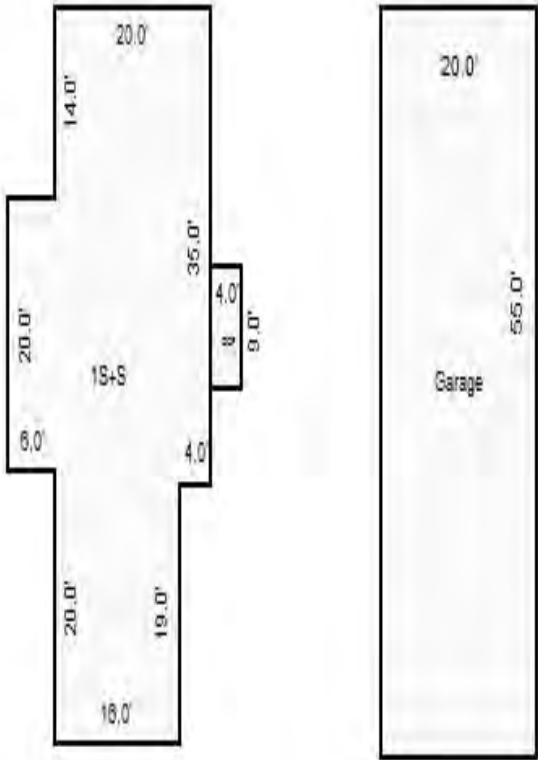
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
THOMPSON RICHARD E & MARIL	GREINER ROGER & CONNIE E	81,500	05/25/2007	WD	03-ARM'S LENGTH	2007/1970	DEED	100.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
7611 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 05/25/2007									
Owner's Name/Address	MAP #:									
GREINER ROGER & CONNIE E 7611 JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 145,058 TCV/TFA: 129.06									
	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 255.00 514.50 0.9411 1.0650 110 100 28,112 255 Actual Front Feet, 3.01 Total Acres Total Est. Land Value = 28,112							
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.	X	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	14,100	58,400	72,500			32,408C
	TPC 12/27/2017	INSPECTED		2025	11,500	50,300	61,800			31,556C
	TPC 06/14/2015	INSPECTED		2024	11,500	43,200	54,700			30,608C
			2023	8,900	41,900	50,800			29,151C	

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 36	Type CCP (1 Story)	Year Built: 1960 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: 1100 % 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: 45 Floor Area: 1,124 Total Base New : 172,871 Total Depr Cost: 95,078 Estimated T.C.V: 116,946		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built Remodeled 1920 1949 2002		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		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 = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation 1 Story Siding Slab		Cls CD Blt 1920		Total: 131,410 72,275				
X	Wood/Shingle Aluminum/Vinyl Brick Stone/Siding Insulation	(7) Excavation											Basement: 0 S.F. Crawl: 0 S.F. Slab: 1124 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 652 Water/Sewer 1000 Gal Septic 1 4,386 2,412 Water Well, 100 Feet 1 5,415 2,978 Porches CCP (1 Story) 36 1,122 617 Built-Ins Appliance Allow. 1 1,897 1,043 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 1100 27,456 15,101 Totals: 172,871 95,078		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 116,946						
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:			Lump Sum Items:		Totals: 172,871 95,078		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 116,946				
Chimney: Block															

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



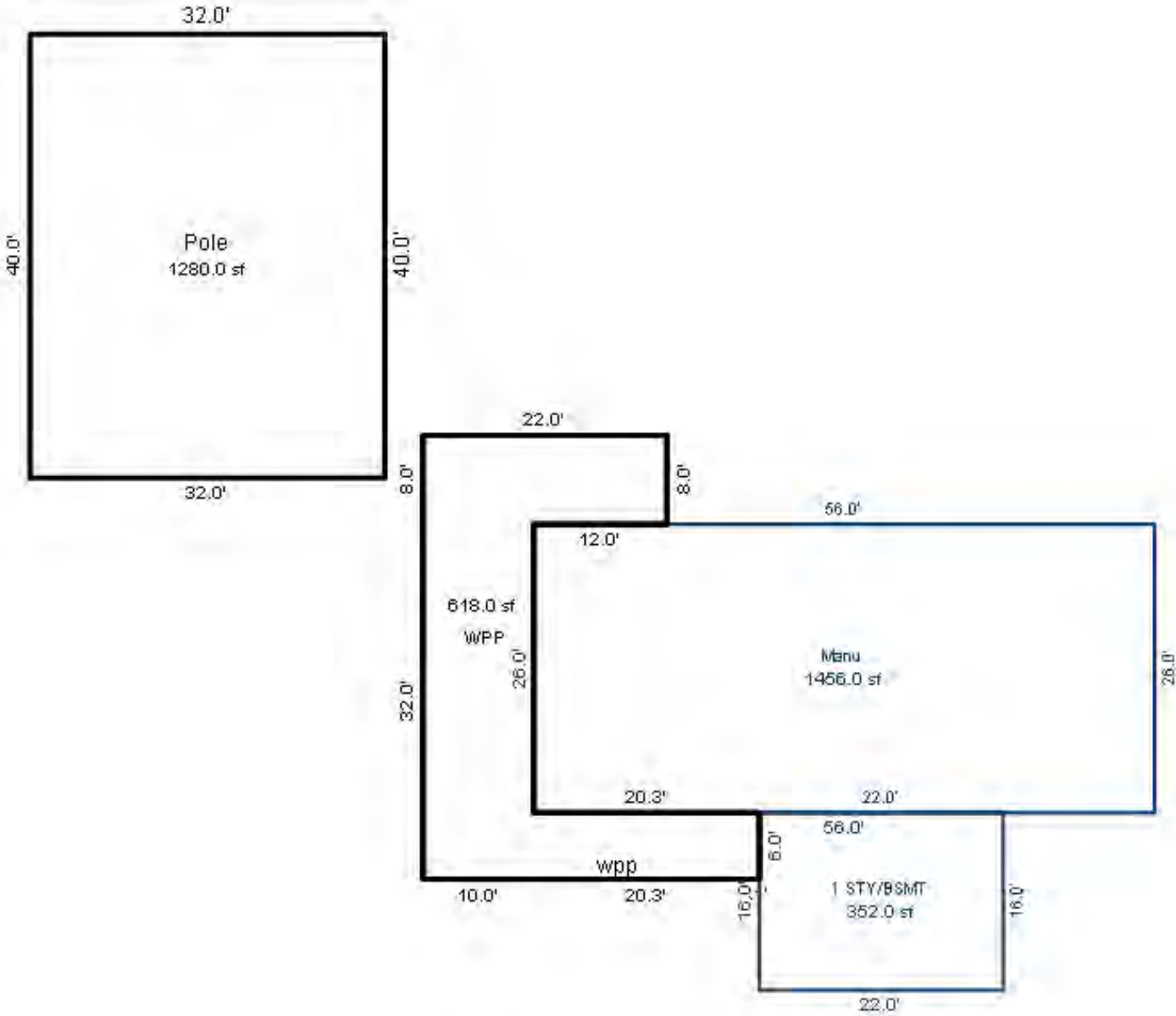
Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
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%										
MISSAUKEE COUNTY ROAD COMMISSION		MAP #:										
		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
					A 200' @ 110/FF	83.00	795.10	1.2459	1.1874	110	100	
					83 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 13,507							
Tax Description		X										
. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A. 7-30-08....Chgd legal per Dawn												
Comments/Influences												
Lake Township 		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	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What			2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 12/27/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 06/14/2015 INSPECTED			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.		
KITCHEN FAMILY TRUST	KITCHEN RICHARD A & ELIZABETH	0	09/27/2024	LC	09-FAMILY/RELATED ENTITY	2024-02454	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
7855 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 02/11/2026								
Owner's Name/Address		MAP #:								
KITCHEN RICHARD A & ELIZABETH A 7855 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 283,884 TCV/TFA: 157.02								
		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 3 - 7 @\$9000		3.25 Acres	9000 100		29,250	
				3.25 Total Acres				Total Est. Land Value =	29,250	
Tax Description		X	Dirt Road							
SEC 14 T22N R8W THAT PART OF E 1/2 OF W 1/2 OF NW 1/4 LYING N OF A LINE BEG AT A PT 50 FT S OF S LINE OF FORMER RR R/W ON W LINE OF E 1/2 OF W 1/2 OF NW 1/4, TH E'LY PARALLEL WITH THE S LINE OF FORMER RR R/W TO THE E LINE OF W 1/2 OF NW 1/4. 3.25A M/L.			Gravel Road							
SPLITON 05/13/2024 FROM 009-014-008-00;			Paved Road							
Comments/Influences			Storm Sewer							
Split/Comb. on 05/13/2024 completed 05/13/2024 TIM ;			Sidewalk							
Parent Parcel(s): 009-014-008-00;			Water							
Child Parcel(s): 009-014-008-05, 009-014-008-95;			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	14,600	127,300	141,900		52,524C
		TPC 05/30/2022 INSPECTED	2025	9,800	97,600	107,400		107,400A	51,144C	
		TPC 04/30/2021 INSPECTED	2024	0	0	0			0	
			2023	0	0	0			0	

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



Parcel Number: 009-014-009-00

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.		
BRISENO TIMOTHY J	BRISENO TIMOTHY J	0	05/27/2025	QC	15-LADY BIRD	2025-01576	PROPERTY TRANSFER	0.0		
BRISENO CARRI M	BRISENO TIMOTHY J	1	01/15/2020	QC	06-COURT JUDGEMENT	2020-00363	DEED	0.0		
KITCHEN RICHARD B & ADELIN	KITCHEN FAMILY TRUST	0	04/21/2011	LC	29-SELLERS INTEREST IN A	2011-01408	DEED	0.0		
KITCHEN RICHARD & ADELINE	BRISENO TIMOTHY & CARRI (E	115,000	10/03/2008	LC	21-NOT USED/OTHER	2008/3412	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2291 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 10/01/2008								
Owner's Name/Address		MAP #:								
BRISENO TIMOTHY J 2291 DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 426,348 TCV/TFA: 242.66								
		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	20.00	Acres	5000	100 100,000
							20.00 Total Acres		Total Est. Land Value = 100,000	
Tax Description				Land Improvement Cost Estimates						
				Description			Rate	Size	% Good	Cash Value
				D/W/P: 4in Ren. Conc.			8.17	500	0	0
				D/W/P: Asphalt Paving			3.10	2128	0	0
				D/W/P: 3.5 Concrete			6.58	90	0	0
				Wood Frame			22.54	600	50	6,762
				Residential Local Cost Land Improvements						
				Description			Rate	Size	% Good	Cash Value
				LAND IMPROVE 1000			1,000.00	1	0	0
							Total Estimated Land Improvements True Cash Value = 6,762			
		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	50,000	163,200	213,200		106,042C
		TPC 05/06/2018	INSPECTED		2025	37,000	140,300	177,300		103,255C
		TPC 12/27/2017	INSPECTED		2024	30,000	122,400	152,400		100,151C
		TPC 06/14/2015	INSPECTED		2023	26,000	118,400	144,400		95,382C

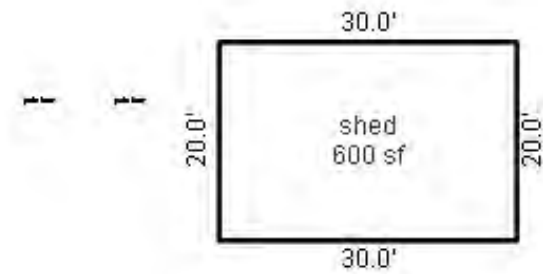
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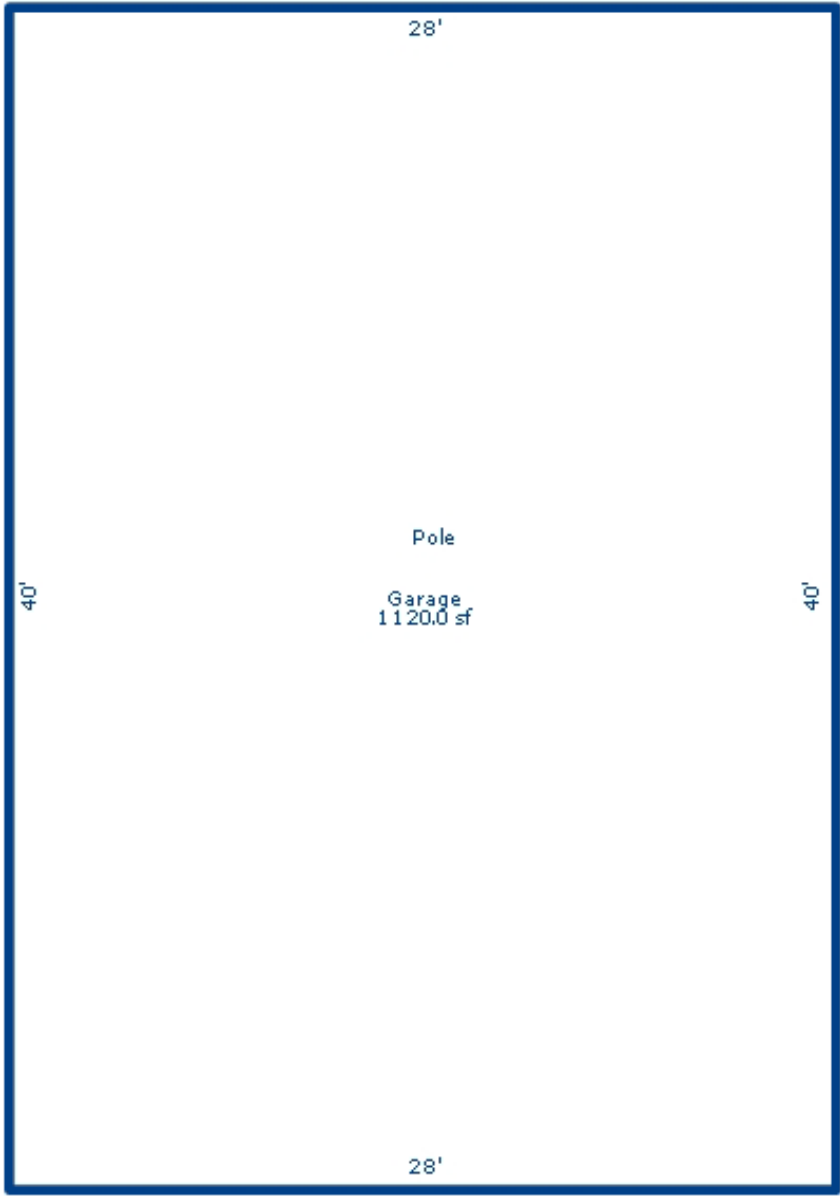
*** Information herein deemed reliable but not guaranteed***

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

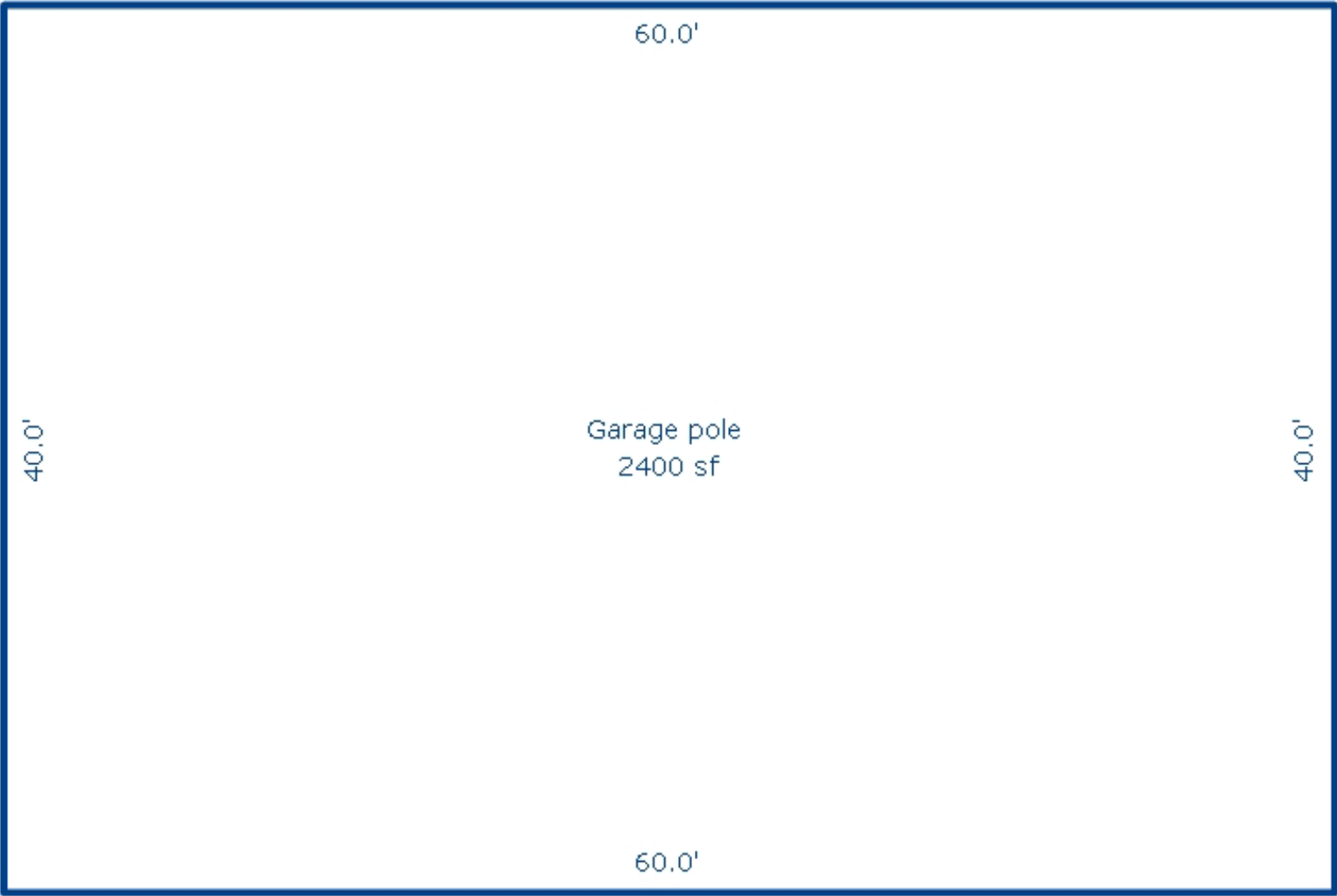


*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Farm Utility Buildings			
Year Built	1992	2009			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	4 Wall, 136	4 Wall, 200			
Height	10	12			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	28 x 40 = 1120	60 x 40 = 2400			
Cost New	\$ 11,525	\$ 23,232			
Phy./Func./Econ. %Good	60/100/100 60.0	80/100/100 80.0			
Depreciated Cost	\$ 6,915	\$ 18,586			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930	X 0.930			
% Good	60	80			
Est. True Cash Value	\$ 6,431	\$ 17,285			
Comments:	CONCRETE FLOOR	DIRT FLOOR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23716 / All Cards: 23716					



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

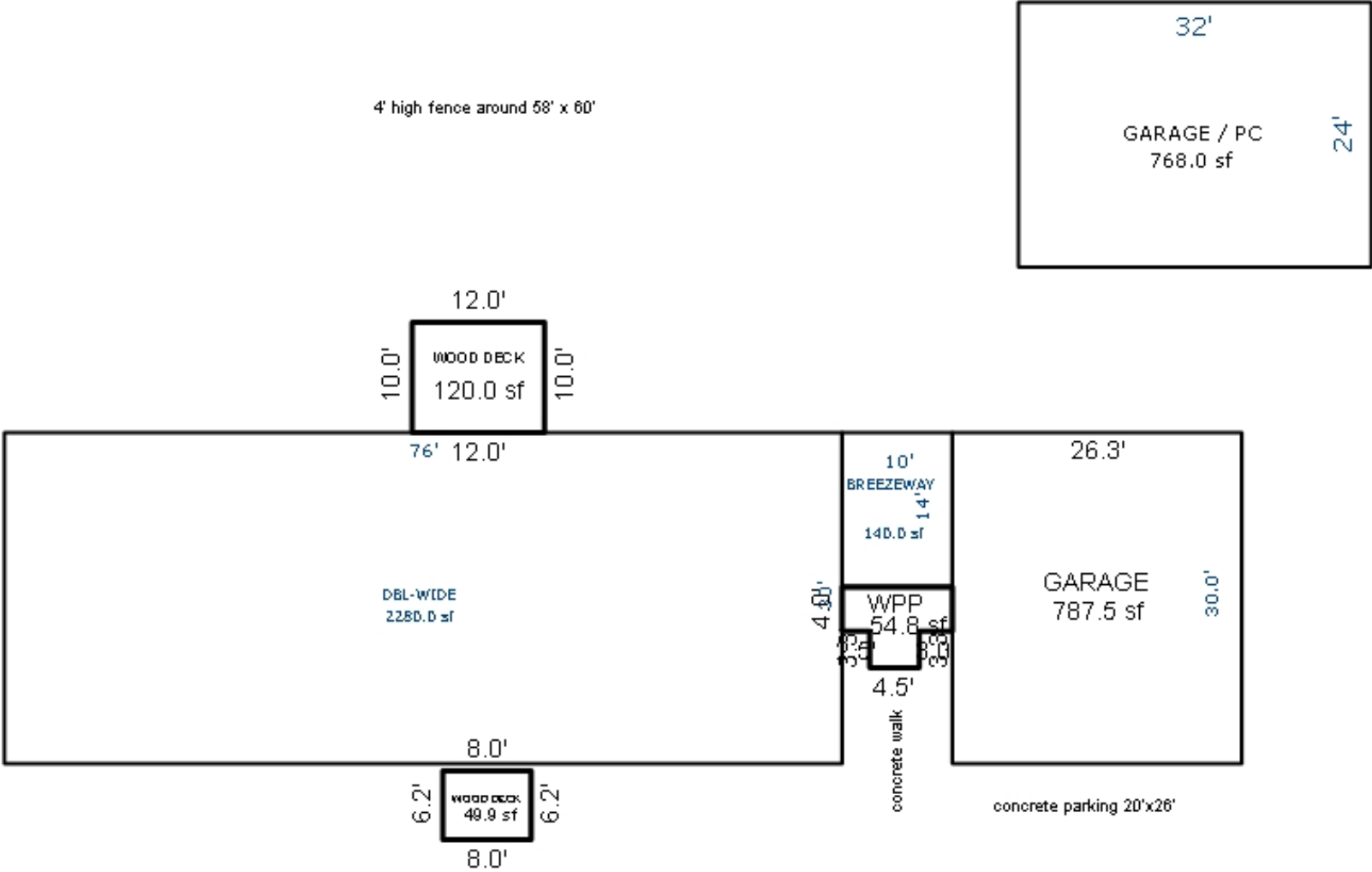


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2213 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 08/20/2008									
Owner's Name/Address		MAP #:									
KITCHEN RICHARD & ADELINE FAMILY TRUST		2026 Est TCV 462,927 TCV/TFA: 203.04									
2213 DICKERSON ROAD		X Improved		Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture					
LAKE CITY MI 49651		Public Improvements		* Factors *							
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				AGRICULTRU 30 - 65 ACRES		25.56 Acres	3800	100			97,128
				AGRICULTRU SURPLUS 2600/		24.24 Acres	2600	100			63,029
						49.80 Total Acres				Total Est. Land Value =	160,157
Tax Description		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									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2026	80,100	151,400	231,500			116,509C	
TPC 04/22/2025 INSPECTED		2025		0	0	0				0	
		2024		0	0	0				0	
		2023		0	0	0				0	

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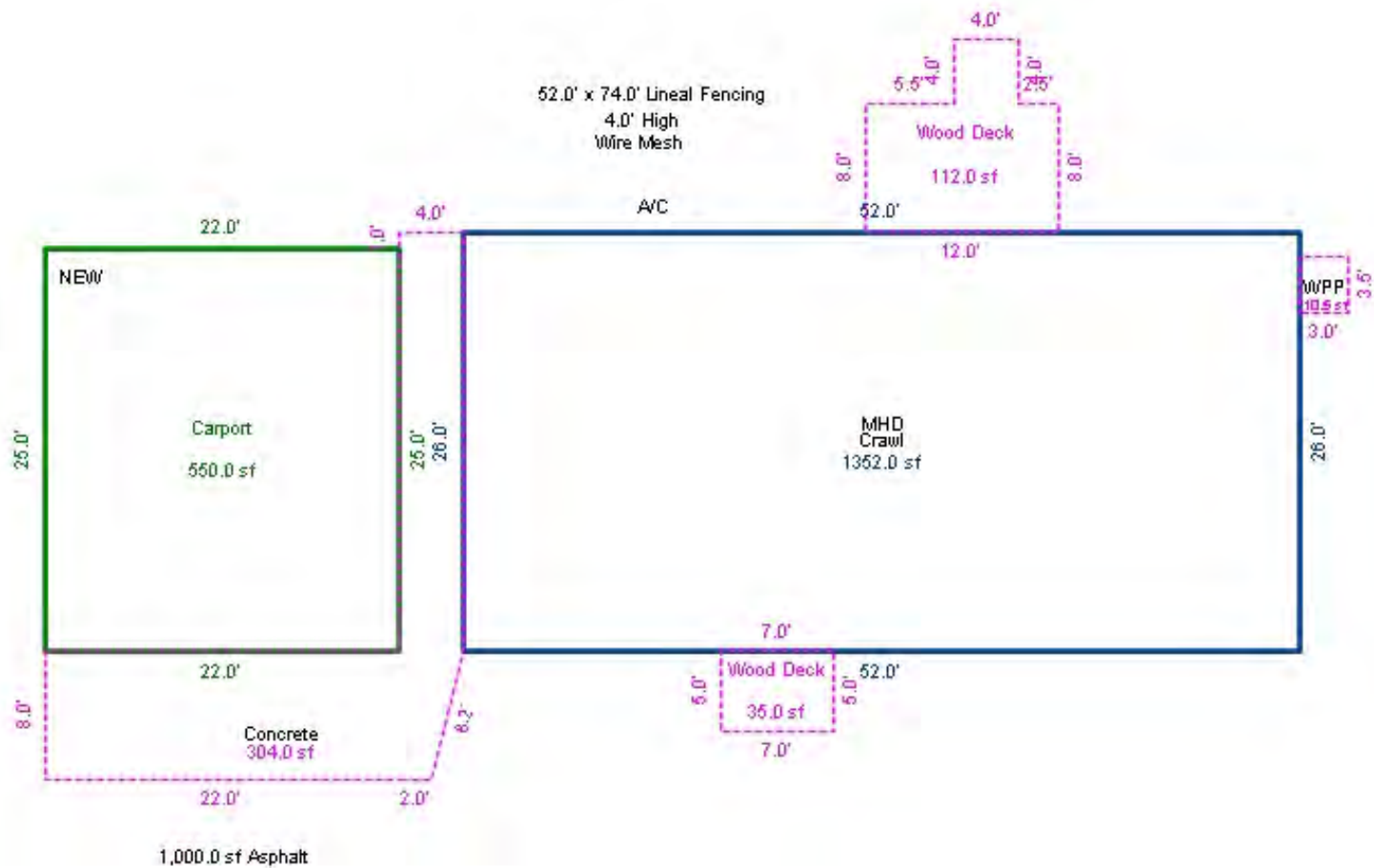
*** Information herein deemed reliable but not guaranteed***

03/24/2026

A photograph of a white, single-story house with a dark roof and black shutters, situated on a grassy lawn with trees in the background. The house features a central gabled entrance and several windows with black shutters. A small wooden fence or structure is visible in front of the house. The lawn is green with some fallen leaves, and the sky is blue with scattered clouds.

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

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



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

Parcel Number: 009-014-009-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

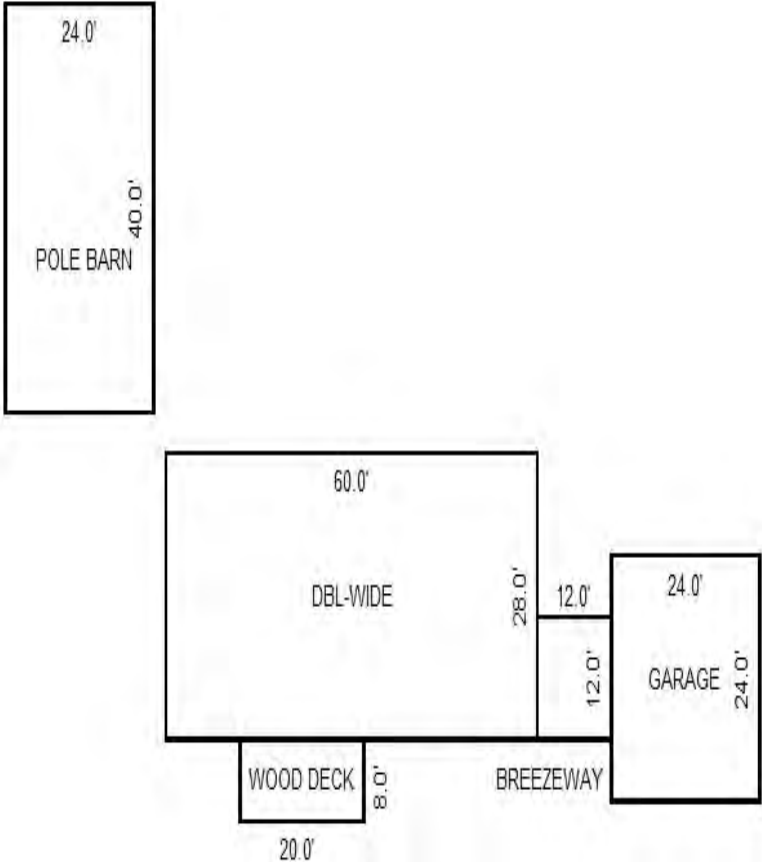
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PETERSON ARLIE O & GEORGIA	MOLITOR DANIEL C & PAMELA	103,000	08/01/2006	WD	03-ARM'S LENGTH	06-0/2822	DEED	100.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
2065 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 08/01/2006									
Owner's Name/Address	MAP #:									
MOLITOR DANIEL C & PAMELA 2065 S DICKERSON ROAD LAKE CITY MI 49651	2026 Est TCV 239,785 TCV/TFA: 142.73									
	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 242.87 270.00 0.9526 0.9064 110 100 23,068 200 Actual Front Feet, 1.64 Total Acres Total Est. Land Value = 23,068							
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.70 1200 50 1,620 Total Estimated Land Improvements True Cash Value = 1,620							
. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W 270 FT TO POB.1.2397A.	X	Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences	X	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling	2026	11,500	108,400	119,900			46,393C	
		Low	2025	9,400	93,500	102,900			45,174C	
	X	High	2024	9,400	90,700	100,100			43,816C	
		Landscaped	2023	7,300	81,600	88,900			41,730C	
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	2026	11,500	108,400	119,900			46,393C
	TPC 12/27/2017	INSPECTED		2025	9,400	93,500	102,900			45,174C
	TPC 06/14/2015	INSPECTED		2024	9,400	90,700	100,100			43,816C
				2023	7,300	81,600	88,900			41,730C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 160 144	Type Treated Wood Brzwy, FW	Year Built: 1994 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: D Effec. Age: 25 Floor Area: 1,680 Total Base New : 233,169 Total Depr Cost: 174,876 Estimated T.C.V: 215,097		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G											
Yr Built 1994	Remodeled 0	Ex	X										Ord	Min
Condition: Average		Size of Closets												
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		150 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE				Cls D		Blt 1994	
				Ex. X Ord. Min			(11) Heating System: Forced Air w/o Ducts							
				No. of Elec. Outlets			Ground Area = 1680 SF Floor Area = 1680 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding Crawl Space		Size 1,680		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: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments							
		(8) Basement					Plumbing							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Average Fixture(s) 3 Fixture Bath		1 1		988 3,128		741 2,346	
		(9) Basement Finish					Water/Sewer							
							1000 Gal Septic Water Well, 100 Feet		1 1		4,109 5,150		3,082 3,862	
							Deck							
							Treated Wood		160		3,298		2,473	
							Garages							
							Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)							
							Base Cost		576		18,657		13,993	
							Common Wall: 1 Wall		1		-2,227		-1,670	
							Class: D Exterior: Pole (Unfinished)							
							Base Cost		960		18,499		13,874	
							Built-Ins							
							Appliance Allow.		1		1,607		1,205	
							Breezeways							
							Frame Wall		144		7,481		5,611	
									Totals:		233,169		174,876	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:							
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						215,097	

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



Sketch by Apex IV™

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

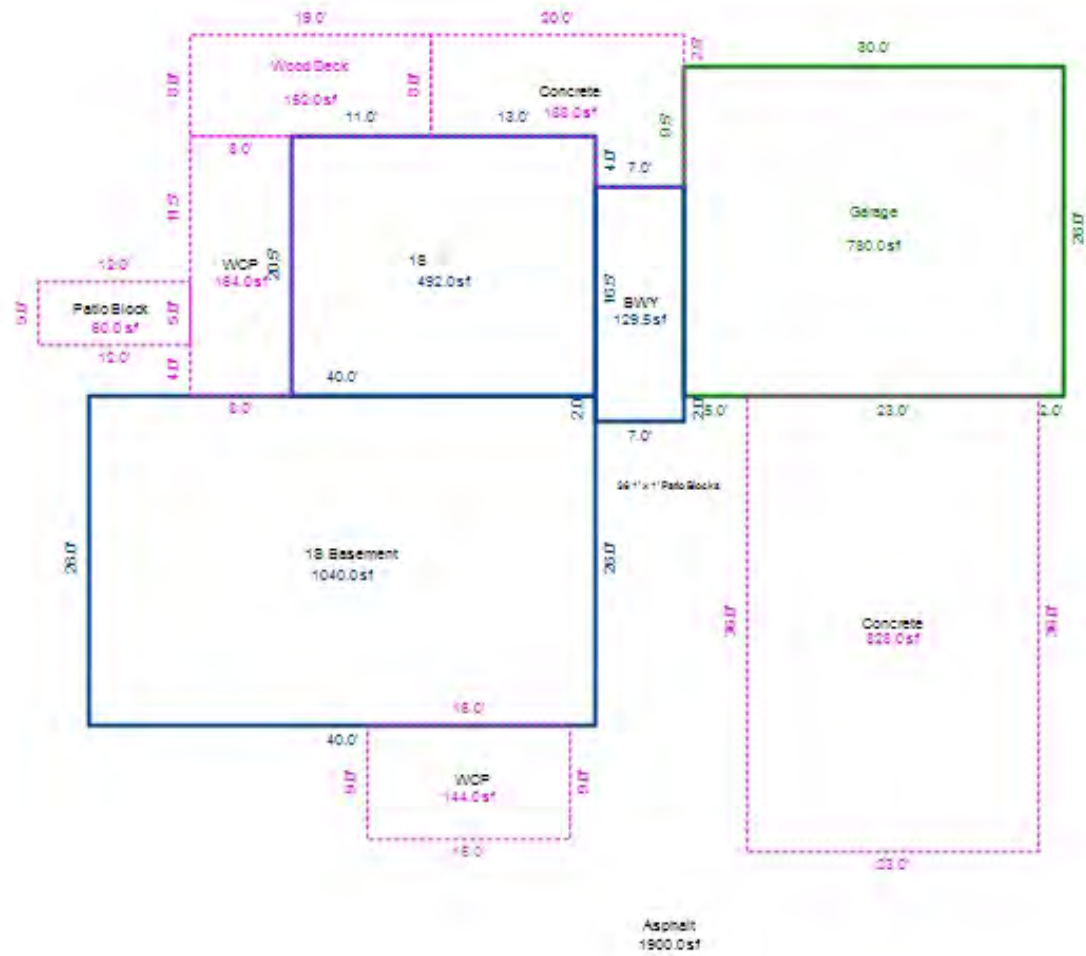
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PREHN JAMES E	STRYNSKI KIMBERLY & STRYNSKI	185,000	06/11/2025	WD	08-ESTATE	2025-02296	PROPERTY TRANSFER	100.0				
EUBANK WILLIAM & GINA	PREHN JAMES	0	03/07/2025	OTH	10-FORECLOSURE	2025-02263	OTHER	0.0				
MUSSELMAN WENDY & PREHN JAMES	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	03-ARM'S LENGTH	2017-03775	DEED	100.0				
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	09-FAMILY/RELATED ENTITY	2016-04232	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
7931 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		04/29/2025		PB25-0054		100%		
Owner's Name/Address		P.R.E. 100% 08/15/2025		MAP #:								
STRYNSKI KIMBERLY & STRYNSKI LOIS 7931 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 271,334 TCV/TFA: 177.11										
		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		
					A 200' @ 110/FF 668.00 179.33 0.7397 0.8183 110 100 44,476							
					668 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 44,476							
Tax Description												
. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 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	22,200	113,500	135,700			135,700S	
		TPC 06/11/2025 INSPECTED			2025	18,200	97,900	116,100			81,122C	
		TPC 04/30/2021 INSPECTED			2024	18,200	84,700	102,900			78,683C	
		TPC 04/03/2019 INSPECTED			2023	14,200	82,000	96,200			74,937C	
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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-014-011-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

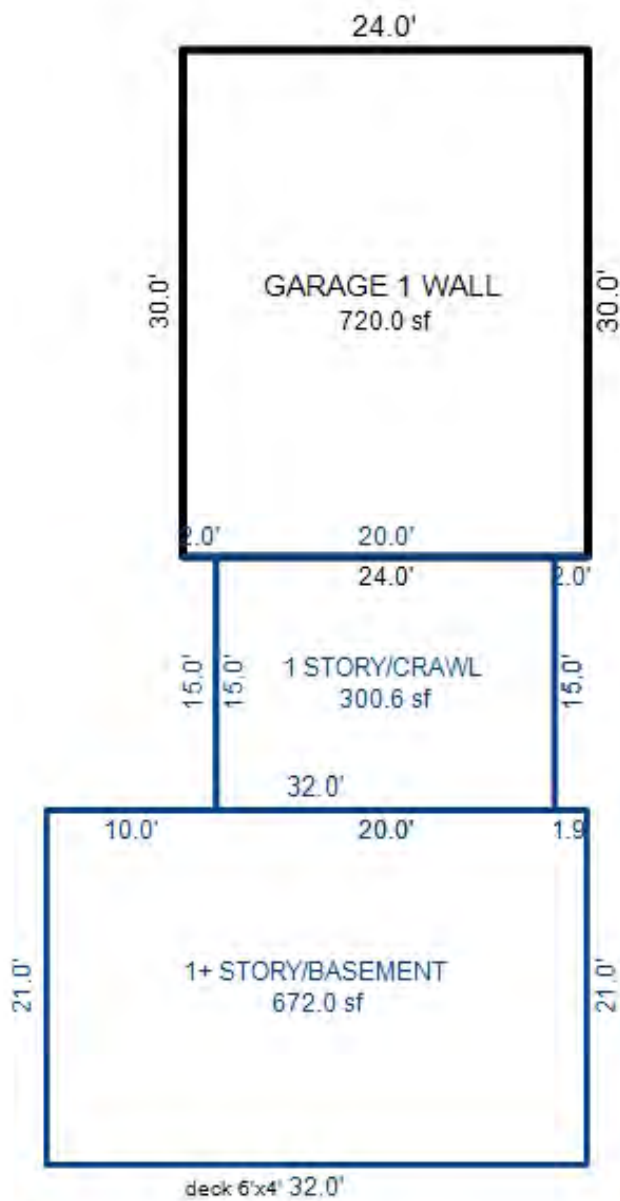
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)		Date	Number	Status			
2051 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/01/2006	20060130	Complete			
Owner's Name/Address		P.R.E. 0%									
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178		MAP #:									
		2026 Est TCV 0 TCV/TFA: 0.00									
Taxpayer's Name/Address		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178		Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL <2A M/L 0.09 Acres 18000 100 1,674 0.09 Total Acres Total Est. Land Value = 1,674						
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Work Description for Permit 20060130, Issued 06/01/2006: Reroof business						
. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.		Topography of Site									
Comments/Influences		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 04/30/2021	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

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<< Calculator Cost Computations >>>>>>														
Class: C Floor Area: 288 Gross Bldg Area: 288 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Average Stories: 1 Story Height: 9 Perimeter: 0														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 58.08												
Depr. Table : 4% Effective Age : 12 Physical %Good: 61 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.94 100%														
					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 78.02														
					Heat#1: Package Heating & Cooling 100%																			
					Heat#2: Space Heaters, Gas with Fan 0%																			
1982 Year Built 2006 Remodeled					Ave. SqFt/Story: 288					Total Floor Area: 288 Base Cost New of Upper Floors = 22,470														
					Ave. Perimeter					Reproduction/Replacement Cost = 22,470														
Overall Bldg Height					Has Elevators:					Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0														
					*** Basement Info ***					Total Depreciated Cost = 13,707														
Comments:					Area:					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 22,479														
					Perimeter:					Replacement Cost/Floor Area= 78.02 Est. TCV/Floor Area= 78.05														
					Type:																			
					Heat: Hot Water, Radiant Floor																			
					* Mezzanine Info *																			
					Area #1:																			
					Type #1:																			
					Area #2:																			
					Type #2:																			
					* Sprinkler Info *																			
					Area:																			
					Type:																			
(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:					Flex Conduit					Incandescent									
															Rigid Conduit					Fluorescent				
															Armored Cable					Mercury				
															Non-Metalic					Sodium Vapor				
															Bus Duct					Transformer				
															(13) Roof Structure: Slope=0					(40) Exterior Wall:				
															(14) Roof Cover:									

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KITCHEN THOMAS A & LORETTA	KITCHEN THOMAS A & LORETTA	0	05/30/2024	QC	15-LADY BIRD	2024-01396	PROPERTY TRANSFER	0.0						
KITCHEN BENJAMIN C & HELEN	KITCHEN BENJAMIN C & HELEN	150,000	10/15/2019	WD	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0						
KITCHEN CLYDE R ESTATE	KITCHEN BENJAMIN C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01440	PROPERTY TRANSFER	0.0						
KITCHEN CLYDE R	KITCHEN MICHAEL C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01438	PROPERTY TRANSFER	0.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)	Date	Number	Status					
2689 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 07/21/1994 Qual. Ag.												
Owner's Name/Address		MAP #:												
KITCHEN BENJAMIN C & HELEN KITCHEN THOMS ALLEN & LORETTA M 7770 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 272,360 TCV/TFA: 280.21												
		X	Improved		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		36.25 Acres			3800	100		137,750	
					AGRICULTRU UNTILLABLE		2.75 Acres			3200	100		8,800	
					AGRICULTRU ROW		1.00 Acres			0	100		0	
					40.00 Total Acres				Total Est. Land Value =				146,550	
					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					Wood Frame					21.01	320	50	3,361	
					Total Estimated Land Improvements True Cash Value =									3,361
Tax Description														
NW1/4 OF THE SW1/4 S14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY 40A M/L SPLIT 3/7/2015 2015-01438 & 2015-01440 SPLIT TO 009-014-012-25, -55, -65 FORMERLY. SEC 14 T22N R8W SW 1/4 EXC E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & EXC W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 140A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
Comments/Influences														
EXEMPT SPLIT OF > 40A CHILDS (2) & TRANSFER LOT LINE TO ADJ PIN (2)														
		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	73,300	62,900	136,200			37,868C			
		TPC 04/30/2021	INSPECTED		2025	62,100	54,000	116,100			36,873C			
		TPC 12/27/2017	INSPECTED		2024	74,800	46,700	121,500			35,765C			
		TPC 05/10/2016	INSPECTED		2023	66,100	45,900	112,000			34,062C			
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*** Information herein deemed reliable but not guaranteed***



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

Building Type	Farm Utility Buildings				
Year Built	1972				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 154				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	47 x 30 = 1410				
Cost New	\$ 14,100				
Phy./Func./Econ. %Good	50/100/100 50.0				
Depreciated Cost	\$ 7,050				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750				
% Good	50				
Est. True Cash Value	\$ 5,288				
Comments:	NEAREST HOUSE				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5288 / All Cards: 5288					

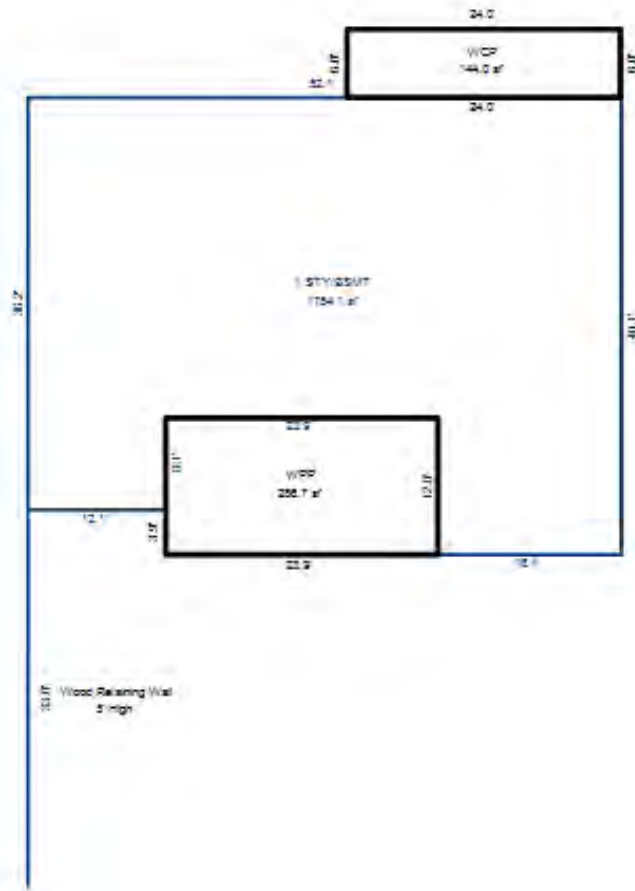
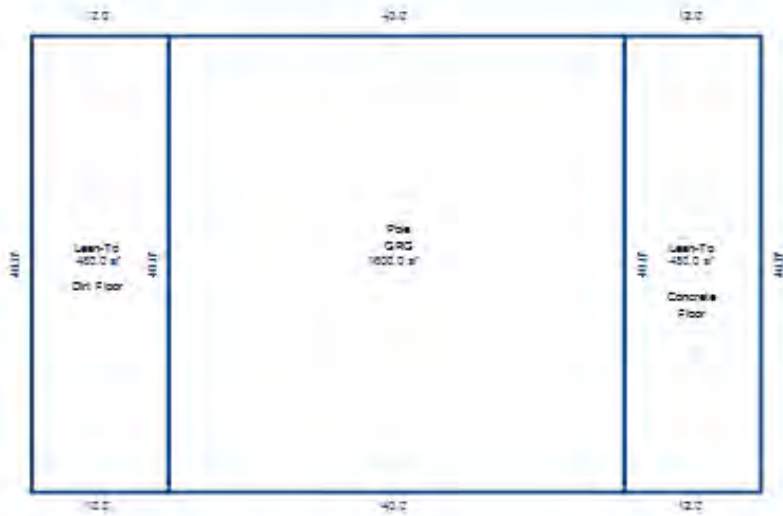
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KITCHEN MICHAEL C	KITCHEN KODI W	1		06/05/2019	QC	09-FAMILY/RELATED ENTITY		2019-01751	PROPERTY TRANSFER	0.0		
KITCHEN CLYDE R ESTATE	KITCHEN MICHAEL C	10		03/07/2015	QC	06-COURT JUDGEMENT		2015-01438	PROPERTY TRANSFER	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
7506 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 08/24/2015 Qual. Ag.										
Owner's Name/Address		MAP #:										
KITCHEN KODI W 12266 PUFFER RD FIFE LAKE MI 49633		2026 Est TCV 172,612										
			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	37.50 Acres	3800	100			142,500
					AGRICULTRU	SURPLUS 2600/	5.12 Acres	2600	100			13,312
					AGRICULTRU	INFERIOR	12.00 Acres	1400	100			16,800
					AGRICULTRU	ROW	0.38 Acres	0	100			0
					55.00 Total Acres		Total Est. Land Value =		172,612			
Tax Description												
NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14T22NR8W LAKE TOWNSHIP MISSAUKE COUNTY MICHIGAN 55A M/L 3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00		X										
Comments/Influences		X										
3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L		X										

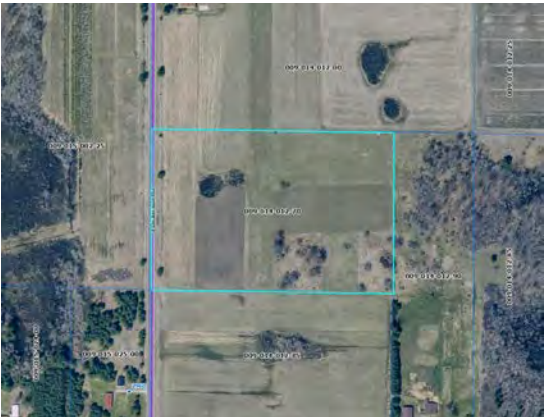
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
KITCHEN THOMAS A & LORETTA	COBB MICHAEL JR & KATE	1	09/25/2015	WD	09-FAMILY/RELATED ENTITY	2015-03270	PROPERTY TRANSFER	0.0							
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01436	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
7618 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/21/2017		2017-0469	100%						
		P.R.E. 100% 06/16/2016		New House		10/12/2015		2015-0511	100%						
Owner's Name/Address		MAP #:													
COBB MICHAEL JR & KATE 7618 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 513,222 TCV/TFA: 292.60													
		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				
					Residentia 8 - 17	@\$5600	15.00	Acres	5600	100	84,000				
					15.00 Total Acres						Total Est. Land Value =	84,000			
Tax Description															
SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A. SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;		X			Land Improvement Cost Estimates										
Comments/Influences					Description					Rate	Size % Good	Cash Value			
					Residential Local Cost Land Improvements										
					Description					Rate	Size % Good	Cash Value			
		X			OUTDOOR FURNACE							2,500.00	1 95	2,375	
		X			Total Estimated Land Improvements True Cash Value =							2,375			
					Work Description for Permit 2017-0469, Issued 09/21/2017: NEW BLDG OCC R4, POLE BUILDING WOOD FRAME POLES. 40X40 = 1600, & 12 X 40 = 480 LEAN TO										
					Work Description for Permit 2015-0511, Issued 10/12/2015: WOOD FRAME S.F. HOME FOUNDATION BASEMENT -WALKOUT, WOOD HEAT, PRIVATE SEPTIC & WELL MECHANICAL N/A. 1STORIES, 3BDRM, 2 BATH TOTAL AREA 2096 SQFT										
		Topography of Site													
		Level													
		X			Rolling										
					Low										
					High										
					Landscaped										
					Swamp										
		X			Wooded										
					Pond										
					Waterfront										
					Ravine										
		X			Wetland										
					Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value			
		Who	When		What		2026	42,000		214,600		256,600			142,904C
		JWV	11/10/2017		INSPECTED		2025	37,500		182,700		220,200			139,148C
		TPC	07/11/2016		INSPECTED		2024	22,500		156,900		179,400			134,965C
		TPC	04/17/2016		INSPECTED		2023	21,000		155,300		176,300			128,539C
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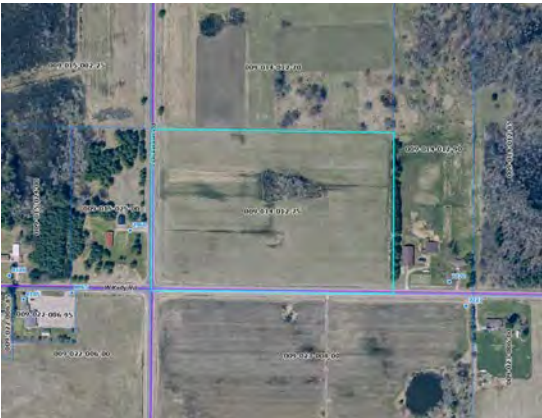
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Missaukee, Michigan

*** 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.		
KITCHEN THOMAS A & KORETTA	KITCHEN THOMAS A & KORETTA	0		05/30/2024	OTH	21-NOT USED/OTHER		2024-01393	DEED	0.0		
KITCHEN THOMAS A & KORETTA	KITCHEN THOMAS A & KORETTA	0		05/30/2024	QC	15-LADY BIRD		2024-01392	PROPERTY TRANSFER	0.0		
KITCHEN THOMAS A	KITCHEN THOMAS A & KORETTA	0		04/02/2024	QC	09-FAMILY/RELATED ENTITY		2024-00678	PROPERTY TRANSFER	0.0		
KITCHEN THOMAS A	KITCHEN THOMAS A	0		04/02/2024	OTH	21-NOT USED/OTHER		2024-01391	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/23/2024 Qual. Ag.										
Owner's Name/Address		MAP #:										
KITCHEN THOMAS A & KORETTA 7770 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 55,100										
			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		14.50 Acres		3800	100		55,100
					AGRICULTRU ROW		0.50 Acres		0	100		0
							15.00 Total Acres			Total Est. Land Value =		55,100
Tax Description												
SEC 14 T22N RBW (1*2025) N 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A SPLIT ON 04/23/2024 FROM 009-014-012-65; Comments/Influences												
Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ; Parent Parcel(s): 009-014-012-65; Child Parcel(s): 009-014-012-70, 009-014-012-75; -----												
												
		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	27,600	0	27,600			10,202C	
		TPC 05/30/2022 INSPECTED			2025	23,200	0	23,200			9,934C	
		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.					
KITCHEN THOMAS A & KORETTA	KITCHEN THOMAS A & KORETTA	0		05/30/2024	OTH	21-NOT USED/OTHER		2024-01393	OTHER	0.0					
KITCHEN THOMAS A & KORETTA	KITCHEN THOMAS A & KORETTA	0		05/30/2024	QC	15-LADY BIRD		2024-01394	PROPERTY TRANSFER	0.0					
KITCHEN THOMAS A	KITCHEN THOMAS A	0		04/02/2024	OTH	21-NOT USED/OTHER		2024-01395	DEED	0.0					
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status				
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 11/12/2024 Qual. Ag.													
Owner's Name/Address		MAP #:													
KITCHEN THOMAS A & KORETTA 7770 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 54,150													
			Improved	X	Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture								
		Public Improvements			* Factors * 660'X990'										
		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		
					AGRICULTRU 8 - 17 Acres			14.25 Acres			3800			100	54,150
					AGRICULTRU ROW			0.75 Acres			0			100	0
					15.00 Total Acres			Total Est. Land Value =			54,150				
Tax Description															
SEC 14 T22N RBW (0*2025) S 1/2 OF SW 1/4 OF SW 1/4 EXC E 1/2 OF E 1/2 THOF. 15A. SPLIT ON 04/23/2024 FROM 009-014-012-65; Comments/Influences															
Split/Comb. on 04/23/2024 completed 04/23/2024 TIM ; Parent Parcel(s): 009-014-012-65; Child Parcel(s): 009-014-012-70, 009-014-012-75; -----															
		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	27,100	0	27,100			10,202C				
		TPC 05/30/2022 INSPECTED	2025	22,800	0	22,800					9,934C				
		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.				
KITCHEN THOMAS A & LORETTA	KITCHEN THOMAS A & LORETTA	0	05/30/2024	QC	15-LADY BIRD	2024-01398	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 07/21/1994										
Owner's Name/Address		MAP #:										
KITCHEN THOMAS A & LORETTA M 7770 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 38,000										
		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>20@	\$3800	10.00	Acres	3800	100		
					10.00 Total Acres Total Est. Land Value = 38,000							
Tax Description		X										
. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.												
Comments/Influences		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	19,000	0	19,000			7,998C	
		TPC 05/30/2022 INSPECTED			2025	18,500	0	18,500			7,788C	
		TPC 04/20/2021 INSPECTED			2024	15,000	0	15,000			7,554C	
		TPC 12/27/2017 INSPECTED			2023	13,000	0	13,000			7,195C	

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KITCHEN THOMAS A & LORETTA	KITCHEN THOMAS A & LORETTA	0	05/30/2024	OTH	15-LADY BIRD	2024-01399	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
7770 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		FOUNDATION		10/22/2020		2020-0622		100%		
		P.R.E. 100% 07/21/1994										
Owner's Name/Address		MAP #:										
KITCHEN THOMAS A & LORETTA M 7770 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 270,363 TCV/TFA: 198.21										
		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	10.00	Acres	5600	100	56,000	
					10.00 Total Acres						Total Est. Land Value =	56,000
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
. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.					Work Description for Permit 2020-0622, Issued 10/22/2020: FOUNDATION SYSTEM FOR SF. HOME							
Comments/Influences												

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

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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Parcel Number: 009-014-014-00

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.		
DUTCHMAN PROPERTIES LLC	PEARSON JOHN L & MARIA J	1	10/31/2016	QC	09-FAMILY/RELATED ENTITY	2016-03809	PROPERTY TRANSFER	0.0		
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 07/21/1994 Qual. Ag.									
Owner's Name/Address	MAP #:									
PEARSON JOHN L & MARIA J 10919 WEST KELLY RD LAKE CITY MI 49651	2026 Est TCV 137,600									
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.	Public Improvements			* Factors *						
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	Gravel Road			AGRICULTRU 30 - 65 ACRES	28.00 Acres	3800	100		106,400	
	Paved Road			AGRICULTRU SURPLUS 2600/	12.00 Acres	2600	100		31,200	
	Storm Sewer			40.00 Total Acres Total Est. Land Value = 137,600						
	Sidewalk									
	Water									
Sewer										
X Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
X Level			2026	68,800	0	68,800			33,837C	
X Rolling										
X Low										
High										
Landscaped										
X Swamp										
X Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										
Who	When	What	2026	68,800	0	68,800			33,837C	
TPC 04/30/2021	INSPECTED		2025	58,600	0	58,600			32,948C	
TPC 12/27/2017	INSPECTED		2024	71,400	0	71,400			31,958C	
TPC 05/09/2017	INSPECTED		2023	38,000	0	38,000			30,437C	

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

Parcel Number: 009-014-015-00

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.																																				
WALTERS CHARLES J & KATHER	DUTCHMAN PROPERTIES LLC	62,000	01/20/2006	LC	03-ARM'S LENGTH	06-0/196	DEED	0.0																																				
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status																																						
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST																																											
	P.R.E. 100% 01/12/2006 Qual. Ag.																																											
Owner's Name/Address	MAP #:																																											
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2026 Est TCV 61,600																																											
	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																								
Tax Description	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>AGRICULTRU 8 - 17 Acres</td> <td>8.00</td> <td>Acres</td> <td>3800</td> <td>100</td> <td></td> <td></td> <td></td> <td>30,400</td> </tr> <tr> <td>AGRICULTRU SURPLUS 2600/</td> <td>12.00</td> <td>Acres</td> <td>2600</td> <td>100</td> <td></td> <td></td> <td></td> <td>31,200</td> </tr> <tr> <td colspan="8">20.00 Total Acres Total Est. Land Value =</td> <td>61,600</td> </tr> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AGRICULTRU 8 - 17 Acres	8.00	Acres	3800	100				30,400	AGRICULTRU SURPLUS 2600/	12.00	Acres	2600	100				31,200	20.00 Total Acres Total Est. Land Value =								61,600
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																				
AGRICULTRU 8 - 17 Acres	8.00	Acres	3800	100				30,400																																				
AGRICULTRU SURPLUS 2600/	12.00	Acres	2600	100				31,200																																				
20.00 Total Acres Total Est. Land Value =								61,600																																				
. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.	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																																										
	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	30,800	0	30,800			12,430C																																			
		TPC 04/30/2021 INSPECTED	2025	26,600	0	26,600			12,104C																																			
		TPC 05/13/2019 INSPECTED	2024	32,400	0	32,400			11,741C																																			
		TPC 12/27/2017 INSPECTED	2023	25,400	0	25,400			11,182C																																			



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Missaukee, Michigan

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

Parcel Number: 009-014-017-00

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.		
ARLENE PROPERTIES LLC	HUNT THOMAS W	0	09/15/2010	WD	31-SPLIT IMPROVED	2010-4261WD & 1	PROPERTY TRANSFER	0.0		
PEER JOHN W & PITZ AMY L	HOUSEHOLD FINANCE CORP	50,778	12/19/2009	SD	21-NOT USED/OTHER	2008/3292	DEED	100.0		
HOUSEHOLD FINANCE CORP	ARLENE PROPERTIES LLC	24,000	12/09/2009	OTH	21-NOT USED/OTHER	2010/35	DEED	100.0		
PEER JOHN W & AMY L (DIVOR	PEER JOHN W & PITZ AMY (T	0	05/30/2008	QC	21-NOT USED/OTHER	2008/2449	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ARLENE PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		2026 Est TCV 13,646								
		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		3.59 Acres	3800	100	13,646
					AGRICULTRU ROW		0.43 Acres	0	100	0
					4.02 Total Acres		Total Est. Land Value =			13,646
Tax Description										
S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243 SPLIT ON 12/23/2010 INTO 009-014-017-90; SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A. HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences										
009-014-017-00 completed LAYER REQUEST; 009-014-017-00; 009-017-90; ----- 006-79 CE. WEST 690 FT. THEREOF, OF THE SOUTH OF HWY. M-55 FT. THEREOF. SEC OR -. 006-70 XES. EAST 300 FT. OF SW X OF THE NE X										
										
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Parcel Number: 009-014-017-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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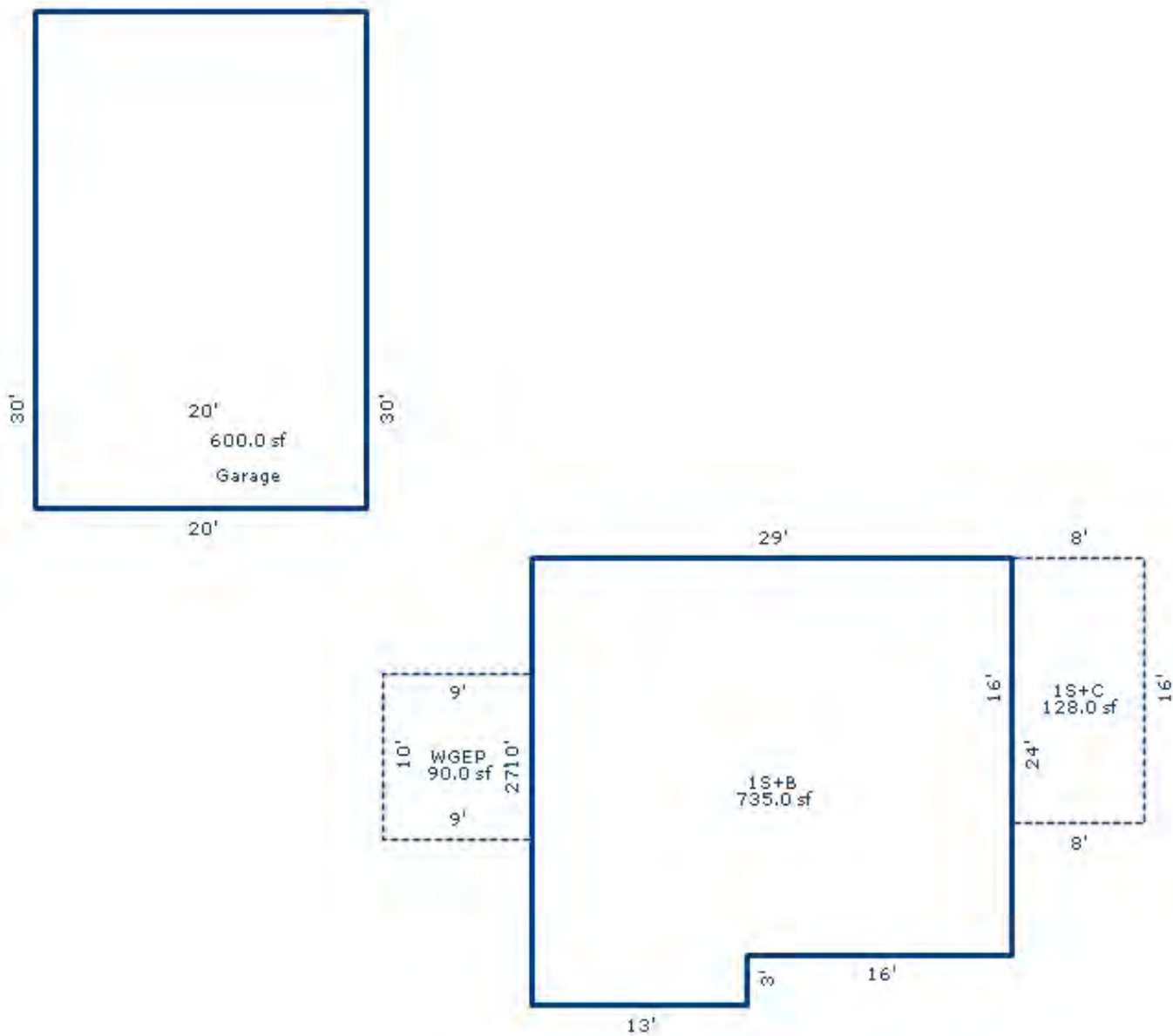
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MILLER ASHLEE	PIOTROWSKI MARK	106,000	11/05/2019	WD	03-ARM'S LENGTH	2019-03593	PROPERTY TRANSFER	100.0			
HUNT THOMAS W & ANN M	MILLER ASHLEE	92,400	12/28/2018	WD	03-ARM'S LENGTH	2019-00035	PROPERTY TRANSFER	100.0			
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	12/20/2016	QC	18-LIFE ESTATE	2016-04185	PROPERTY TRANSFER	0.0			
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	11/29/2016	QC	09-FAMILY/RELATED ENTITY	2016-03899	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
2980 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 11/05/2019									
Owner's Name/Address		MAP #:									
PIOTROWSKI MARK 2980 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 138,050 TCV/TFA: 159.97									
		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 250.00 170.00 0.9457 0.8074				110 100	20,999		
				250 Actual Front Feet, 0.98 Total Acres				Total Est. Land Value =	20,999		
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates							
E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W SPLIT ON 12/23/2010 FROM 009-014-017-00; FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A. HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010 Split of 009-014-017-00 on 12/23/2010				Description	Rate		Size % Good		Cash Value		
				Residential Local Cost Land Improvements							
				Description	Rate		Size % Good		Cash Value		
		X	Electric	LAND IMPROVE 1000		1,000.00		1 95	950		
			Gas	Total Estimated Land Improvements True Cash Value = 950							
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
Comments/Influences											
MLS 1820817 REMODELED 2 BEDROOM AND 1											
		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	10,500	58,500	69,000			47,686C
		TPC	12/27/2017	INSPECTED	2025	8,600	50,800	59,400			46,433C
		TPC	08/01/2016	INSPECTED	2024	8,600	44,000	52,600			45,037C
		TPC	01/27/2012	INSPECTED	2023	6,700	42,600	49,300			42,893C
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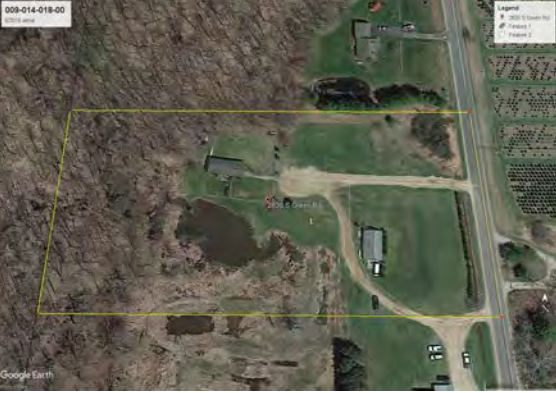
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 90	Type WGEP (1 Story)	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: 0 Area: 600 % Good: 25 Storage Area: 0 No Conc. Floor: 600		
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: 863 Total Base New : 143,981 Total Depr Cost: 89,134 Estimated T.C.V: 109,635		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled										X	Plaster Wood T&G	
Yr Built 1921	Remodeled REMO 2011	Ex											Ord	X	Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 60 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 = 863 SF Floor Area = 863 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 Mich Bsmnt. 735 1 Story Siding Crawl Space 128 Total: 113,322 80,442					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(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 1,185 770 Water/Sewer 1000 Gal Septic 1 4,386 2,851 Water Well, 50 Feet 1 3,344 2,174 Porches WGEP (1 Story) 90 8,717 5,666 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 600 14,724 3,681 No Concrete Floor 600 -3,594 -899 Built-Ins Appliance Allow. 1 1,897 1,233 Totals: 143,981 89,134								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster						(7) Excavation						
(2) Windows		(8) Basement		Lump Sum Items:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 109,635								
X	Many Avg. Few		Large Avg. Small						Basement: 735 S.F. Crawl: 128 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	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:								
(3) Roof		(10) Floor Support													
X	Gable Hip Flat		Gambrel Mansard Shed	Chimney: Brick			*** Information herein deemed reliable but not guaranteed***								
X	Asphalt Shingle														

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

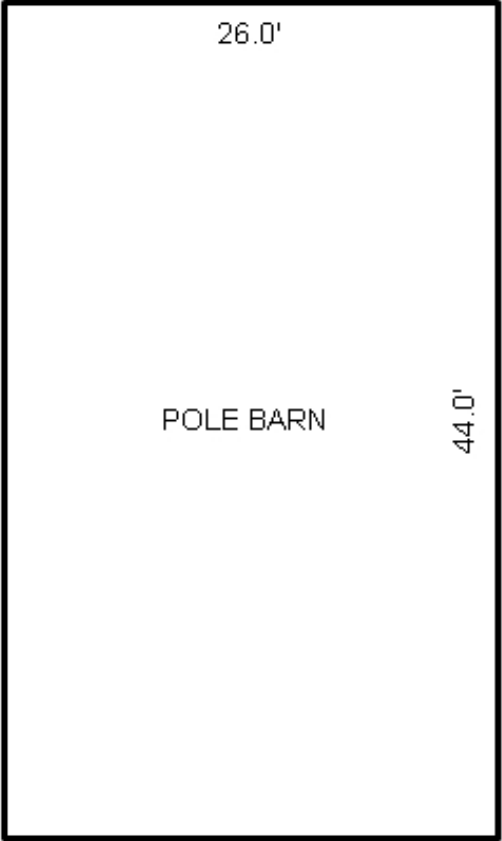
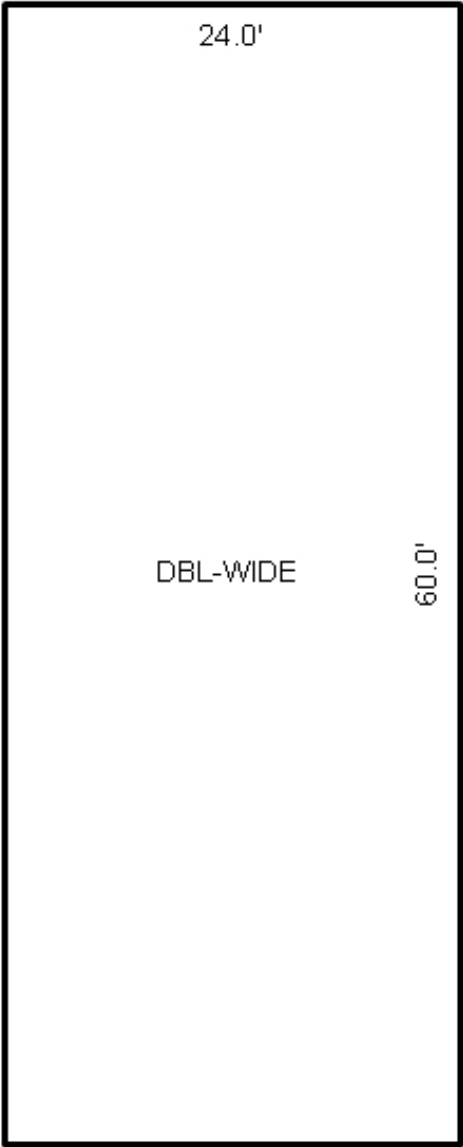


Building Type	Barn - General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 140				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	30 x 40 = 1200				
Cost New	\$ 39,732				
Phy./Func./Econ. %Good	35/50/100 17.5				
Depreciated Cost	\$ 6,953				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	35				
Est. True Cash Value	\$ 6,466				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6466 / All Cards: 6466					

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			
2830 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/21/1994							
Owner's Name/Address	MAP #:								
HILL STACEY R 2830 S GREEN RD LAKE CITY MI 49651	2026 Est TCV 227,187 TCV/TFA: 157.77								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 330.00 660.00 0.8823 1.1334 110 100 36,300 330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 36,300						
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates						
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.89 1800 0 0 Fencing: Wire Mesh, #11 3.20 400 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 100 1,000 Total Estimated Land Improvements True Cash Value = 1,000						
	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2026	18,200	95,400	113,600			35,215C
	X	Low	2025	14,900	81,400	96,300			34,290C
	X	High	2024	14,900	69,900	84,800			33,259C
	X	Landscaped	2023	11,600	62,900	74,500			31,676C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
Who	When	What	2026	18,200	95,400	113,600			35,215C
TPC 12/27/2017 INSPECTED	2025	14,900	81,400	96,300			34,290C		
TPC 01/27/2012 INSPECTED	2024	14,900	69,900	84,800			33,259C		
	2023	11,600	62,900	74,500			31,676C		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: 1976 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: 1144 % 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: 25 Floor Area: 1,440 Total Base New : 205,842 Total Depr Cost: 154,380 Estimated T.C.V: 189,887		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE			Drywall Paneled											Plaster Wood T&G	
Yr Built 1992	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1992				
				X Ex.				Ord.		Min					
				No. of Elec. Outlets			Ground Area = 1440 SF		Floor Area = 1440 SF.						
				Many			X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas								
		Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0					Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
		(8) Basement					1 Story		Siding	Crawl Space	1,440				
											Total:	168,287	126,214		
							Other Additions/Adjustments								
							Plumbing								
							Average Fixture(s)				1	1,185	889		
							2 Fixture Bath				1	2,502	1,876		
							Water/Sewer								
							1000 Gal Septic				1	4,386	3,289		
							Water Well, 50 Feet				1	3,344	2,508		
							Built-Ins								
							Appliance Allow.				1	1,897	1,423		
							Garages								
							Class: CD Exterior: Pole (Unfinished)								
							Base Cost				1144	24,241	18,181		
											Totals:	205,842	154,380		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:								
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			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						189,887		
X	Asphalt Shingle	Gambrel Mansard Shed		Lump Sum Items:											
Chimney: Metal		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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



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

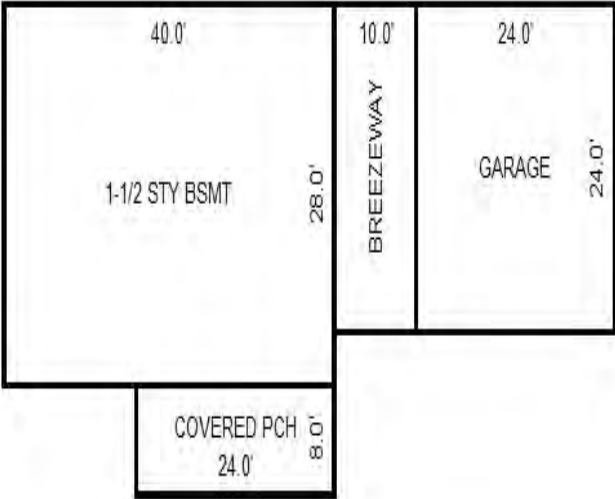
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PEDLAR JACK W	PEDLAR JACK W	0	01/20/2025	QC	15-LADY BIRD	2025-00178	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
2800 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/21/1994									
Owner's Name/Address		MAP #:									
PEDLAR JACK W 2800 S GREEN ROAD LAKE CITY MI 49651		2026 Est TCV 237,188 TCV/TFA: 141.18									
		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	
Tax Description					A 200' @ 110/FF	330.00	662.00	0.8823 1.1342	110 100	36,327	
. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.		X			330 Actual Front Feet, 5.01 Total Acres					Total Est. Land Value = 36,327	
Comments/Influences					Land Improvement Cost Estimates						
					Description				Rate	Size % Good	Cash Value
					D/W/P: 3.5 Concrete				6.16	1122 0	0
					Wood Frame				24.86	120 94	2,804
		X			Residential Local Cost Land Improvements						
					Description				Rate	Size % Good	Cash Value
					LAND IMPROVE 1000				1,000.00	2 95	1,900
					Total Estimated Land Improvements True Cash Value =						4,704
		Topography of Site									
		X	Level								
					Rolling						
					Low						
					High						
					Landscaped						
					Swamp						
					Wooded						
					Pond						
					Waterfront						
					Ravine						
					Wetland						
					Flood Plain						
		Who	When	What	2026	18,200	100,400	118,600			63,079C
		TPC 12/27/2017	INSPECTED		2025	14,900	85,500	100,400			61,421C
		TPC 11/20/2013	INSPECTED		2024	14,900	73,700	88,600			59,575C
		TPC 01/27/2012	INSPECTED		2023	11,600	71,300	82,900			56,739C

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



Sketch by Apex IV™

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

Parcel Number: 009-014-020-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

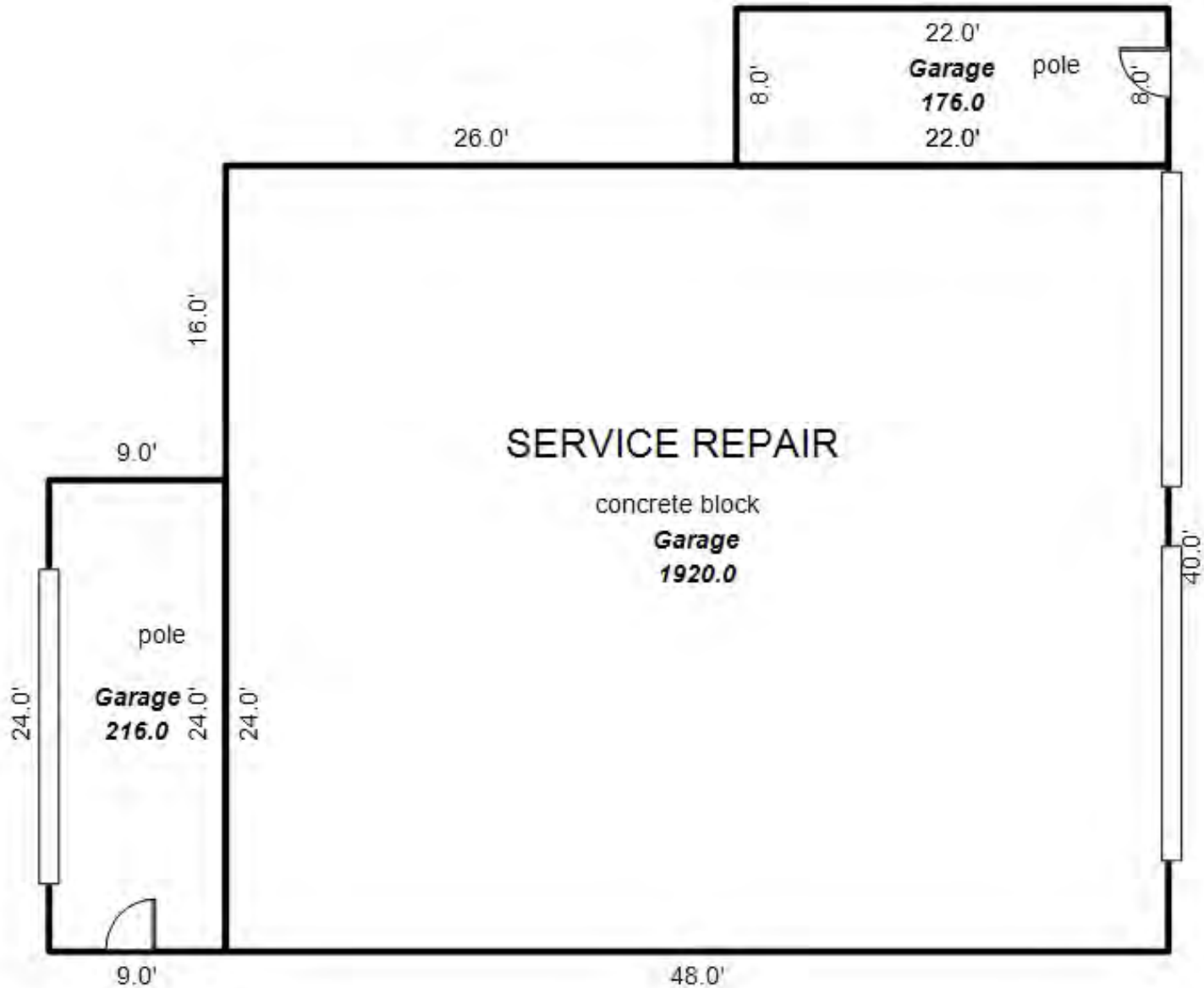
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HILL STACEY R	MISSAUKEE COUNTY TREASURER	0	02/26/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
2870 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
HILL STACEY R 2830 S GREEN RD LAKE CITY MI 49651	2026 Est TCV 90,835 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	165.00	660.00	1.0493	1.1334	110 100	21,584
			165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =						21,584
Tax Description									
. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.									
Comments/Influences									
	X	Dirt Road							
		Gravel Road							
	X	Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
		Electric							
		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								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2026	10,800	34,600	45,400		29,221C	
TPC 05/13/2019	INSPECTED		2025	8,800	31,100	39,900		28,453C	
TPC 12/27/2017	INSPECTED		2024	8,800	26,700	35,500		27,598C	
TPC 01/27/2012	INSPECTED		2023	6,900	25,800	32,700		26,284C	

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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: 1981 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1920 % 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: 30 Floor Area: 0 Total Base New : 80,432 Total Depr Cost: 56,302 Estimated T.C.V: 69,251		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 1981	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=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -4,478 -3,135 Garages Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 1920 70,426 49,298 Class: C Exterior: Pole (Unfinished) Base Cost 176 6,503 4,552 Class: C Exterior: Pole (Unfinished) Base Cost 216 7,981 5,587 Totals: 80,432 56,302 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 69,251						
	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												
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												
		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***



Parcel Number: 009-014-020-50

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.	
MCVICAR-BRIGGS BONNIE	MCVICAR MATTHEW	1	07/31/2023	QC	09-FAMILY/RELATED ENTITY	2023-02048	DEED	0.0	
MCVICAR MICHELLE	MCVICAR MATTHEW	1	01/21/2016	QC	09-FAMILY/RELATED ENTITY	2016-00202	DEED	0.0	
MC VICAR MARK	MCVICAR MICHELLE & BRIGGS	1	09/05/2014	QC	21-NOT USED/OTHER	2014-03029	PROPERTY TRANSFER	0.0	
BAKER JANICE KAE (WIFE OF	MC VICAR MARK (MM)	0	12/12/2008	QC	21-NOT USED/OTHER	2009/3543	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
2882 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
MCVICAR MATTHEW 2882 S GREEN RD LAKE CITY MI 49651		2026 Est TCV 63,052 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		165.00	660.00	1.0493 1.1334	110 100 21,584
				165 Actual Front Feet, 2.50 Total Acres		Total Est. Land Value =		21,584	
Tax Description		X	Dirt Road						
. SEC 14 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.			Gravel Road						
Comments/Influences			Paved Road						
		Storm Sewer							
		Sidewalk							
		Water							
		X	Sewer						
			Electric						
			Gas						
			Curb						
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Topography of Site									
X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
Wetland									
Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who When What		2026	10,800	20,700	31,500			18,763C	
TPC 04/30/2021 INSPECTED		2025	8,800	18,600	27,400			18,270C	
TPC 05/13/2019 INSPECTED		2024	8,800	16,000	24,800			17,721C	
TPC 12/27/2017 INSPECTED		2023	6,900	15,400	22,300			16,878C	
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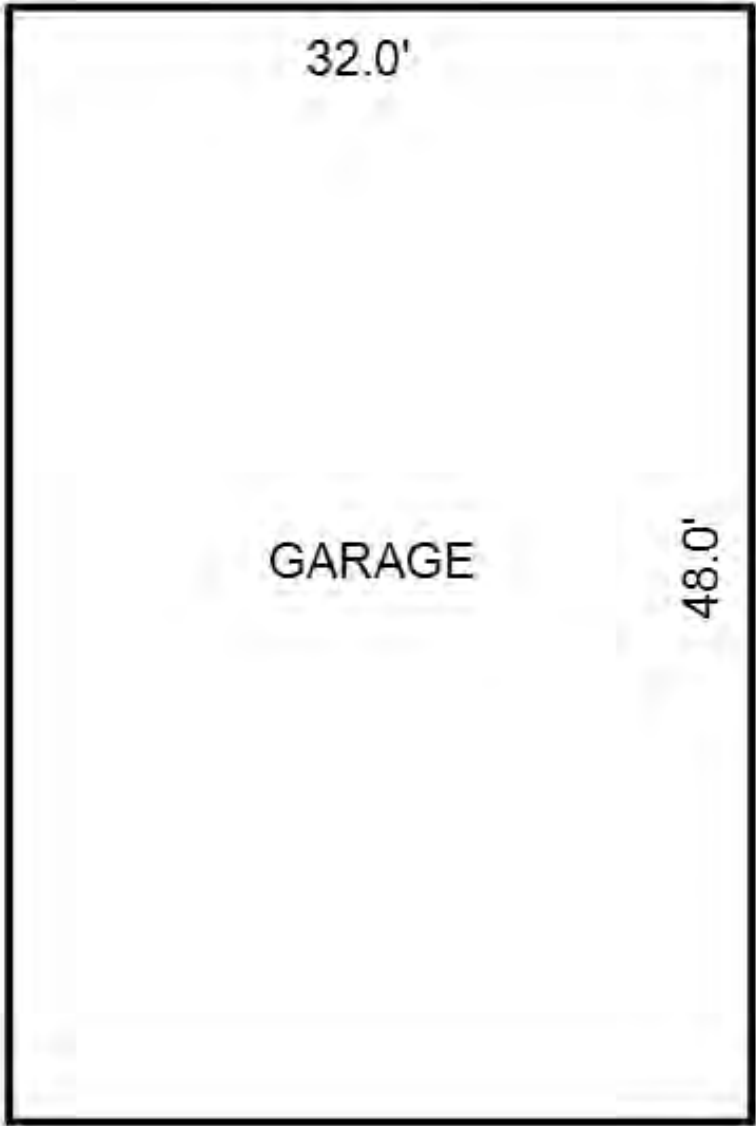


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Missaukee, Michigan

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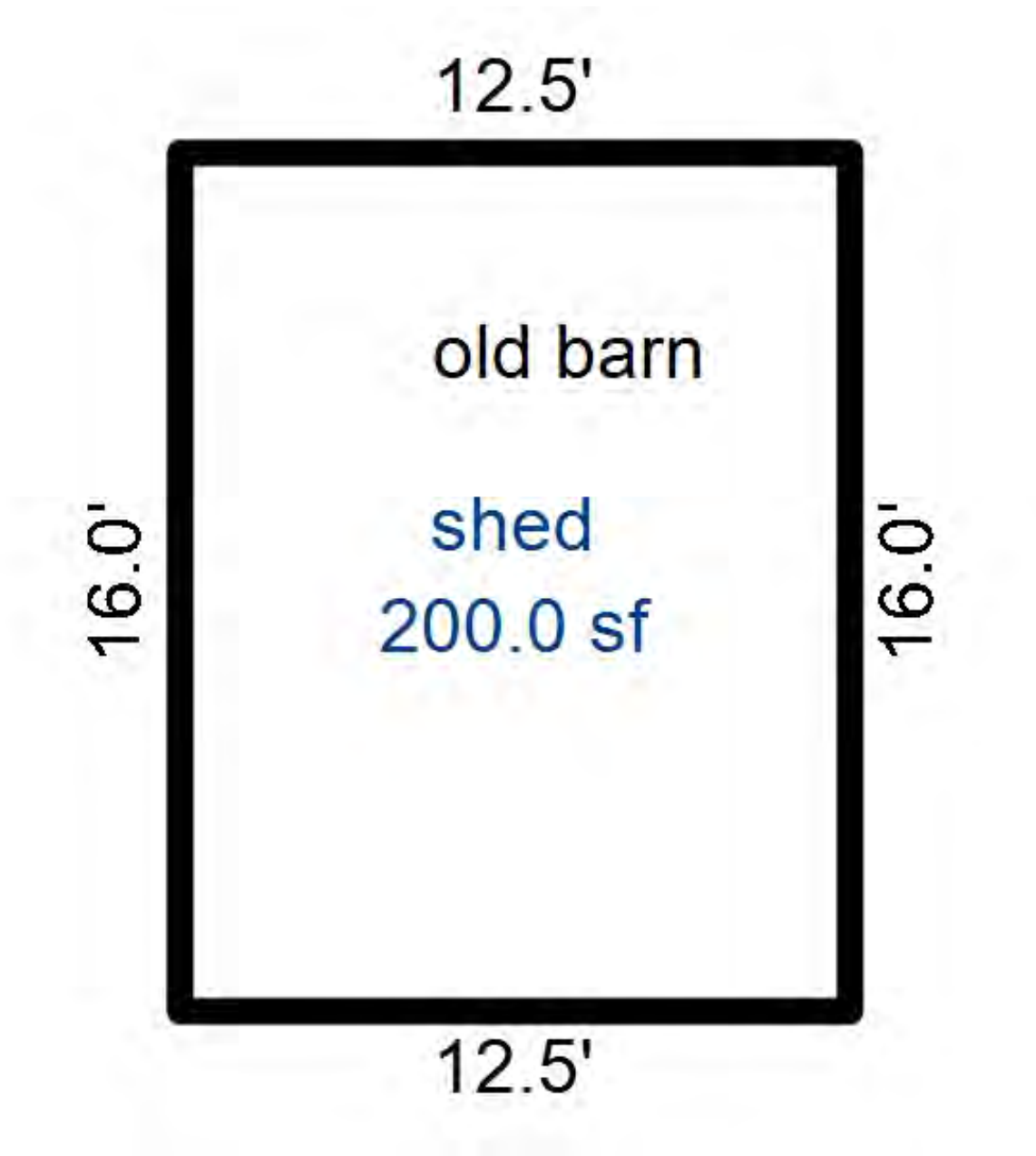
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage 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: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 2090 % 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: 25 Floor Area: 0 Total Base New : 44,951 Total Depr Cost: 33,714 Estimated T.C.V: 41,468	E.C.F. X 1.230			Bsmnt Garage: Carport Area: Roof:			
	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			(12) Electric									
		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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					(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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BORSUM DEBRA	BORSUM DEBRA & BORSUM EMILY	0	04/21/2021	QC	09-FAMILY/RELATED ENTITY	2021-02011 & -	PROPERTY TRANSFER	0.0			
BORSUM DENNIS M	BORSUM DEBRA	0	07/23/2019	QC	09-FAMILY/RELATED ENTITY	2019-02261	DEED	0.0			
BORSUM DENNIS M	BORSUM DEBRA	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02260	DEED	0.0			
BORSUM ERVIN & BETTY J TRU	BORSUM DENNIS M & DEBRA	0	10/28/2010	QC	09-FAMILY/RELATED ENTITY	2010-4859QC	PROPERTY TRANSFER	0.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 08/01/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
BORSUM DEBRA & BORSUM EMILY 2540 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 37,780									
		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 SURPLUS 2600/	8.00	Acres	2600	100	20,805	
					AGRICULTRU UNTILLED 3200	5.00	Acres	3200	100	16,000	
					13.00 Total Acres Total Est. Land Value =					36,805	
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Wood Frame	19.51		200 25		975	
					Total Estimated Land Improvements True Cash Value =					975	
SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 EXC BEG 700 FT W OF SE COR TH N295FT, W 295FT, S 295FT, E295FT TO POB. 13.022A. SPLIT ON 5/28/2020 PART TO 009-015-002-90 FORMERLY . SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 15A.		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
Comments/Influences											
Split/Comb. on 05/08/2020 completed 05/10/2020					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	18,400	500	18,900			5,676C
TPC 05/13/2019 INSPECTED					2025	16,200	500	16,700		5,527C	
TPC 05/06/2018 INSPECTED					2024	18,500	400	18,900		5,361C	
TPC 12/27/2017 INSPECTED					2023	12,400	400	12,800		5,106C	
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*** Information herein deemed reliable but not guaranteed***

03/24/2026

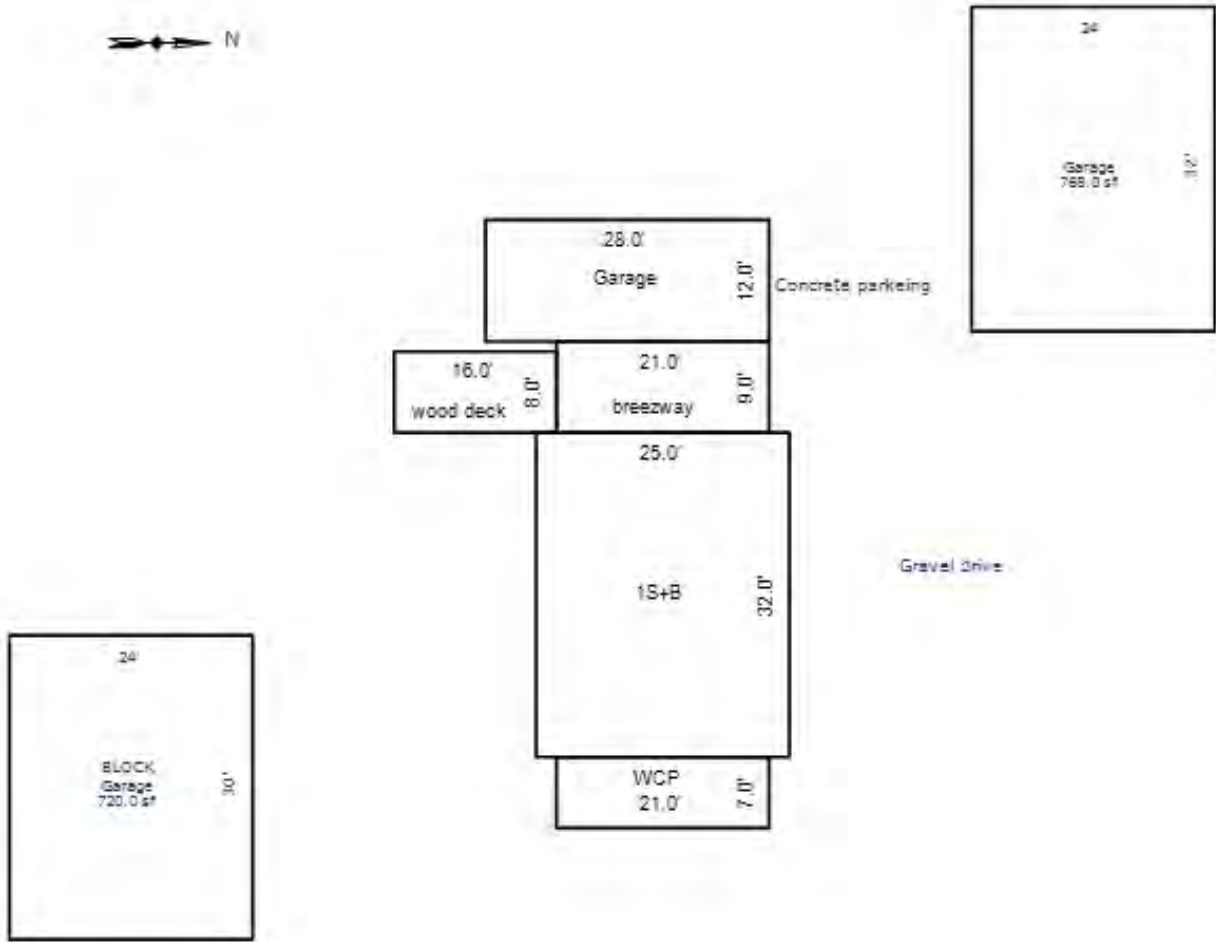
A photograph of a rustic, single-story house with a dark roof and a porch, surrounded by lush green trees and a lawn. The house has a gabled roof with a chimney on the right side. The exterior walls are made of dark, weathered wood or metal siding. A covered porch with a railing runs along the left side of the house. The house is set on a green lawn, and large, leafy trees are in the background and to the sides. The sky is blue with some clouds.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: 1985 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																									
Building Style: 1S		Trim & Decoration		Size of Closets					Class: D Effec. Age: 40 Floor Area: 800 Total Base New : 185,816 Total Depr Cost: 111,413 Estimated T.C.V: 137,038		E.C.F. X 1.230		Bsmnt Garage:																			
Yr Built 1930	Remodeled 1985	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 150 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: 800 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 8 Poured Conc. Stone Treated Wood X 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				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish					Lump Sum Items:																									
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																												
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
X	Gable Hip Flat		Gambrel Mansard Shed																													
X	Asphalt Shingle																															
Chimney: Metal																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>108,605</td> <td>65,164</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 593 Water/Sewer 1000 Gal Septic 1 4,109 2,465 Water Well, 50 Feet 1 3,344 2,006 Porches WCP (1 Story) 147 5,523 3,314 Deck Treated Wood 128 2,848 1,709 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 11,474 6,884 Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 720 21,542 12,925 Class: D Exterior: Pole (Unfinished) Base Cost 768 15,452 9,271 Built-Ins Appliance Allow. 1 1,607 964 Breezeways Frame Wall 189 9,819 5,891 Unit-in-Place Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	800			Total:				108,605	65,164
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	800																													
Total:				108,605	65,164																											

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

barn with roof damage



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

Parcel Number: 009-015-002-90

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.		
BORSUM DEBRA	BORSUM EMILY	1	04/21/2021	QC	09-FAMILY/RELATED ENTITY	2021-02011 & -	(PROPERTY TRANSFER	0.0		
BORSUM DEBRA	BORSUM EMILY	0	05/03/2020	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2424 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		New House		09/17/2020		2020-0518		100%
		P.R.E. 100% 10/31/2021								
Owner's Name/Address		MAP #:								
BORSUM EMILY 2424 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 513,842 TCV/TFA: 214.82								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors * 295'X295'					
					Description Frontage Depth Front Depth Rate %Adj. Reason Value					
					Residentia 1 - 2.99@\$9000 2.00 Acres 9000 100 17,982					
					2.00 Total Acres Total Est. Land Value = 17,982					
Tax Description					Land Improvement Cost Estimates					
					Description Rate Size % Good Cash Value					
					D/W/P: 4in Concrete 6.96 2358 50 8,206					
					Wood Frame 22.96 360 50 4,133					
					Total Estimated Land Improvements True Cash Value = 12,339					
SEC 15 T22N R8W BEG 700 FT W OF SE COR OF THE NE 1/4 OF SEC 15 T22N R8W TH N295FT, W 295FT, S 295FT, E295FT TO POB. 1.9978A.					Work Description for Permit 2020-0518, Issued 09/17/2020: NEW RESI USE S.F. HOME W/ ATTACHED GARAGE. IFC PANELS FROME & CONCETE. POURED FOUNDATION. ELECTRI					
SPLIT ON 05/08/2020 FROM 009-015-002-00; Comments/Influences					HEAT. NECH N/A. 1STORIES, 2BDRM, 4 BATH. TOTAL AREA 2146.					
2020 LAND DIVISION ACCESS "EXISTING EASEMENT NORTH SIDE 200 YARDS TO WOODLINE"										
Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;										
Parent Parcel(s): 009-015-002-00;										
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			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	9,000	247,900	256,900		185,517C
		JWV	11/10/2023	INSPECTED	2025	9,000	210,900	219,900		180,640C
		JWV	11/08/2022	INSPECTED	2024	7,000	181,900	188,900		175,209C
		JWV	11/01/2021	INSPECTED	2023	7,000	181,000	188,000		175,158C

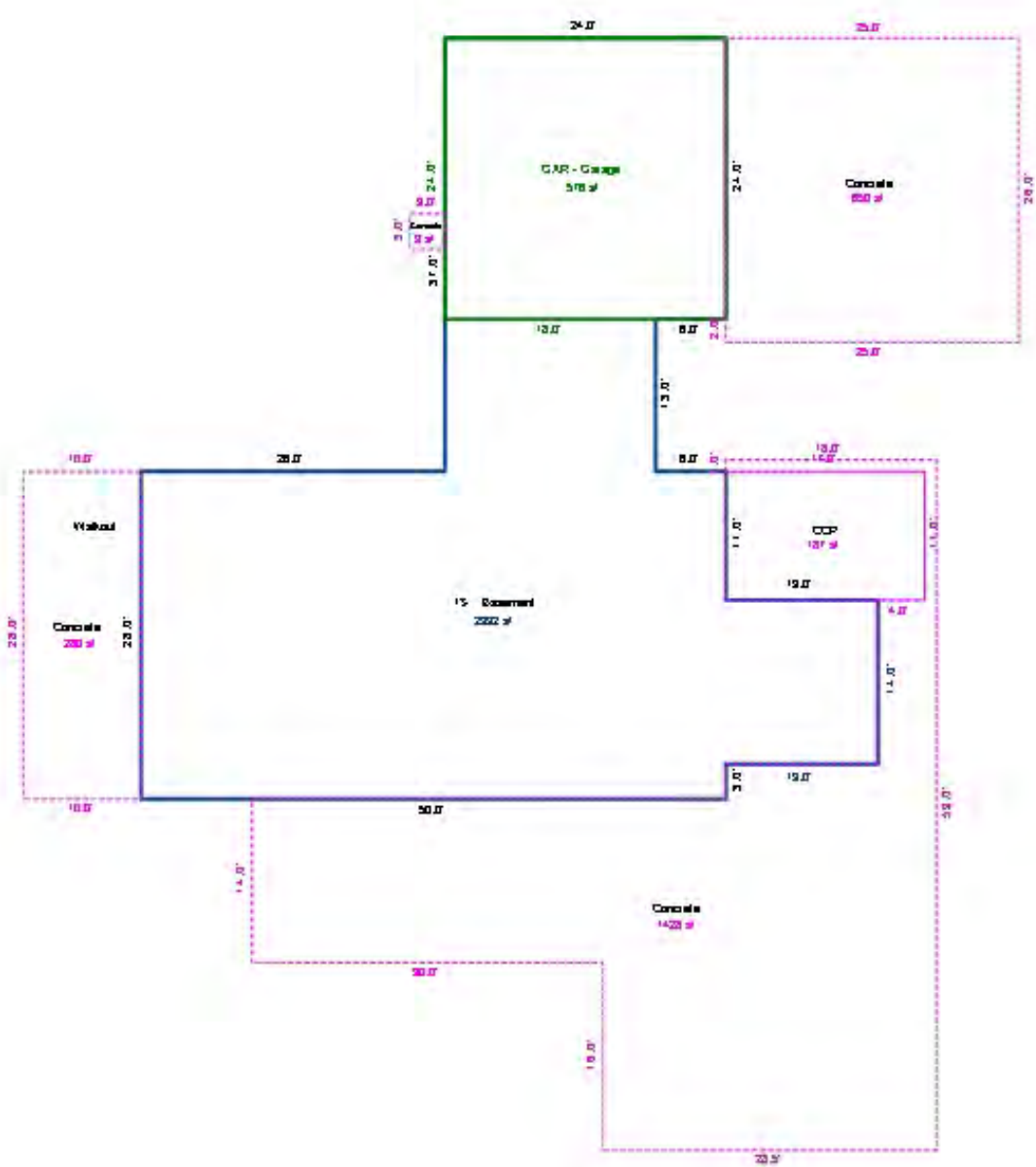
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 187	Type CCP (1 Story)	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 2,392 Total Base New : 397,076 Total Depr Cost: 393,107 Estimated T.C.V: 483,521		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S			Drywall Paneled												Plaster Wood T&G				
Yr Built 2023		Remodeled 0	Ex												Ord		Min		
Condition: Average		Size of Closets												Lg		Ord		Small	
Room List		Doors:												Solid		H.C.			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 2392 SF Floor Area = 2392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 2,392 Total: 336,879 333,511		Cls C Blt 2023									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service															
				No./Qual. of Fixtures Ex. Ord. Min															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Other Additions/Adjustments Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Basement, Outside Entrance, Above Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		1,960 1,960 1,408 8,866 2,966 9,318 5,677 5,178 23,910 -2,589 527 2,686 393,107 483,521							
				Many Ave. Few															
				(13) Plumbing															
(2) Windows		(7) Excavation			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			Totals: 397,076 393,107											
Many Avg. Few	Large Avg. Small	Basement: 2392 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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Totals: 397,076 393,107												
(3) Roof		(9) Basement Finish																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																
X	Asphalt Shingle	(10) Floor Support					Totals: 397,076 393,107												
Chimney:		Joists: Unsupported Len: Cntr.Sup:																	

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

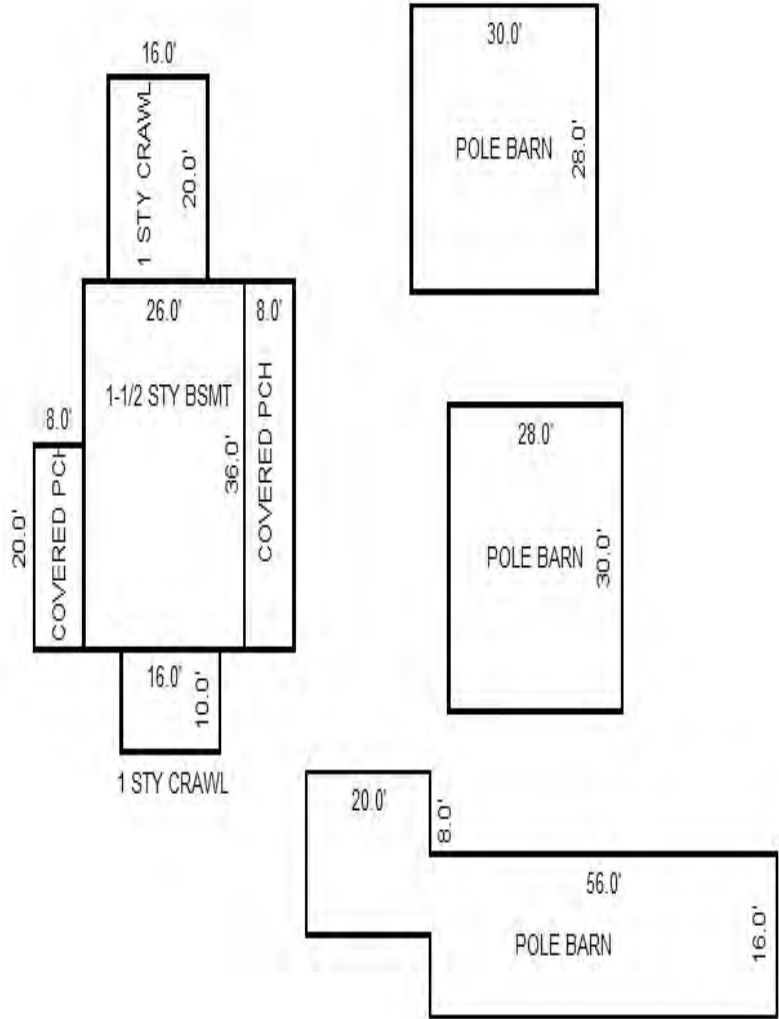


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MOLITOR DON & BETTY FAMILY	MOLITOR DON & BETTY	1	06/26/2024	QC	15-LADY BIRD	2024-01556	PROPERTY TRANSFER	0.0				
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMILY	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2400 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/13/2006		20060031		Complete		
		P.R.E. 100% 07/21/1994										
Owner's Name/Address		MAP #:										
MOLITOR DON & BETTY 2400 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 363,605 TCV/TFA: 193.00										
		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	
					Residentia 18	-29	@\$5000	25.00	Acres	5000 100	125,000	
					25.00 Total Acres						Total Est. Land Value =	125,000
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: Asphalt Paving				2.89	3000	0	0
					Residential Local Cost Land Improvements							
					Description					Rate	Size % Good	Cash Value
					LAND IMPROVE 2500				2,500.00	1	97	2,425
					Total Estimated Land Improvements True Cash Value =							2,425
					Work Description for Permit 20060031, Issued 03/13/2006: Reroof PB							

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 160 288	Type WCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,884 Total Base New : 300,029 Total Depr Cost: 192,016 Estimated T.C.V: 236,180		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall X Paneled	Plaster Wood T&G											
Yr Built 1977	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 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1416 SF Floor Area = 1884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 936 1 Story Siding Crawl Space 160 1 Story Siding Crawl Space 320 Total: 214,712 136,560 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 770 2 Fixture Bath 1 2,502 1,626 Water/Sewer 1000 Gal Septic 1 4,386 2,851 Water Well, 50 Feet 1 3,344 2,174 Porches WCP (1 Story) 160 6,554 4,260 WCP (1 Story) 288 9,124 5,931 Garages Class: D Exterior: Pole (Unfinished) Base Cost 840 16,573 10,772 Door Opener 1 415 270 Class: D Exterior: Pole (Unfinished) Base Cost 840 16,573 10,772 Class: D Exterior: Pole (Unfinished) Base Cost 1216 22,764 14,797 Built-Ins Appliance Allow. 1 1,897 1,233 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing										
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures										
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Ex. X Ord. Min										
(2) Windows		X Tile		No. of Elec. Outlets			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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:							
X Many Avg. Few		X Large Avg. Small		Basement: 936 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(8) Basement										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish										
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:							
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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



Sketch by Apex IV™

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

Parcel Number: 009-015-006-00

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.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
MISSAUKEE COUNTY ROAD COMMISSION 1199 N MOREY RD LAKE CITY MI 49651	2026 Est TCV 0							
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
Taxpayer's Name/Address	Public Improvements	Description Frontage Depth Front Depth Rate %Adj. Reason Value 0.00 Total Acres Total Est. Land Value = 0						
MISSAUKEE CO ROAD COMMISSION 1199 N MOREY RD LAKE CITY MI 49651	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Tax Description								
. SEC 15 T22N R8W N 20 FT OF FORMER RR R/W LYING ACROSS NE 1/4 OF NW 1/4 & RIGHT OF WAY FOR JENNINGS RD.								
Comments/Influences								
	Topography of Site							
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	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

*** 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	04/01/2003	WD	33-TO BE DETERMINED	03-0:1789	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2155 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED		11/13/2006		20060446		Complete		
		P.R.E. 0%		MANUFACTURED		11/13/2006		20060445		Complete		
Owner's Name/Address		MAP #:										
ATEN EDWARD 7640 W WALKER ROAD MANTON MI 49663		2026 Est TCV 156,356 TCV/TFA: 74.46										
		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 435.53 550.46 0.8232 1.0831 110 100 42,715							
					412 Actual Front Feet, 5.65 Total Acres Total Est. Land Value = 42,715							
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Work Description for Permit 20060446, Issued 11/13/2006: 14 x 70 MH COMPLETE FOR 08. Work Description for Permit 20060445, Issued 11/13/2006: 1999 MH - 14 x 80 COMPLETE FOR 08.						
SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG 54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO POB. 5.21A.												
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
98 SPLIT TO 007-10,20,30,35,40,45,& 50 FOR 99												
		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	21,400	56,800	78,200			46,821C	
		TPC 12/27/2017 INSPECTED			2025	17,500	45,500	63,000			45,591C	
		TPC 08/10/2015 INSPECTED			2024	9,000	46,200	55,200			44,221C	
					2023	9,000	50,400	59,400			42,116C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 20 Floor Area: Total Base New : 110,834 Total Depr Cost: 60,958 Estimated T.C.V: 57,301		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1999		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												
		X	Drywall													
(2) Windows		(7) Excavation		Ex.			X	Ord.		Min						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many			X	Ave.		Few						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing												
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer												
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1999
 (11) Heating System: Wall Furnace
 Ground Area = 1120 SF Floor Area = 1120 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
 Building Areas
 Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost
 Main Home Siding Comp.Shingle 1120
 Total: 87,726 48,249
 Other Additions/Adjustments
 Skirting, Metal or Vinyl, Vertical 188 2,316 1,274
 Plumbing
 Average Fixture(s) 1 1,293 711
 3 Fixture Bath 1 3,780 2,079
 Water/Sewer
 1000 Gal Septic 1 5,433 2,988
 Water Well, 100 Feet 1 6,387 3,513
 Built-Ins
 Appliance Allow. 1 3,899 2,144
 Totals: 110,834 60,958
 Notes: 1999 MH (2161 S BLODGETT)
 ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 57,301

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



Sketch by Apex Medina™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: HUD		X	Drywall Paneled													Plaster Wood T&G		
Yr Built 1990 EST		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													
		X	Drywall				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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
		(9) Basement Finish																
(3) Roof					(14) Water/Sewer													
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 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: 2 Mobile Home HUD Cls Average Blt 1990

(11) Heating System: Wall Furnace

Ground Area = 980 SF Floor Area = 980 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding		Comp.Shingle	980		
Total:					61,935	45,832
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical				168	1,969	1,457
Plumbing						
Average Fixture(s)				1	1,010	747
3 Fixture Bath				1	2,944	2,179
Water/Sewer						
1000 Gal Septic				1	4,689	3,470
Water Well, 100 Feet				1	5,734	4,243
Built-Ins						
Appliance Allow.				1	2,713	2,008
Totals:					80,994	59,936

Notes: 2155 S BLODGETT

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 56,340

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



Sketch by Apex Medina™

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

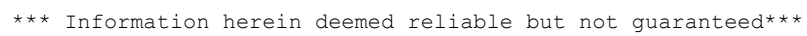
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OTTEWELL DONAD & YVONNE	BRONSON PEGGY	148,500	06/05/2014	WD	03-ARM'S LENGTH	2014-02010	PROPERTY TRANSFER	100.0					
DIRKSE RICHARD L & KAY S	OTTEWELL DONAD & YVONNE	146,000	04/19/2013	WD	03-ARM'S LENGTH	2013-01433 WD	PROPERTY TRANSFER	100.0					
		28,000	07/01/2000	WD	33-TO BE DETERMINED	338:1268	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
8757 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 06/15/2014											
Owner's Name/Address		MAP #:											
BRONSON PEGGY 8757 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 364,931 TCV/TFA: 330.55											
		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 8.57 Acres 5600 100 47,992								
					8.57 Total Acres Total Est. Land Value = 47,992								
Tax Description													
2013-01433 WD The East 66 feet of theW 1/2 of NW 1/4 of Section 15, T22N,R8W., lying North ofthe South right of way line of the foRMeRCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as: Commencing atthe W 1/4 coRNeR of Section 1S, T22N,R8W., Thence North 1581.5 feet		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: 4in Ren. Conc. 8.17 720 0 0 D/W/P: 3.5 Concrete 6.58 248 0 0 D/W/P: 3.5 Concrete 6.58 192 0 0 Wood Frame 22.54 576 50 6,491 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 = 11,241							
		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	24,000	158,500	182,500		99,266C
		TPC 04/03/2019 INSPECTED			2025		21,400	137,200	158,600			96,657C	
		TPC 12/27/2017 INSPECTED			2024		12,900	118,400	131,300			93,751C	
					2023		12,000	114,800	126,800			89,287C	
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*** Information herein deemed reliable but not guaranteed***

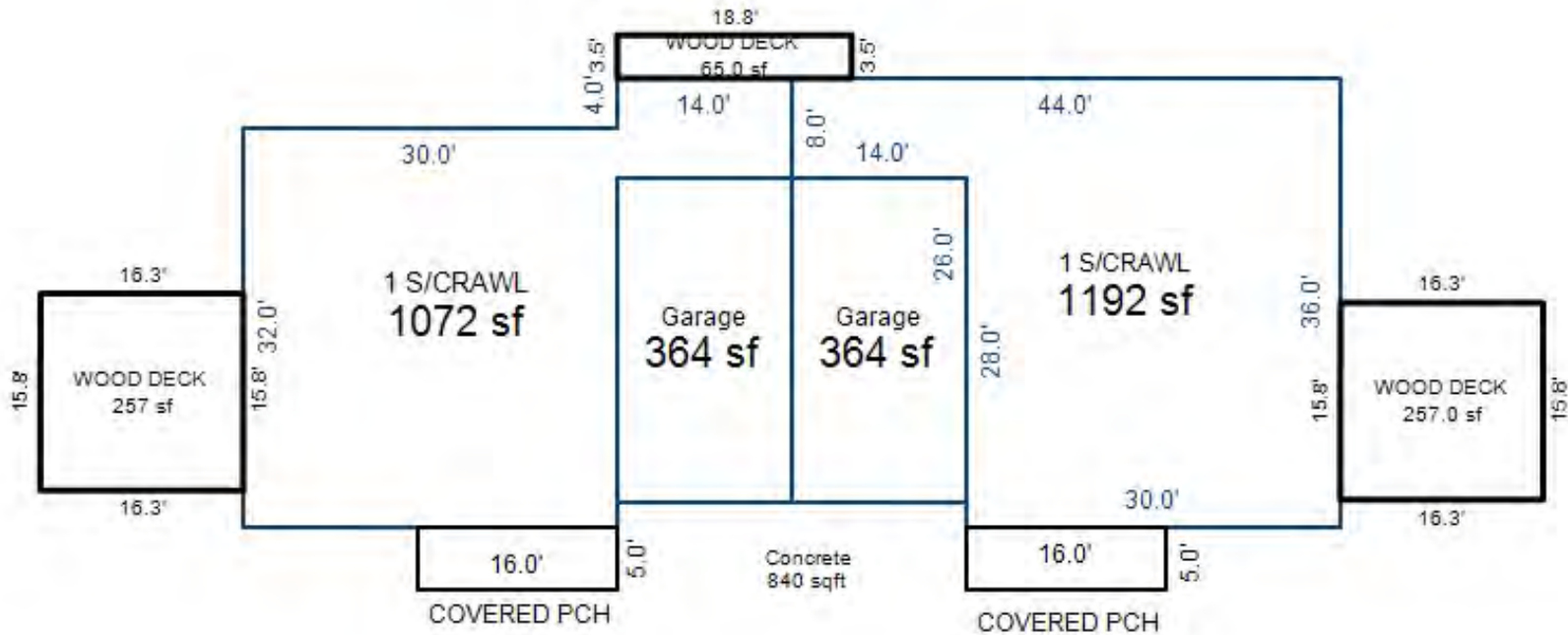
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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 WCP (1 Story) 40 CCP (1 Story) 96 WPP 96 Treated Wood 96 Wood Balcony		Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 696 % 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																							
Yr Built 2002		Remodeled 0		Ex X Ord Min				X 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 3 Bedrooms				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				200 Amps Service																			
				No./Qual. of Fixtures																							
				Ex. X Ord. Min																							
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																			
X Wood/Shingle Aluminum/Vinyl Brick				X Drywall				Many X Ave. Few				(13) Plumbing				Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 5 Blt 2002							
Insulation																1 Story Siding Basement											
(2) Windows				(7) Excavation				1 Average Fixture(s)																			
X Many Avg. Few				X Large Avg. Small				Basement: 1104 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				Other Additions/Adjustments											
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				1 Separate Shower				Recreation Room				1072 20,336 10,168											
				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Basement, Outside Entrance, Below Grade				1 2,727 2,318											
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Plumbing															
X Gable Hip Flat				1072 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic				Average Fixture(s)				1 1,422 1,209											
X Asphalt Shingle				(10) Floor Support				Lump Sum Items:				3 Fixture Bath				2 8,956 7,613											
Chimney:				Joists: Unsupported Len: Cntr.Sun:								Separate Shower				1 1,310 1,113											
												Water/Sewer															
												1000 Gal Septic				1 4,689 3,986											
												Water Well, 100 Feet				1 5,734 4,874											
												Porches															
												WCP (1 Story)				48 3,193 2,714											
												CCP (1 Story)				40 1,327 1,128											
												WPP				96 3,010 2,558											
												Deck															
												Treated Wood				96 2,414 2,052											
												Balcony															
												Wood Balcony				96 4,193 3,564											
												Garages															
												Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
												Base Cost				696 33,018 28,065											
												Common Wall: 1 Wall				1 -2,589 -2,201											
												<<<<< 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.			
BROWN WESLEY D & MELISSA M	MALLPRO RENT LLC	0	01/31/2017	QC	09-FAMILY/RELATED ENTITY	2017-00298	DEED	100.0			
		12,500	11/01/2001	WD	33-TO BE DETERMINED	320:1326	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2235 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/21/2015		2015-0172		100%	
Owner's Name/Address		P.R.E. 0%		MAP #:							
ALLPRO RENT LLC 2425 S BLODGETT ROAD LAKE CITY MI 49651		2026 Est TCV 332,057 TCV/TFA: 146.67									
		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 210.00 505.00 0.9879 1.0600 110 100 24,189						24,189
					210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 24,189						24,189
Tax Description											
SEC 15 T22N R8W BEG 1371.5 FT N OF W 1/4 COR TH N210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.4346 A		X									
ON 1/27/21 SPLIT PART TO 009-014-007-22 FORMERLY SEC 15 T22N R8W (0*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E 1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.		X									
Comments/Influences											
Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ; Parent Parcel(s): 009-015-007-20;											

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

03/24/2026

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

03/24/2026

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

Parcel Number: 009-015-007-35

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

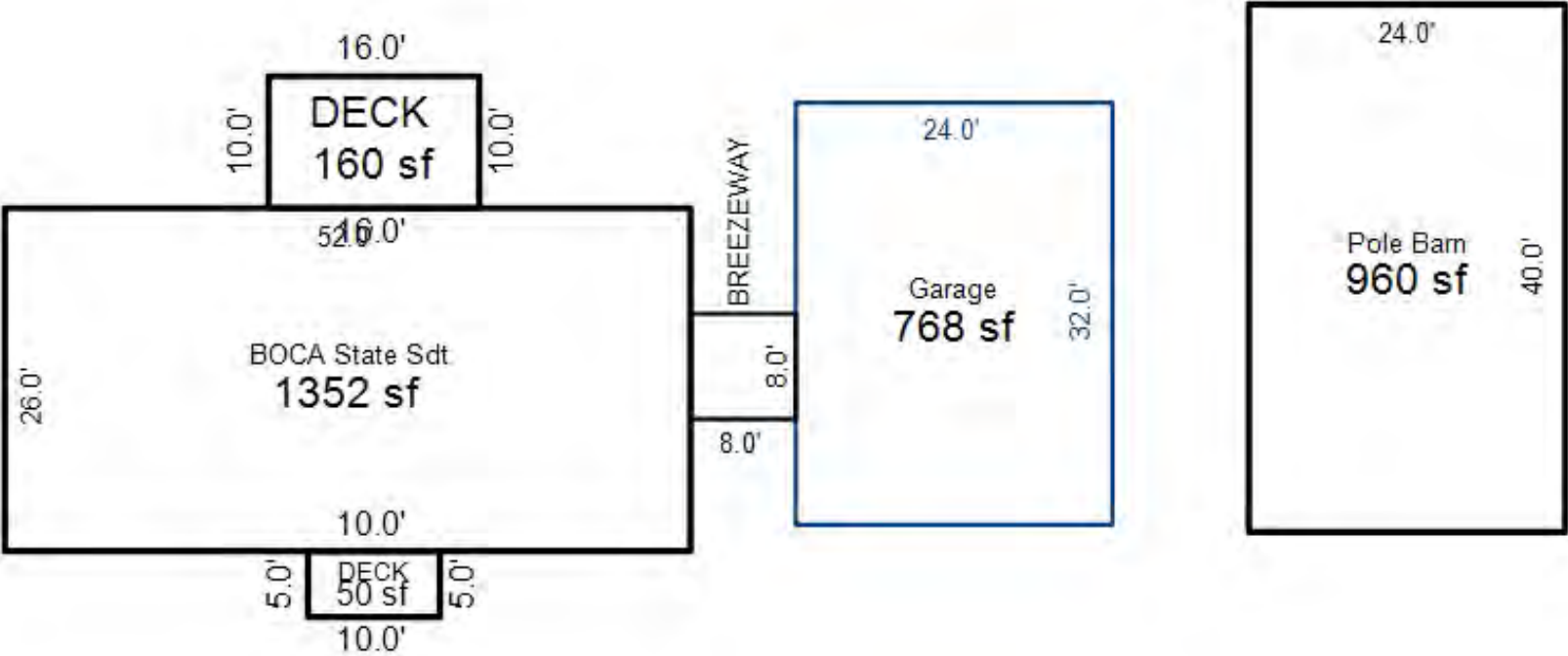
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KLINE JAMES HARVEY	KLINE PHYLLIS & WISMER ANN	0	06/26/2025	OTH	07-DEATH CERTIFICATE	2025-02177	OTHER	0.0					
KLINE PHYLLIS	KLINE PHYLLIS & KLINE JAME	0	06/13/2022	QC	09-FAMILY/RELATED ENTITY	2022-01938	DEED	0.0					
		4,750	07/01/1998	WD	03-ARM'S LENGTH	03-0:2816	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2265 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 07/21/1998											
Owner's Name/Address		MAP #:											
KLINE PHYLLIS & WISMER ANN 2265 S BLODGETT ROAD LAKE CITY MI 49651		2026 Est TCV 281,697 TCV/TFA: 208.36											
		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 210.00 505.00 0.9879 1.0600 110 100 24,189								
					210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 24,189								
Tax Description													
SEC 15 T22N R8W (0*1998) BEG 951.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.		X											
Comments/Influences													
													
		Topography of Site											
		X											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MARTIN TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LEN	2022-02464	PROPERTY TRANSFER	100.0		
CHASE MICHAEL P & DENISE K	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	03-ARM'S LENGTH	2020-01425	PROPERTY TRANSFER	100.0		
		17,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2960	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2337 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		New Construction		05/13/2025		PB25-0070	100%	
		P.R.E. 100% 11/01/2024		Equipment		07/02/2024		PM24-0091	100%	
Owner's Name/Address		MAP #:		Construction (new)		05/31/2024		PM24-0075	100%	
LAMONT MARY 2337 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 319,732 TCV/TFA: 248.24		Construction (new)		05/16/2024		PE24-0073	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 201.00 505.00 0.9988 1.0600 110 100 23,408					
					201 Actual Front Feet, 2.33 Total Acres Total Est. Land Value = 23,408					
Tax Description					Land Improvement Cost Estimates					
SEC 15 T22N R8W (0*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG 489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.		X	Dirt Road			Description	Rate	Size	% Good	Cash Value
			Gravel Road			D/W/P: Crushed Rock	2.18	1000	50	1,090
			Paved Road			D/W/P: 4in Concrete	6.47	320	50	1,035
			Storm Sewer			D/W/P: 4in Concrete	6.47	795	50	2,572
			Sidewalk			Wood Frame	26.22	96	50	1,258
			Water			Total Estimated Land Improvements True Cash Value = 5,955				
			Sewer							
Comments/Influences		X	Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site			Work Description for Permit PB25-0070, Issued 05/13/2025: Build barn 30x40x10. 38x40=1520 sf. Set 38' trusses. 1 ft overhangs, metal roof, metal sidewalls, 4 inch floor. Building Systems Category Information: New Construction / Use and Occupancy Classificat					
		X	Level			Work Description for Permit PM24-0091, Issued 07/02/2024: Setting LP tank & burying propane line.				
			Rolling			Work Description for Permit PM24-0075, Issued 05/31/2024: HVAC Mechancial work.				
			Low			Work Description for Permit PE24-0073, Issued 05/16/2024: Elelctric for double wide.				
			High			Work Description for Permit PB24-0011, Issued 03/28/2024: "NEW 27' 10 ' X 46' X 8"" MODULAR HOME ON BASEMENT. 22 X 10 COVERED PORCH.USE AND OCCUPANCY: RESIDENTIAL-R / CATEGORY: CONSTRUCTION (NEW) / STORY-1: 1242 SF / BATH(S): 2 /				
			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	11,700	148,200	159,900		139,712C
		TPC 04/22/2025	INSPECTED		2025	9,600	106,900	116,500		114,910C
		TPC 08/06/2024	INSPECTED		2024	9,600	0	9,600	9,600A	7,770C
		TPC 04/30/2021	INSPECTED		2023	7,400	0	7,400		7,400S
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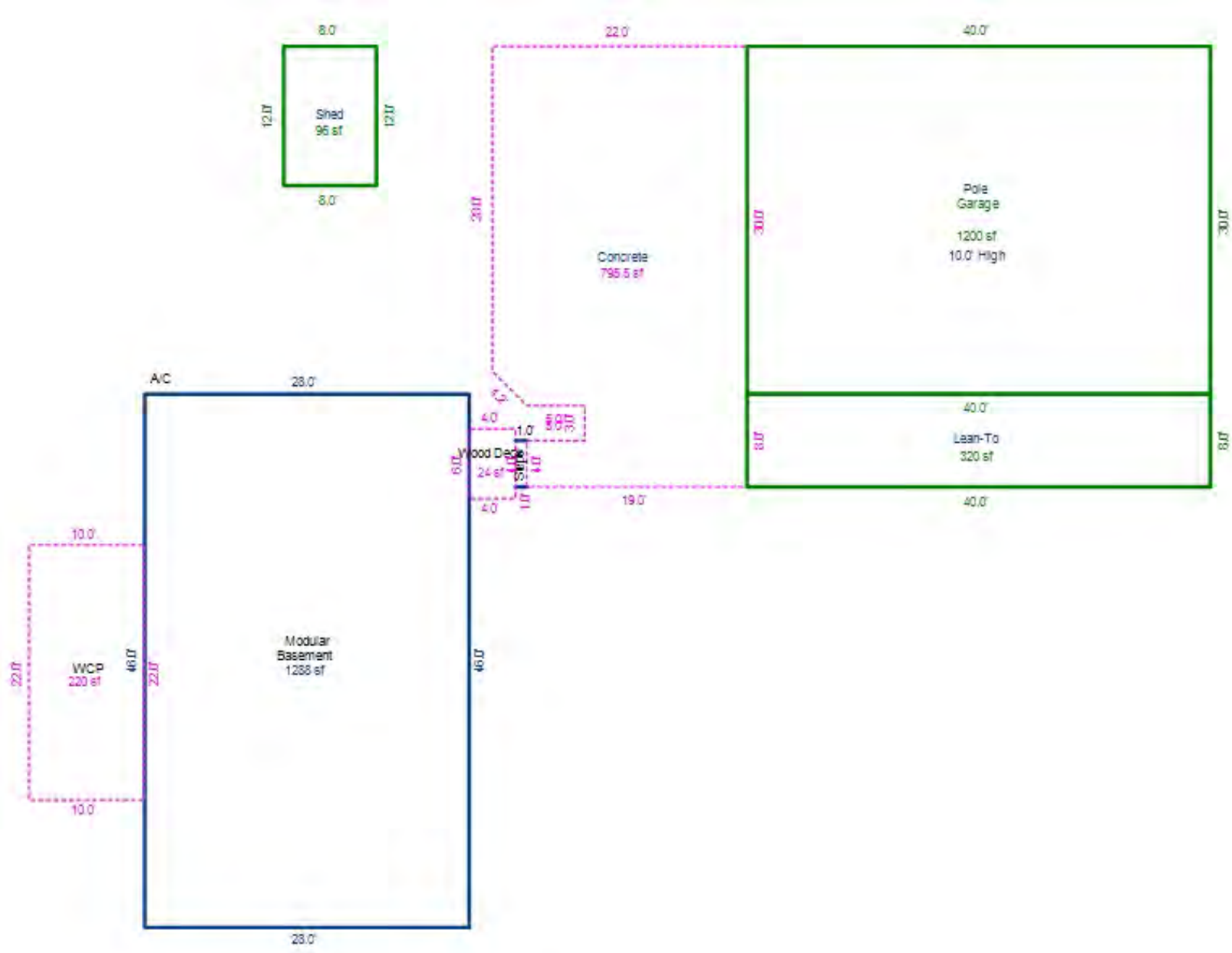


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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas		Area 220 24 320	WCP (1 Story) Treated Wood Roof Cover Onl		Year Built: 2025 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
				Front Overhang																	
				Other Overhang																	
				(4) Interior																	
X	Wood Frame			Drywall Paneled		Plaster Wood T&G	X			1		Class: CD Effec. Age: 1 Floor Area: 1,288 Total Base New : 238,459 Total Depr Cost: 236,072 Estimated T.C.V: 290,369		E.C.F. X 1.230		Bsmnt Garage:					
Building Style: BOCA/STATE			Trim & Decoration																		
Yr Built 2024	Remodeled 0	Ex		Ord		Min															
Condition: Average			Size of Closets																		
			Lg		Ord		Small	Central Air Wood Furnace													
Room List			Doors:			Solid		H.C.	(12) Electric												
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors						0 Amps Service												
(1) Exterior			Kitchen: Other: Other:						No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings						Ex. Ord. Min												
	Insulation						Many		Ave.		Few										
(2) Windows			(7) Excavation						(13) Plumbing												
	Many Avg. Few	Large Avg. Small	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof			(9) Basement Finish						(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Asphalt Shingle		(10) Floor Support						Lump Sum Items:												
Chimney:			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.			
MARTIN TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LEN	2022-02468	PROPERTY TRANSFER	100.0			
CHASE MICHAEL P & DENISE K	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	19-MULTI PARCEL ARM'S LEN	2020-01425	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 11/01/2024									
Owner's Name/Address		MAP #:									
LAMONT MARY 2337 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 24,189									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
Tax Description		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
SEC 15 T22N R8W (0*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.					A 200' @ 110/FF 210.00 505.00 0.9879 1.0600			110 100			24,189
Comments/Influences					210 Actual Front Feet, 2.44 Total Acres			Total Est. Land Value =			24,189
		X Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					Who	When	What	2026	12,100	0	12,100
		TPC 04/30/2021 INSPECTED			2025	9,900	0	9,900		8,335C	
		TPC 12/27/2017 INSPECTED			2024	9,900	0	9,900		9,900A 8,085C	
		TPC 08/10/2015 INSPECTED			2023	7,700	0	7,700		7,700S	

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

Parcel Number: 009-015-007-50

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.			
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY/RELATED ENTITY	2019-03512	PROPERTY TRANSFER	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 12/04/2019 Qual. Ag.									
Owner's Name/Address		MAP #:									
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651		2026 Est TCV 31,844									
		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	8.38 Acres	3800	100		31,844	
					8.38 Total Acres	Total Est. Land Value =			31,844		
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
SEC 15 T22N R8W (0*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.											
Split on 05/16/2007 into 009-015-007-65;											
Comments/Influences											
Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ; Parent Parcel(s): 009-015-007-50; Child Parcel(s): 009-015-007-65; -----											
		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			13,761C
		TPC 04/30/2021 INSPECTED			2025	13,400	0	13,400			13,400S
		TPC 12/27/2017 INSPECTED			2024	16,300	0	16,300			15,214C
		TPC 12/07/2015 INSPECTED			2023	14,700	0	14,700			14,490C
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Parcel Number: 009-015-007-65

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.					
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY/RELATED ENTITY	2019-03512	DEED	0.0					
BROWN WESLEY D		0	12/03/2009	OTH	21-NOT USED/OTHER	2009/4295	DEED	0.0					
BROWN EARL M & BONNIE (HW)	BROWN WESLEY D (MM)	10	01/05/2007	QC	21-NOT USED/OTHER	2007/38	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2425 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		POOL		06/01/2023		2023-0291	100%				
		P.R.E. 100% 09/25/2007		Pole Barn		09/22/2015		2015-0461	100%				
Owner's Name/Address		MAP #:		New House		04/11/2007		20070142	100%				
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651		2026 Est TCV 1,132,826 TCV/TFA: 280.82											
		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		
					A 200' @ 110/FF 408.00 630.00 0.8367 1.1203 110 100						42,069		
					408 Actual Front Feet, 5.90 Total Acres Total Est. Land Value =						42,069		
Tax Description													
SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT W 408.28 FT TO POB.		X											
SPLIT ON 05/16/2007 FROM 009-015-007-50;													
Comments/Influences													
ALLPRO TECHNOLOGY BUSINESS OCCUPIES SPACE IN THE HOUSE.		X											
Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;													
Parent Parcel(s): 009-015-007-50;													
Child Parcel(s): 009-015-007-65;													

		Topography of Site			Residential Local Cost Land Improvements								
					Description						Rate	Size % Good	Cash Value
					OUTDOOR FURNACE						2,500.00	1 95	2,375
					Total Estimated Land Improvements True Cash Value =						82,471		
					Work Description for Permit 2023-0291, Issued 06/01/2023: POOL 608 SQFT								
					Work Description for Permit 2015-0461, Issued 09/22/2015: NEW BLDG RESI USE POLE BLDG WOOD FRAME POURED FOUNDATION NO HEAT OR WATER 1 STORIES 46X64' =2944 SQFT								
					Work Description for Permit 20070142, Issued 04/11/2007: 40 X 49 House w/attached Grg. Total Sq Ft=4022. 50% Complete for 08, Complete for 09.								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	21,000	545,400	566,400			287,454C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		JWV 10/03/2023 INSPECTED		2025	17,200	474,600	491,800			279,897C			
		TPC 05/06/2018 INSPECTED		2024	17,200	413,400	430,600			271,482C			
		TPC 12/27/2017 INSPECTED		2023	13,400	377,500	390,900			223,126C			

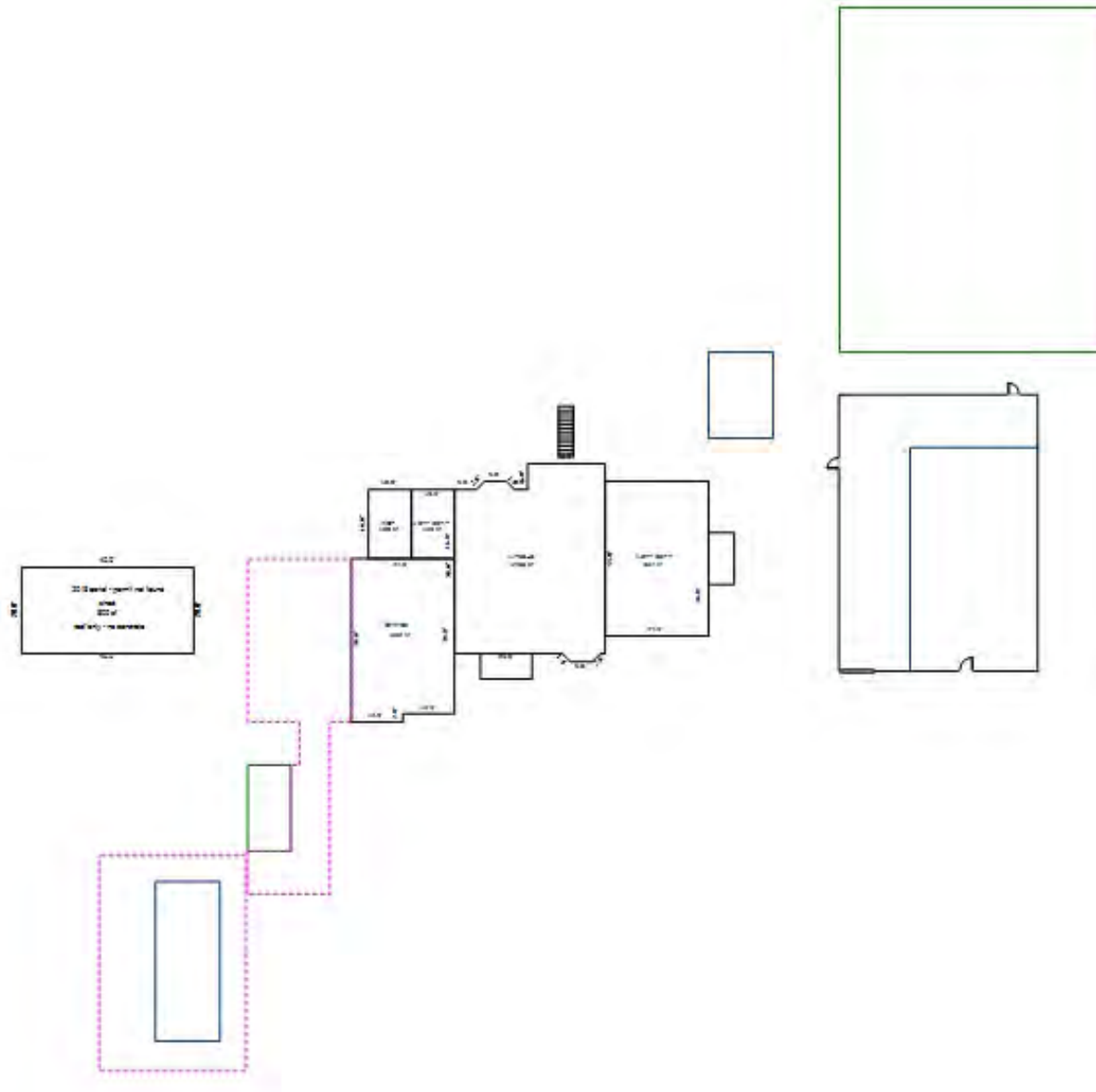


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 888 % 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										
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min								
Condition: Average														
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	Cathedral										
X	Many Avg. Few	X	Large Avg. Small	Basement: 2490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	1200	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		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												
		Public Water												
		Public Sewer												
		1 Water Well												
		1 1000 Gal Septic												
		2000 Gal Septic												
		Lump Sum Items:												
		Class: BC Effec. Age: 17 Floor Area: 4,034 Total Base New : 987,647 Total Depr Cost: 819,745 Estimated T.C.V: 1,008,286												
		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Radiant (in-floor), Air Conditioning Ground Area = 2490 SF Floor Area = 4034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas												
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
		1.75 Story	Siding	Basement	1,466									
		1 Story	Siding	Basement	160									
		1 Story	Siding	Basement	864									
		1 Story	Siding	Overhang	444									
		Total:				668,563	554,907							
		Other Additions/Adjustments												
		Recreation Room			1200	32,172	26,703							
		Exterior												
		Brick Veneer			1076	21,251	17,638							
		Basement, Outside Entrance, Below Grade			1	3,813	3,165							
		Plumbing												
		Average Fixture(s)			1	2,094	1,738							
		3 Fixture Bath			2	13,171	10,932							
		2 Fixture Bath			1	4,412	3,662							
		Water/Sewer												
		1000 Gal Septic			1	5,433	4,509							
		Water Well, 200 Feet			1	11,938	9,909							
		Porches												
		CCP (1 Story)			72	2,827	2,346							
		WCP (1 Story)			160	9,389	7,793							
		WGEP (1 Story)			72	9,893	8,211							
		WPP			60	3,073	2,551							
		CCP (1 Story)			72	2,827	2,346							
		Garages												
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

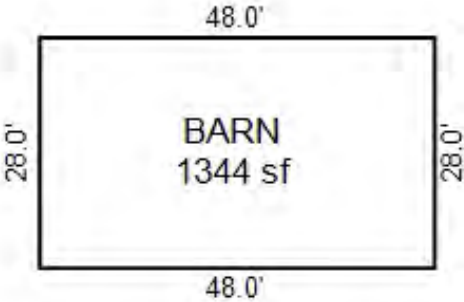
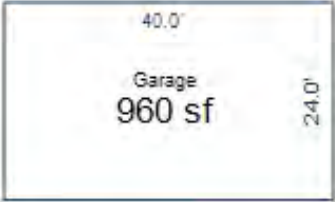
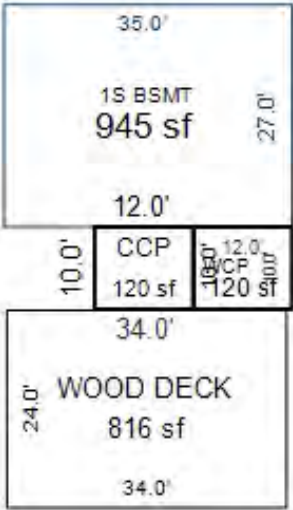
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SWANSON SCOTT SR	SWANSON SCOTT & BRANDY	0	12/17/2024	QC	09-FAMILY/RELATED ENTITY	2024-03216	DEED	0.0			
SWANSON GORDON J & JUDY &	SWANSON SCOTT	0	10/09/2024	QC	09-FAMILY/RELATED ENTITY	2024-02547	DEED	0.0			
CHASE HOME FINANCE	SWANSON GORDON J & JUDY L	55,000	04/06/2010	WD	03-ARM'S LENGTH	2010_1207WD	DEED	100.0			
EBELS ANDY S & AMY K	CHASE HOME FINANCE	0	01/16/2010	SD	21-NOT USED/OTHER	2009/277	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8909 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 12/17/2024									
Owner's Name/Address		MAP #:									
SWANSON SCOTT & BRANDY 8909 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 185,748 TCV/TFA: 196.56									
		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	
					A 200' @ 110/FF 279.60 778.97 0.9197 1.1813 110 100 33,413						
					280 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =					33,413	
Tax Description											
. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC JENNINGS RD LIBER 261 PG 854. APP 5A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric			Land Improvement Cost Estimates					
		X	Gas			Description Rate Size % Good Cash Value					
		X	Curb			D/W/P: Asphalt Paving 2.89 2200 0 0					
		X	Street Lights Standard Utilities Underground Utils.			Residential Local Cost Land Improvements					
		X	Topography of Site			Description Rate Size % Good Cash Value					
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine			LAND IMPROVE 2500 2,500.00 1 100 2,500					
		X	Wetland Flood Plain			Total Estimated Land Improvements True Cash Value = 2,500					
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value	
					2026	16,700	76,200	92,900			47,547C
					2025	13,700	65,400	79,100			46,297C
					2024	13,700	58,500	72,200			44,905C
					2023	10,600	56,900	67,500			42,767C
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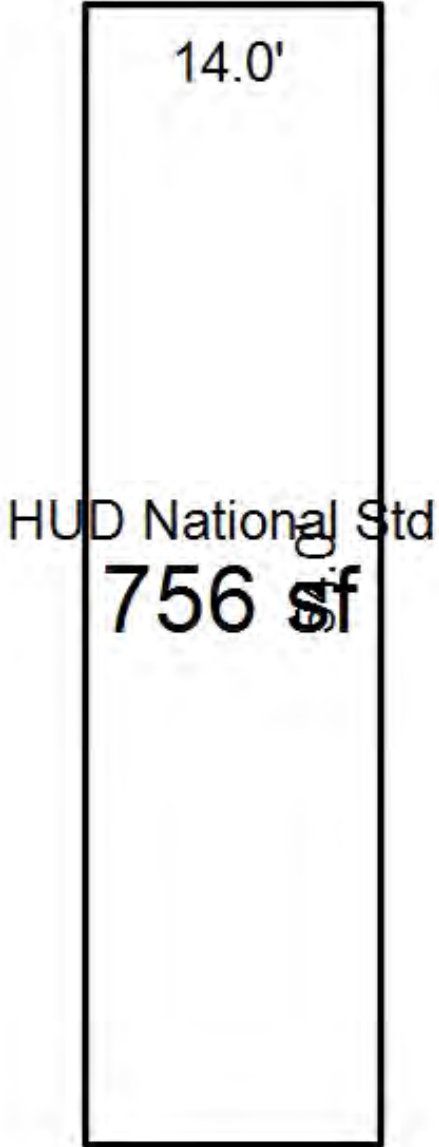


Building Type	Barn - General Purpose				
Year Built	1950				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 200				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	40 x 60 = 2400				
Cost New	\$ 51,864				
Phy./Func./Econ. %Good	35/25/100 8.8				
Depreciated Cost	\$ 4,538				
+ 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	\$ 4,220				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4220 / All Cards: 4220					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2447 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/29/2024 Qual. Ag.										
Owner's Name/Address		MAP #:										
BROWN WESLEY D 2425 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 76,835 TCV/TFA: 16.72										
		X	Improved	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		5.51	Acres	3800 100	20,927	
					5.51 Total Acres Total Est. Land Value =						20,927	
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
SEC 15 T22N RSW (3*2025) BEG AT W 1/4 POST, TH N 321.5 FT, E 505 FT, S 475 FT, W 505 FT, N 153.5 FT TO POB. 5.5068A. SPLIT ON 04/29/2024 FROM 009-015-007-80;												
Comments/Influences												
Growing Christmas trees. MH is migrant housing approved by the State annually per Mrs. Brown 4-17-07. Chg 24x60 Roof Structure to PB for 08. Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;												
Parent Parcel(s): 009-015-007-80; 009-015-007-85,												
		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				10,500	27,900	38,400			30,810C	
		2025				8,800	21,200	30,000			30,000S	
		2024				0	0	0			0	
		2023				0	0	0			0	
Who When What		2026	10,500	27,900	38,400			30,810C				
TPC 05/20/2022 INSPECTED		2025	8,800	21,200	30,000			30,000S				
TPC 04/30/2021 INSPECTED		2024	0	0	0			0				
		2023	0	0	0			0				

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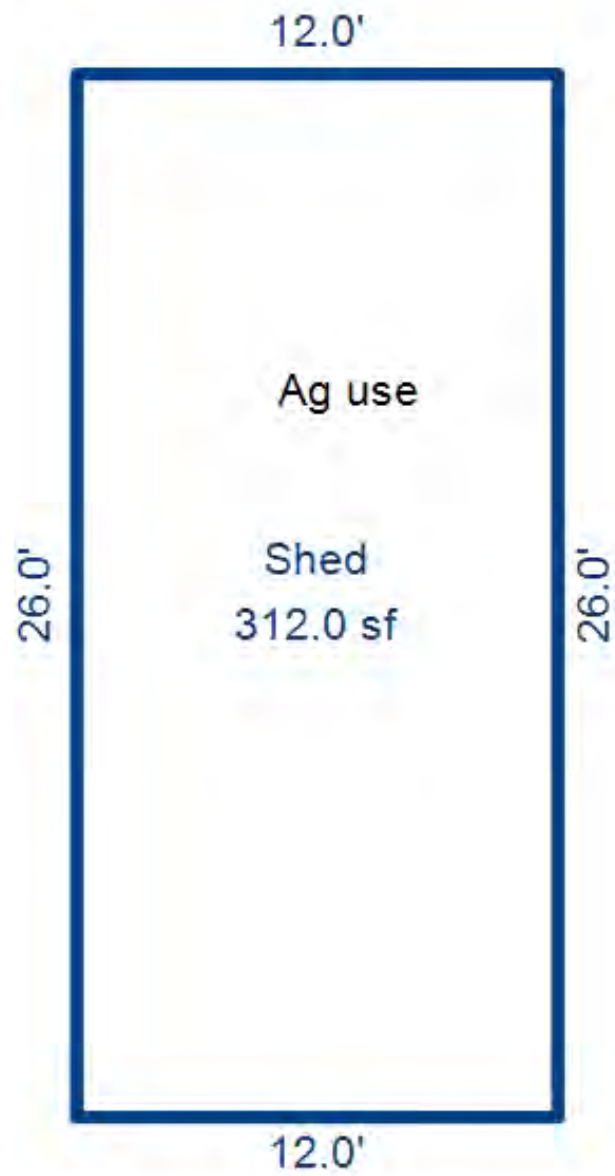
*** Information herein deemed reliable but not guaranteed***



Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 196																	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 3,840 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 29.57 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.75 100% Adjusted Square Foot Cost for Upper Floors = 33.32 Total Floor Area: 2,400 Base Cost New of Upper Floors = 79,968 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 28,788 ECF (101 AGRICULTURE) 0.750 => TCV of Bldg: 1 = 21,591 Replacement Cost/Floor Area= 33.32 Est. TCV/Floor Area= 9.00																	
					<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, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 196 Has Elevators:																						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																											
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100																											
Year Built Remodeled																											
Overall Bldg Height																											
Comments:					* Mezzanine Info *																						
					Area #1: Type #1: Area #2: Type #2:																						
					* Sprinkler Info *																						
					Area: Type: Average																						
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:												
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:												
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Few Average Many Unfinished Typical					Few Average Many Unfinished Typical										
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					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												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BROWN WESLEY D	LEWIS MARK	1	05/07/2024	WD	32-SPLIT VACANT	2024-01122	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 05/17/2024											
Owner's Name/Address		MAP #:											
LEWIS MARK 2621 S BLODGET RD LAKE CITY MI 49651		2026 Est TCV 11,177											
		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
					A 200' @ 110/FF	75.00	505.30	1.2779	1.0602	110	100		
					75 Actual Front Feet, 0.87 Total Acres						Total Est. Land Value =		11,177
Tax Description													
SEC 15 T22N RBW BEG 153.5 FT S OF W 1/4 POST, TH S 75 FT, E 505 FT, N 75 FT, W 505 FT TO POB .8695A. SPLIT ON 04/17/2024 FROM 009-015-007-80; Comments/Influences													
Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ; Parent Parcel(s): 009-015-007-80; Child Parcel(s): 009-015-007-85, 009-015-007-88; -----													
		Topography of Site											
		X Level Rolling Low High Landscaped X Swamp Wooded Pond Waterfront X Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	5,600	0	5,600			4,724C		
					2025	4,600	0	4,600			4,600S		
					2024	0	0	0			0		
					2023	0	0	0			0		
		Who		When	What	2026	5,600	0	5,600			4,724C	
		TPC 05/20/2022		INSPECTED	2025	4,600	0	4,600			4,600S		
		TPC 04/30/2021		INSPECTED	2024	0	0	0			0		
					2023	0	0	0			0		
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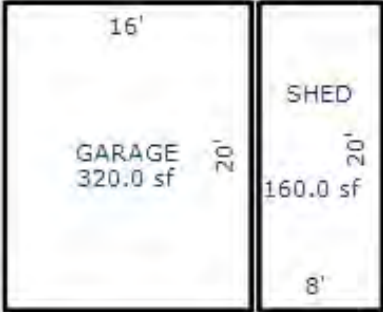
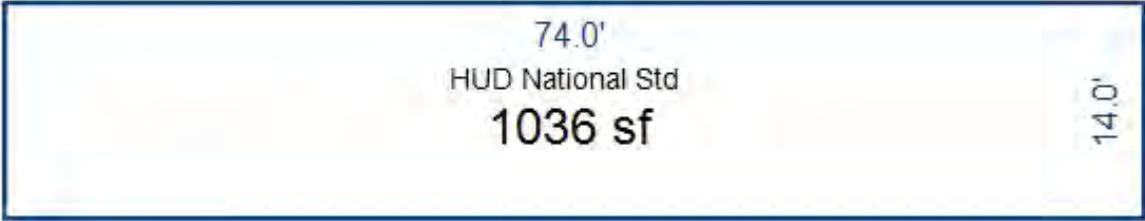
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Missaukee, Michigan

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: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % 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: 30 Floor Area: Total Base New : 96,058 Total Depr Cost: 33,619 Estimated T.C.V: 31,602		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1988		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:		150 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 1988	
				Ex. X Ord. Min			(11) Heating System: Forced Warm Air							
				No. of Elec. Outlets			Ground Area = 1036 SF Floor Area = 1036 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	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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Main Home		Siding	Comp.Shingle	1036			
		(8) Basement					Other Additions/Adjustments							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Skirting, Metal or Vinyl, Vertical				180	2,110	738	
		(9) Basement Finish					Plumbing							
							Average Fixture(s)				1	1,010	353	
							Water/Sewer							
							1000 Gal Septic				1	4,689	1,641	
							Water Well, 50 Feet				1	3,344	1,170	
							Garages							
							Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
							Base Cost				320	14,470	5,064	
							Built-Ins							
							Appliance Allow.				1	2,713	950	
											Totals:	96,058	33,619	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes: 1988 REDMAN							
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						31,602	
X	Asphalt Shingle			Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

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



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

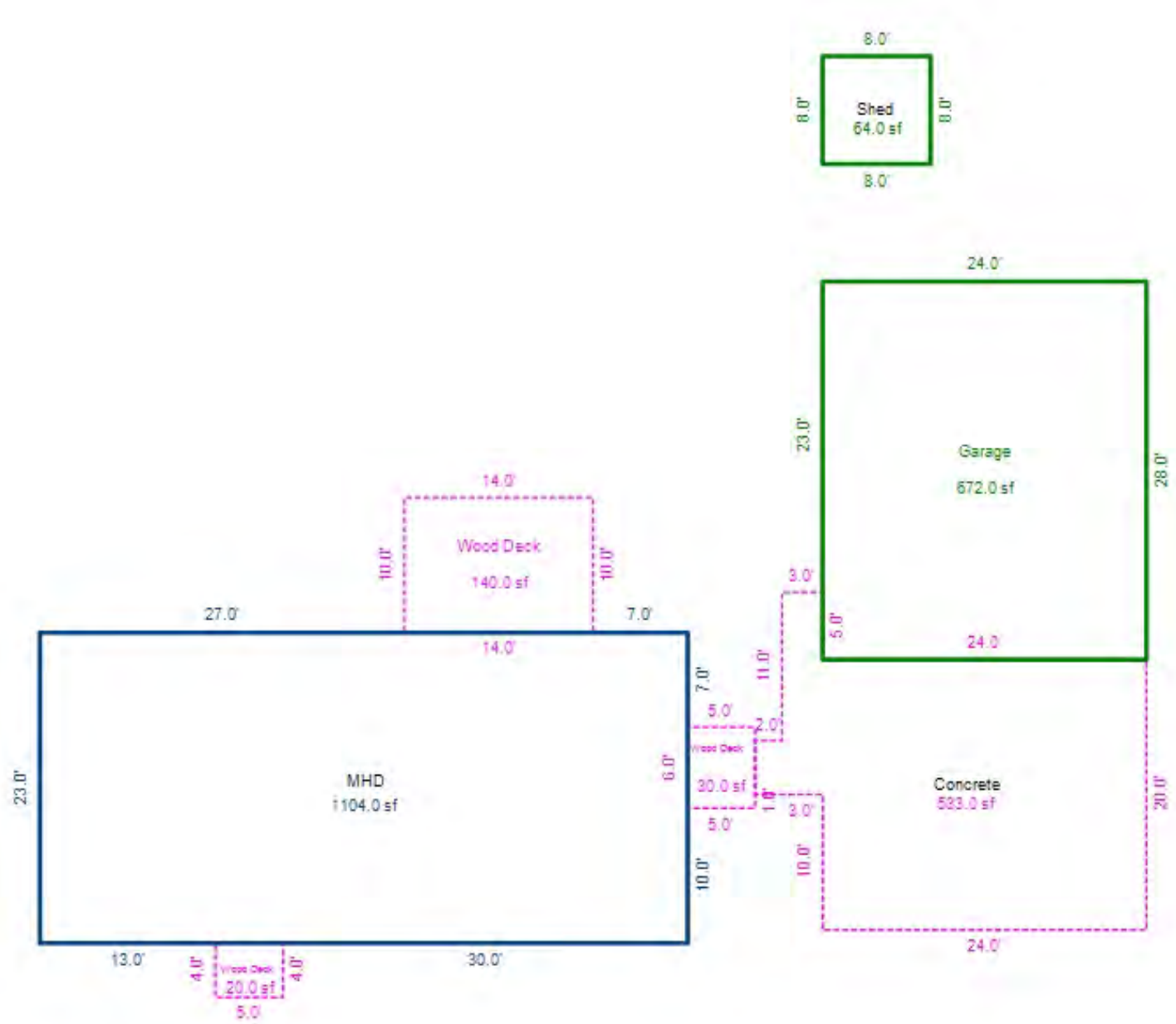
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GUNNESON MATTHEW	PLAMP TERRY ALLEN	77,500	08/30/2019	LC	03-ARM'S LENGTH	2019-02742	PROPERTY TRANSFER	100.0				
CICCHELLI RYAN G	GUNNESON MATTHEW	1	07/30/2019	QC	09-FAMILY/RELATED ENTITY	2019-02354	DEED	100.0				
GUNNERSON MATTHEW	CICCHELLI RYAN G	77,000	08/01/2015	LC	16-LC PAYOFF	2015-04002	DEED	100.0				
KLINE JOAN	GUNNERSON MATTHEW	34,000	02/05/2015	WD	03-ARM'S LENGTH	2015-00502	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8821 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/01/2011		2011-0475		100%		
		P.R.E. 100% 10/05/2019										
Owner's Name/Address		MAP #:										
PLAMP TERRY ALLEN 8821 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 139,689 TCV/TFA: 126.53										
		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 160.00 137.00 1.0574 0.7650 110 100 14,237							
					160 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 14,237							
Tax Description												
. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.		X				Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value			
					D/W/P: 4in Ren. Conc.	8.17	533	0	0			
					Wood Frame	35.03	64	50	1,121			
Comments/Influences		X				Residential Local Cost Land Improvements						
					Description	Rate	Size	% Good	Cash Value			
					LAND IMPROVE 2500	2,500.00	1	100	2,500			
					Total Estimated Land Improvements True Cash Value = 3,621							
		Topography of Site			Work Description for Permit 2011-0475, Issued 09/01/2011: NEW DETACHED GARAGE WOOD FRAME CRAWL - POURED FOUNDATION							
		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	7,100	62,700	69,800				44,750C
		TPC 04/22/2025 INSPECTED			2025	5,800	52,300	58,100				43,574C
		TPC 04/21/2021 INSPECTED			2024	6,000	49,800	55,800				42,264C
		TPC 04/03/2019 INSPECTED			2023	5,500	43,400	48,900				40,252C

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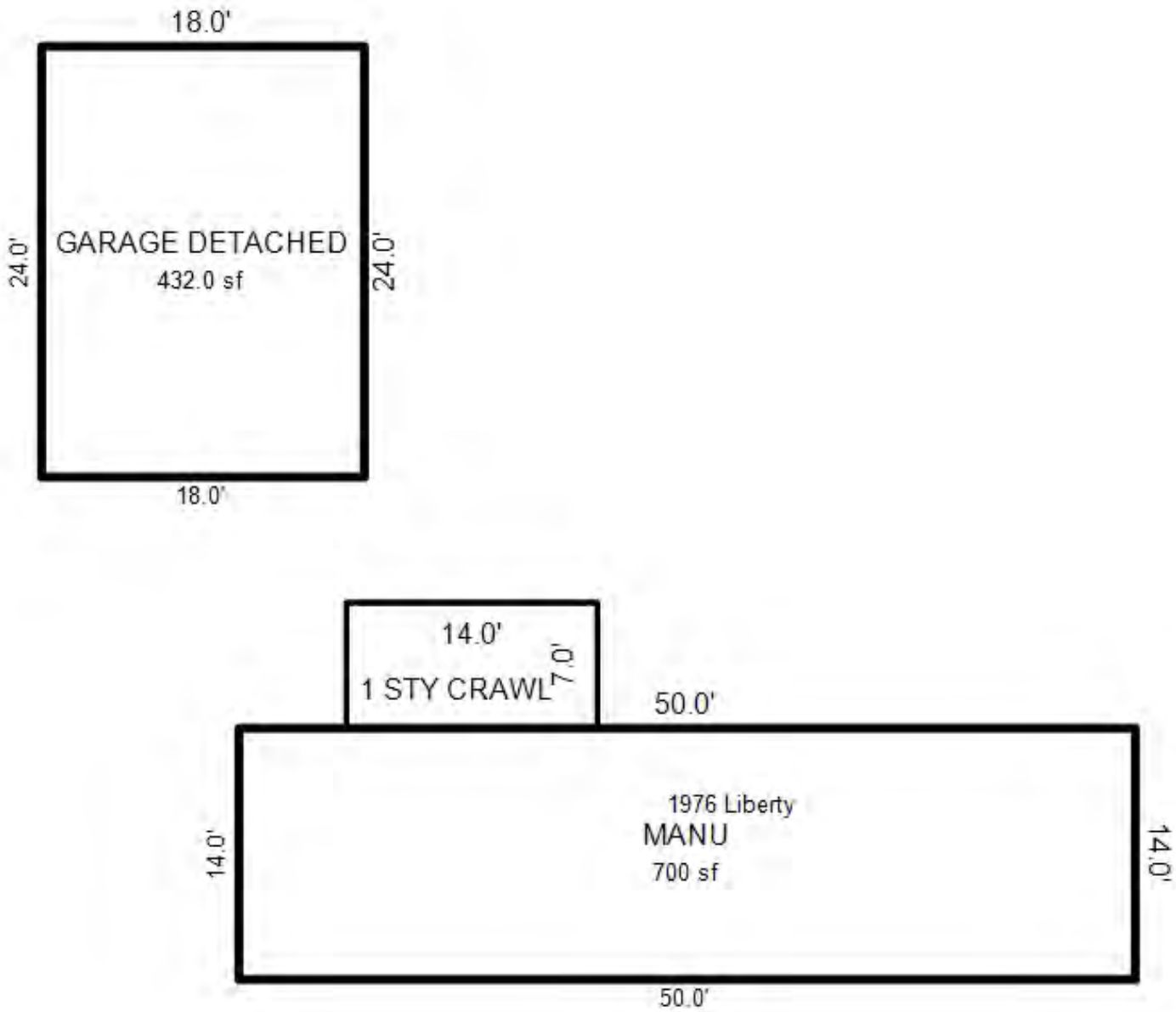


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GREGORY JAMES A	BARKLEY DUSTYN	25,000	02/15/2024	WD	03-ARM'S LENGTH	2024-00347	PROPERTY TRANSFER	100.0				
LIPSCOMB WANDA	GREGORY JAMES A & WELCH SC	30,000	10/02/2018	WD	16-LC PAYOFF	2018-03317	DEED	0.0				
LIPSCOMB WANDA	GREGROY JAMES A & WELCH SC	30,000	06/03/2016	LC	03-ARM'S LENGTH	2016-01988	PROPERTY TRANSFER	100.0				
SHAEFFER DOROTHY & LIPSCOMB	LIPSCOMB WANDA	0	07/24/2012	AFF	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status			
8801 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		01/29/2024	PE24-0013	100%				
		P.R.E. 100% 02/23/2024										
Owner's Name/Address		MAP #:										
BARKLEY DUSTYN 8801 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 34,222 TCV/TFA: 42.88										
		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			
					A 200' @ 110/FF	93.00	440.28	1.2110 1.0243	110 100 12,689			
					93 Actual Front Feet, 0.94 Total Acres				Total Est. Land Value = 12,689			
Tax Description					Land Improvement Cost Estimates							
SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4*1999)		X	Dirt Road			Description	Rate	Size % Good	Cash Value			
			Gravel Road			Fencing: Wire Mesh, #9	3.67	96 0	0			
			Paved Road			Total Estimated Land Improvements True Cash Value = 0						
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
Comments/Influences		X	Electric			Work Description for Permit PE24-0013, Issued 01/29/2024: Turn power back on						
			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	6,300	10,800	17,100			14,172C	
		TPC 01/15/2024	INSPECTED		2025	5,200	8,600	13,800			13,800S	
		TPC 04/30/2021	INSPECTED		2024	5,200	9,400	14,600			14,588C	
		TPC 12/27/2017	INSPECTED		2023	4,000	10,300	14,300			13,894C	
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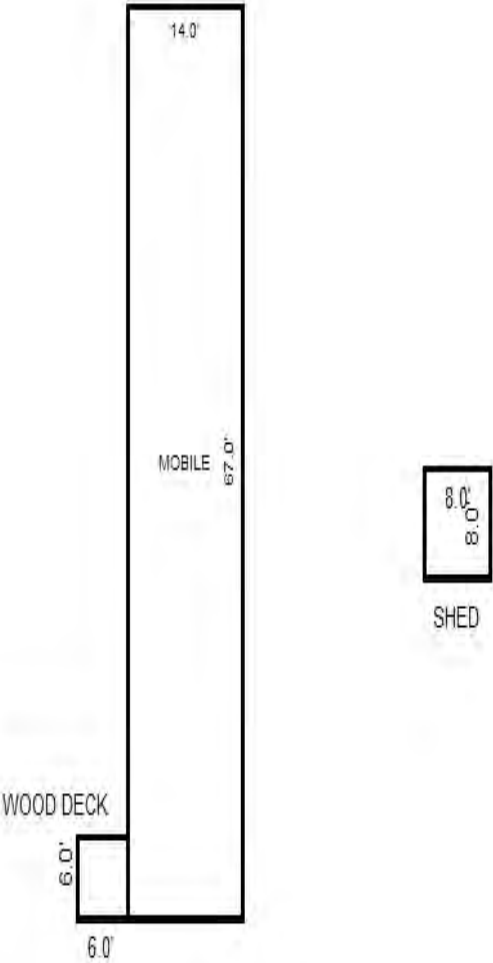


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS JOHN JR ESTATE	RICHARDS SHANE C	0	11/06/2024	QC	06-COURT JUDGEMENT	2024-02802	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
8951 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
RICHARDS SHANE C 8951 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 49,813 TCV/TFA: 53.11						
		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
				A 200' @ 110/FF	250.00	278.78	0.9457 0.9137	110 100 23,763
				250 Actual Front Feet, 1.60 Total Acres				Total Est. Land Value = 23,763
				Land Improvement Cost Estimates				
				Description		Rate	Size % Good	Cash Value
				Wood Frame		35.03	64 50	1,121
				Total Estimated Land Improvements True Cash Value =				1,121

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 36	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													
Building Style: HUD			Drywall Paneled													Plaster Wood T&G		
Yr Built 1986		Remodeled 0	Ex												X	Ord		Min
Condition: Fair		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 Mobile Home HUD				Cls Average		Blt 1986					
				Ex. X Ord. Min			(11) Heating System: Wall Furnace											
				No. of Elec. Outlets			Ground Area = 938 SF Floor Area = 938 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)			Type		Ext. Walls		Roof/Fnd.		Size					
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			Main Home		Siding		Comp.Shingle		938				
					2 Fixture Bath			Other Additions/Adjustments										
					Softener, Auto			Skirting, Metal or Vinyl, Vertical				162		1,899 665				
					Softener, Manual			Plumbing										
					Solar Water Heat			Average Fixture(s)				1		1,010 353				
					No Plumbing			Water/Sewer				1		4,689 1,641				
					Extra Toilet			1000 Gal Septic				1		3,344 1,170				
					Extra Sink			Water Well, 50 Feet										
					Separate Shower			Deck				36		1,454 800 *5				
					Ceramic Tile Floor			Treated Wood										
					Ceramic Tile Wains			Built-Ins				1		2,713 950				
					Ceramic Tub Alcove			Appliance Allow.										
					Vent Fan			Totals:				74,943		26,520				
(3) Roof		(8) Basement		(14) Water/Sewer			Notes: 1986 REDMAN											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv:						24,929					
X	Asphalt Shingle			1 1000 Gal Septic 2000 Gal Septic														
Chimney: Metal		(10) Floor Support		Lump Sum Items:														
		Joists: Unsupported Len: Cntr.Sup:																

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Sketch by Apex IV™

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Parcel Number: 009-015-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

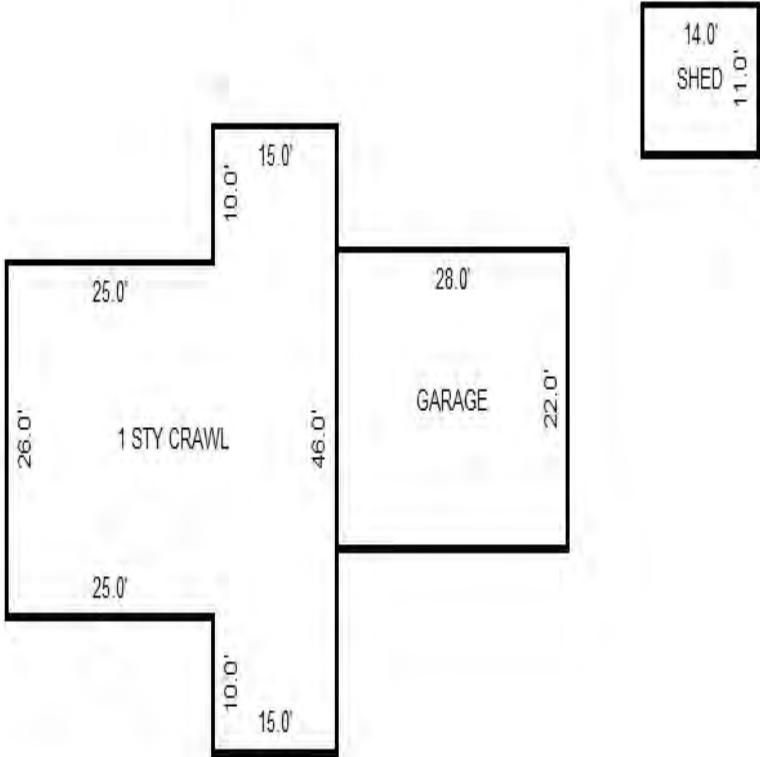
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BARRON JAMES D & BARRON ZE	BARRON MITCHELL R	103,000	02/22/2019	WD	03-ARM'S LENGTH	2019-00468	PROPERTY TRANSFER	100.0			
BARRON JAMES D	BARRON JAMES D & BARRON ZE	0	06/11/2018	QC	09-FAMILY/RELATED ENTITY	2018-02044	PROPERTY TRANSFER	0.0			
ZEIGLER CYNTHIA S	BARRON JAMES D	0	10/17/2013	QC	21-NOT USED/OTHER	2013-03582	PROPERTY TRANSFER	0.0			
TARRIS WALTER F	ZEIGLER CYNTHIA	93,500	02/22/2010	WD	03-ARM'S LENGTH	2010/464	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8910 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 02/28/2019									
Owner's Name/Address		MAP #:									
BARRON MITCHELL R 8910 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 208,315 TCV/TFA: 155.46									
		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 3 - 7 @\$9000		4.88 Acres	9000	100		43,920	
						4.88 Total Acres	Total Est. Land Value =			43,920	
Tax Description		X	Dirt Road		Land Improvement Cost Estimates						
. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD EXC W 250 FT THEREOF. 4.88 A.			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
Comments/Influences			Water		Description		Rate	Size	% Good	Cash Value	
		X	Sewer		D/W/P: 3.5 Concrete		6.58	340	0	0	
		X	Electric		D/W/P: Asphalt Paving		3.10	2600	0	0	
		X	Gas		Wood Frame		26.54	154	35	1,430	
			Curb		Residential Local Cost Land Improvements						
			Street Lights		Description		Rate	Size	% Good	Cash Value	
			Standard Utilities		LAND IMPROVE 5000		5,000.00	1	95	4,750	
			Underground Utils.		Total Estimated Land Improvements True Cash Value = 6,180						
		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	22,000	82,200	104,200		67,494C	
		TPC 12/27/2017 INSPECTED			2025	14,600	71,100	85,700		65,720C	
		TPC 06/01/2010 INSPECTED			2024	7,300	61,400	68,700		63,744C	
					2023	7,300	59,500	66,800		60,709C	

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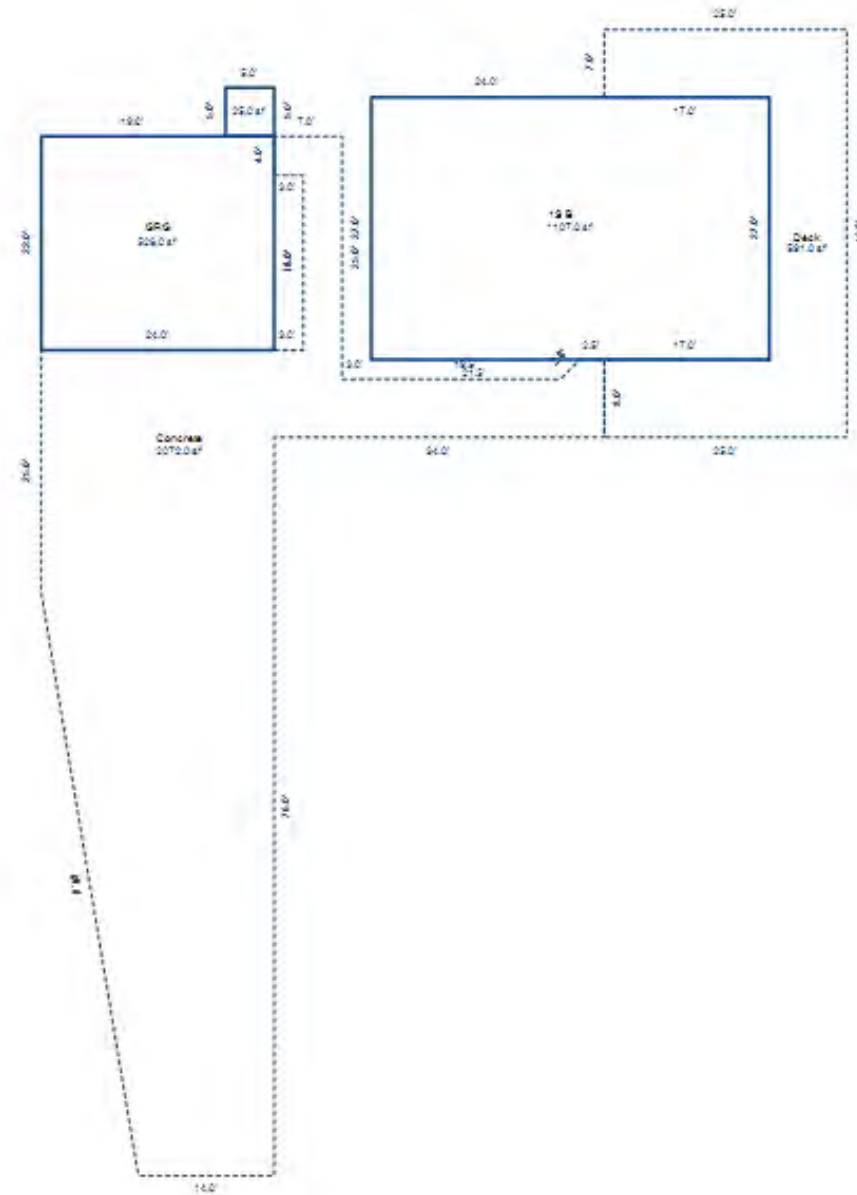
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STODDARD CHELSI JO	BARTIN CHRISTOPHER & LEEAN	101,000	03/15/2017	WD	03-ARM'S LENGTH	2017-00786	PROPERTY TRANSFER	100.0			
HUNT KRISTI L	STODDARD CHELSI JO	80,000	06/24/2016	WD	03-ARM'S LENGTH	2016-02176	DEED	100.0			
THOLA DWAIN & CAROL	HUNT KRISTI L	79,000	12/30/2013	WD	03-ARM'S LENGTH	2013-04382 WD	PROPERTY TRANSFER	100.0			
THOLA DWAIN & CAROL	CHEMICAL BANK ORE DEPT	68,056	11/01/2013	SD	10-FORECLOSURE	2013-03891 SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8992 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		12/20/2013		2013-0620		100%	
		P.R.E. 100% 04/18/2017									
Owner's Name/Address		MAP #:									
BARTIN CHRISTOPHER & LEEANN 8892 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 209,370 TCV/TFA: 189.13									
		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 186.00 419.21 1.0000 0.0000 110 100* 0						
					Residentia 1 - 2.99@\$9000 1.79 Acres 9000 100 16,110						
					* denotes lines that do not contribute to the total acreage calculation.						
					186 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 16,110						
					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
					D/W/P: 4in Ren. Conc. 8.17 2072 0 0						
					Wood Frame 39.19 25 50 490						
					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 = 2,990						
		Topography of Site									
		Level									
		X Rolling									
		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	8,100	96,600	104,700			63,662C
		TPC 04/30/2021	INSPECTED		2025	8,100	82,400	90,500			61,989C
		JWV 08/25/2017	INSPECTED		2024	5,000	70,900	75,900			60,126C
		TPC 04/17/2017	INSPECTED		2023	3,500	68,700	72,200			57,263C
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Parcel Number: 009-015-015-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

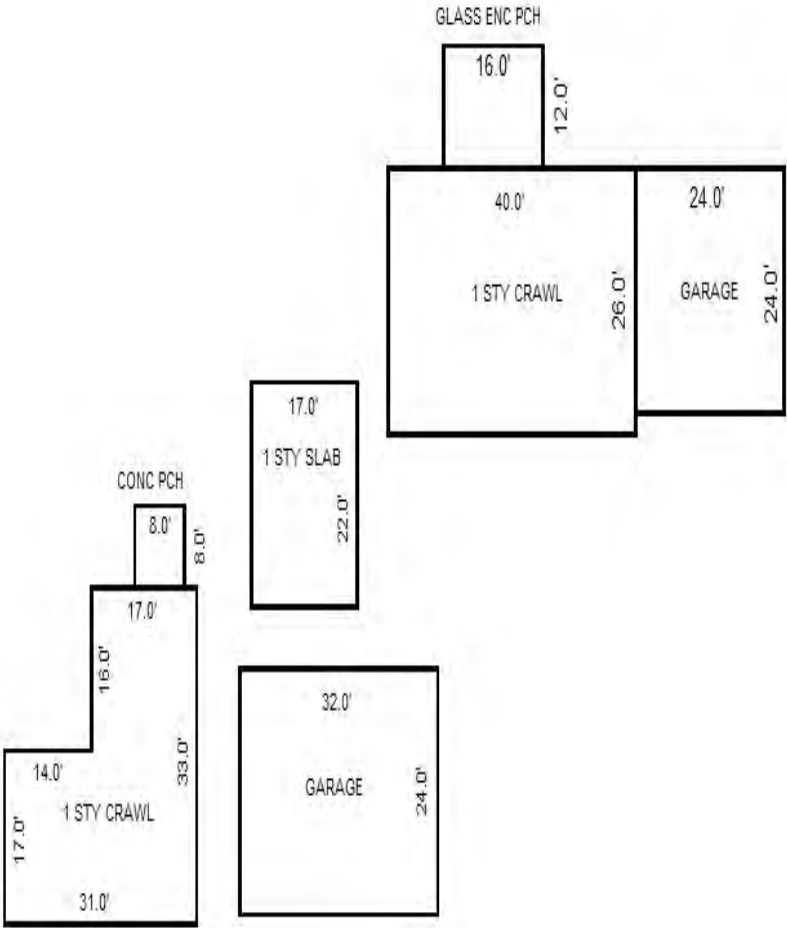
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WILLIS CHARLOTTE M	WILLIS CHARLOTTE M TRUST	0	05/10/2006	QC	21-NOT USED/OTHER	06-0/2259	DEED	0.0			
WILLIS CHARLES FRANKLIN		0	08/03/1995	AFF	07-DEATH CERTIFICATE	1995DC	PROPERTY TRANSFER	0.0			
HOUSE JOHN & JUANITA M	WILLIS CHARLES F & CHARLOTTE M	27,300	11/10/1989	WD	03-ARM'S LENGTH	2010/2109	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8518 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 65% 04/11/1997									
Owner's Name/Address		MAP #:									
WILLIS CHARLOTTE M TRUST 8518 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 396,206 TCV/TFA: 179.04									
		X	Improved		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
. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 A.		X			Paved Road						
Comments/Influences					Storm Sewer						
					Sidewalk						
					Water						
					Sewer						
					X	Electric					
					Gas						
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
					Topography of Site						
					Level						
					X	Rolling					
					Low						
					High						
					Landsaped						
					X	Swamp					
					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	50,000	148,100	198,100			93,385C
		TPC	12/27/2017	INSPECTED	2025	37,000	127,200	164,200			90,930C
		TPC	06/20/2016	INSPECTED	2024	30,000	109,100	139,100			88,196C
		TPC	06/14/2015	INSPECTED	2023	26,000	105,700	131,700			83,997C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type WGEP (1 Story)	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																														
X	Wood Frame	(4) Interior			Drywall X Paneled		Plaster Wood T&G																																																																																																				
Building Style: 1S		Trim & Decoration		X	Space Heater																																																																																																						
Yr Built 1995	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 2 Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																																																						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																																																																																																									
X																																																																																																											
(2) Windows		(7) Excavation																																																																																																									
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		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																						
(3) Roof		(9) Basement Finish																																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																																																																																									
Chimney: Block																																																																																																											
Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 1995 (11) Heating System: Space Heater Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,040</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>123,981</td> <td>99,184</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>1,185</th> <th>948</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,386</td> <td>3,509</td> <td></td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>2,675</td> <td></td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td>192</td> <td>14,195</td> <td>12,350</td> <td>*8</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>21,439</td> <td>17,151</td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,421</td> <td>-1,937</td> <td></td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,897</td> <td>1,518</td> <td></td> </tr> <tr> <td>Unit-in-Place Cost Items</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BARN</td> <td>3000</td> <td>3,030</td> <td>2,575</td> <td>*8</td> </tr> <tr> <td colspan="3">Totals:</td> <td>171,036</td> <td>137,973</td> </tr> </tbody> </table> Notes: ARROW HOME ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 169,707															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,040			Total:				123,981	99,184	Plumbing	Average Fixture(s)	1	1,185	948	Water/Sewer					1000 Gal Septic	1	4,386	3,509		Water Well, 50 Feet	1	3,344	2,675		Porches					WGEP (1 Story)	192	14,195	12,350	*8	Garages					Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	576	21,439	17,151		Common Wall: 1 Wall	1	-2,421	-1,937		Built-Ins					Appliance Allow.	1	1,897	1,518		Unit-in-Place Cost Items					BARN	3000	3,030	2,575	*8	Totals:			171,036	137,973
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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	Type CPP	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 799 Total Base New : 136,527 Total Depr Cost: 75,317 Estimated T.C.V: 92,640		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1962	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S						Cls CD Blt 1962		
				Ex. X Ord. Min			Ground Area = 799 SF Floor Area = 799 SF.								
				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
				Many X Ave. Few			Building Areas								
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
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			1 Story Siding Crawl Space 799		Total: 100,815		55,448				
		Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments								
		(8) Basement					Plumbing								
							Average Fixture(s)		1		1,185		652		
							Water/Sewer								
							1000 Gal Septic		1		4,386		2,412		
							Water Well, 50 Feet		1		3,344		1,839		
							Porches								
							CPP		64		1,422		1,010 *7		
							Garages								
							Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
							Base Cost		768		23,478		12,913		
							Built-Ins								
							Appliance Allow.		1		1,897		1,043		
									Totals:		136,527		75,317		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Notes:								
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						92,640		
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/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								Class: D Effec. Age: 45 Floor Area: 374 Total Base New : 50,051 Total Depr Cost: 27,527 Estimated T.C.V: 33,859				E.C.F. X 1.230		Car Capacity:								
Building Style: 1S				Trim & Decoration				X Space Heater												Class:		Exterior:				
Yr Built 0	Remodeled 0			Ex X Ord Min				Wall/Floor Furnace												Brick Ven.:						
Condition: Average				Size of Closets				Forced Hot Water												Stone Ven.:						
				Lg X Ord Small				No Heating/Cooling												Common Wall:						
Room List				Doors: Solid X H.C.				Central Air Wood Furnace												Foundation:						
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors				(12) Electric												Finished ?:						
				Kitchen: Other: Other:				0 Amps Service												Auto. Doors:						
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures												Mech. Doors:						
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets												Area:						
Insulation								Many X Ave. Few												% Good:						
(2) Windows				(7) Excavation				(13) Plumbing												Storage Area:						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 374 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												No Conc. Floor:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement																Bsmnt Garage:						
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																Carpport Area: Roof:						
(3) Roof				(9) Basement Finish				(14) Water/Sewer																		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																		
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																						

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

Parcel Number: 009-015-016-00

Jurisdiction: LAKE TOWNSHIP

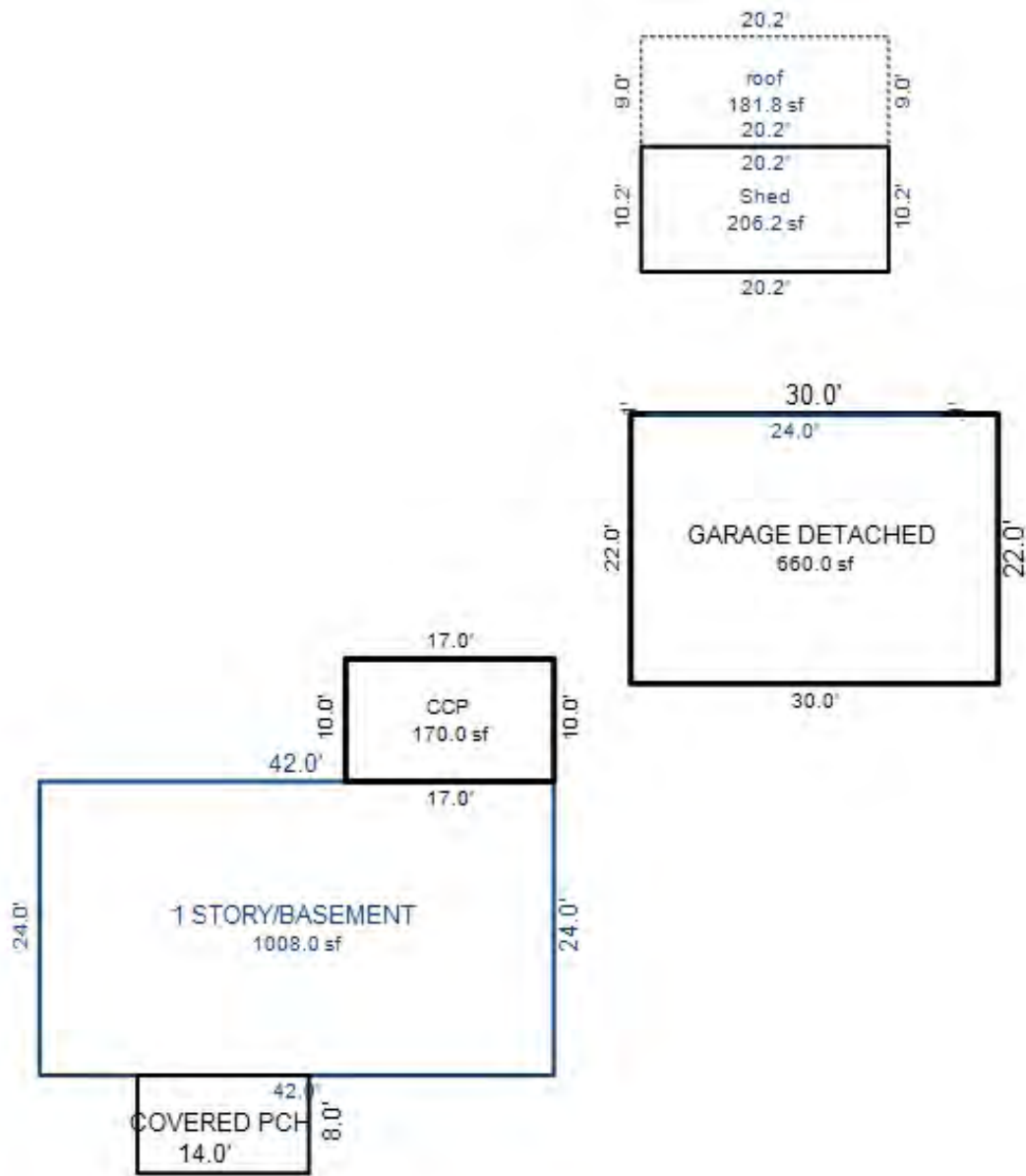
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.			
NIX LORI A	BARNES RONALD L	1	10/18/2017	QC	09-FAMILY/RELATED ENTITY	2017-03239	PROPERTY TRANSFER	0.0			
BARNES RONALD L	BARNES RONALD L	0	10/18/2017	QC	09-FAMILY/RELATED ENTITY	2017-03240	PROPERTY TRANSFER	0.0			
BARNES RONALD L	BARNES RONALD L & NIX LOR	0	09/15/2016	QC	09-FAMILY/RELATED ENTITY	2016-03022	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
8908 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/21/1994									
Owner's Name/Address		MAP #:									
BARNES RONALD L 8908 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 210,963 TCV/TFA: 209.29									
		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 15.00 Acres 5600 100 84,000						
					15.00 Total Acres Total Est. Land Value = 84,000						
Tax Description											
. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.		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									
		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	42,000	63,500	105,500			42,629C
		TPC 12/27/2017 INSPECTED			2025	37,500	53,900	91,400			41,509C
		TPC 11/04/2016 INSPECTED			2024	22,500	46,400	68,900			40,261C
					2023	21,000	45,000	66,000			38,344C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FOSTER CRAIG C & PUTMAN AM	FOSTER CRAIG C & TRIM AMY	1	05/05/2020	QC	09-FAMILY/RELATED ENTITY	2020-01382	DEED	0.0		
FOSTER CRAIG C & PUTMAN AM	FOSTER CRAIG C & PUTMAN AN	1	03/07/2018	QC	09-FAMILY/RELATED ENTITY	2018-00697	DEED	0.0		
FOSTER CRAIG C	FOSTER CRAIG & PUTMAN AMY	1	12/11/2017	QC	09-FAMILY/RELATED ENTITY	2017-03910	PROPERTY TRANSFER	50.0		
FOSTER CRAIG C	FOSTER CRAIG C	0	12/16/2015	AFF	05-CORRECTING TITLE	2015-04175	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8850 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED		03/22/2018		2018-0067		100%
Owner's Name/Address		P.R.E. 100% 10/31/2008								
FOSTER CRAIG C & TRIM AMY N 8850 W KELLY RD LAKE CITY MI 49651		MAP #:								
		2026 Est TCV 419,609 TCV/TFA: 235.47								
		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	15.00	Acres	5600	100 84,000
								15.00	Total Acres	Total Est. Land Value = 84,000
Tax Description					Land Improvement Cost Estimates					
SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.					Description	Rate		Size % Good		Cash Value
Comments/Influences					D/W/P: 3.5 Concrete	6.58		480 0		0
Terry Van Pelt deceased 8-6-04. Cert of Death @ L 04-0, P 3615.					Wood Frame	29.49		96 50		1,415
		X	Electric	Residential Local Cost Land Improvements						
		X	Gas	Description						
					LAND IMPROVE 1000	1,000.00		1 95		950
					Total Estimated Land Improvements True Cash Value = 2,365					
		Topography of Site			Work Description for Permit 2018-0067, Issued 03/22/2018: PREMANF HOME STATE APPROVED RESI R4 WOOD FRAME POURED FOUNDATION GAS HEAT 1STORIES, 3BDRM, 2BATH 1620 SQFT 60X27'					
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
					Wooded					
					Pond					
					Waterfront					
					Ravine					
					Wetland					
					Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2026	42,000	167,800	209,800		92,424C
		JWV	08/10/2018	INSPECTED	2025	37,500	144,000	181,500		89,995C
		TPC	12/27/2017	INSPECTED	2024	22,500	123,700	146,200		87,290C
		TPC	12/18/2017	INSPECTED	2023	21,000	113,600	134,600		83,134C
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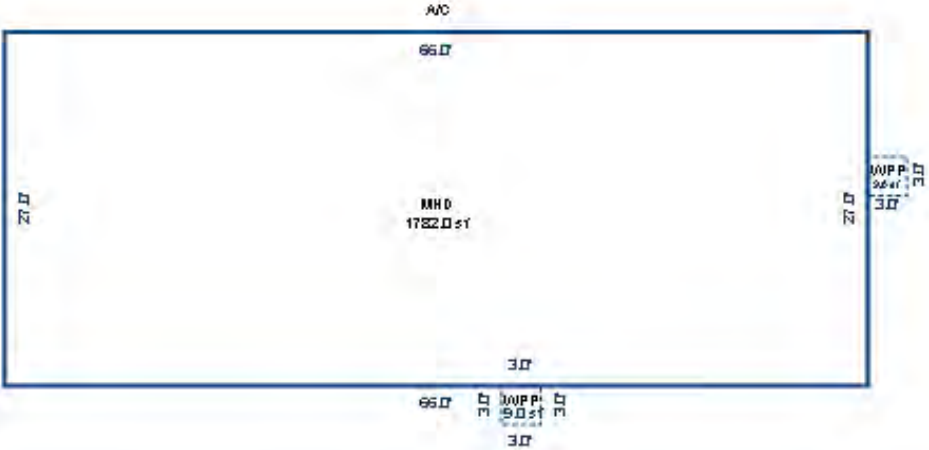


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Missaukee, Michigan

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	Wood Frame	(4) Interior																																																																																																						
Building Style: BOCA/STATE			Drywall Paneled				Plaster Wood T&G																																																																																																	
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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2018 (11) Heating System: Forced Heat & Cool Ground Area = 1782 SF Floor Area = 1782 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 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>1,782</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>237,979</td> <td>223,700</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>1,337</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath <td></td> <td>1</td> <td>4,478</td> <td>4,209</td> </td></tr> <tr> <td>Water/Sewer <td></td> <td></td> <td></td> <td></td> </td></tr> <tr> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,689</td> <td>4,408</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,734</td> <td>5,390</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,713</td> <td>2,550</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td></td> <td>9</td> <td>468</td> <td>440</td> </tr> <tr> <td>WPP</td> <td></td> <td>9</td> <td>468</td> <td>440</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1280</td> <td>30,272</td> <td>28,456</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>288,223</td> <td>270,930</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 333,244															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,782			Total:				237,979	223,700	Plumbing	Average Fixture(s)	1	1,422	1,337	3 Fixture Bath <td></td> <td>1</td> <td>4,478</td> <td>4,209</td>		1	4,478	4,209	Water/Sewer <td></td> <td></td> <td></td> <td></td>					1000 Gal Septic		1	4,689	4,408	Water Well, 100 Feet		1	5,734	5,390	Built-Ins					Appliance Allow.		1	2,713	2,550	Porches					WPP		9	468	440	WPP		9	468	440	Garages					Class: C Exterior: Pole (Unfinished)					Base Cost			1280	30,272	28,456	Totals:				288,223	270,930
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*** Information herein deemed reliable but not guaranteed***



Parcel Number: 009-015-018-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

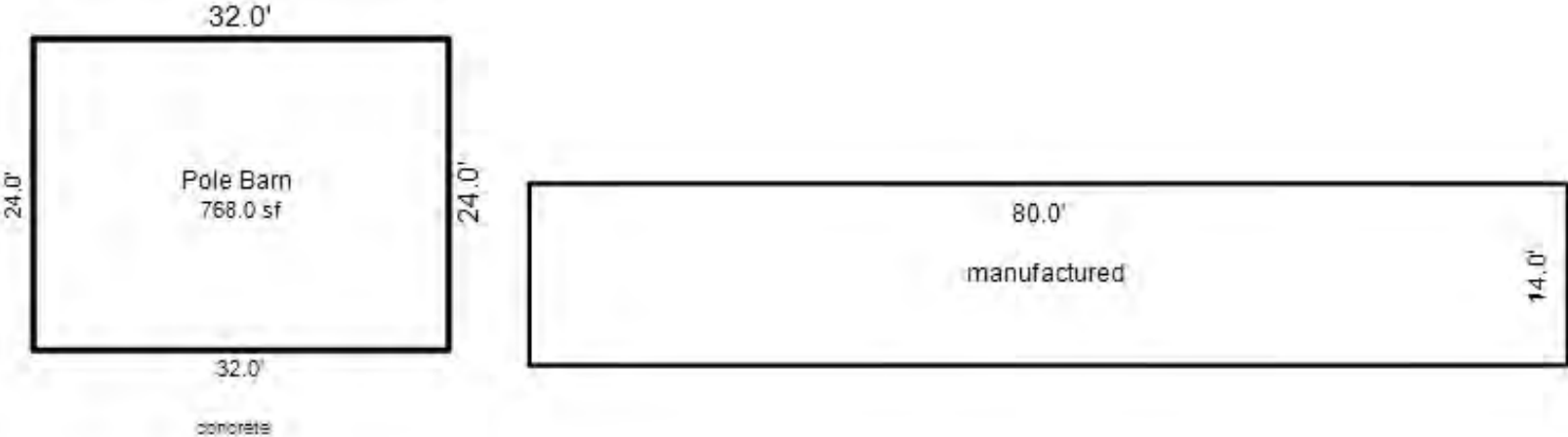
Printed on

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	Number	Status				
2835 S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 06/01/1995								
Owner's Name/Address	MAP #:									
SHERMAN DAVID P JR 2835 S BLODGET RD LAKE CITY MI 49651	2026 Est TCV 187,214 TCV/TFA: 167.16									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A.	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5600 10.00 Acres 5600 100 56,000 10.00 Total Acres Total Est. Land Value = 56,000							
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.33 800 0 0 Wood Frame 23.09 168 95 3,685 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 = 4,635							
	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	28,000	65,600	93,600			29,116C
	TPC 10/10/2016	INSPECTED		2025	25,000	60,700	85,700			28,351C
			2024	15,000	52,500	67,500			27,499C	
			2023	14,000	47,300	61,300			26,190C	

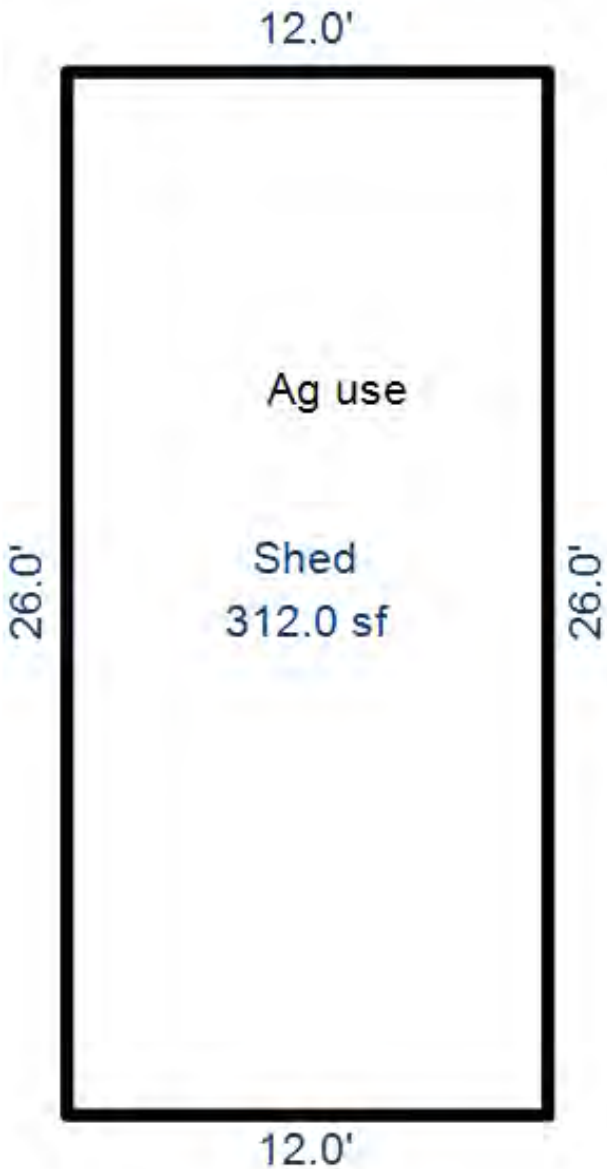
*** Information herein deemed reliable but not guaranteed***

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

Building Type	Farm Utility Storage Shed				
Year Built	2015				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	No-Wall, 76				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	26 x 12 = 312				
Cost New	\$ 1,345				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 1,211				
+ 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	\$ 1,126				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1126 / All Cards: 1126					



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

Parcel Number: 009-015-019-00

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.		
MARSHALL DIANNA L	RICHARDS BRIAN	0	02/05/2018	WD	16-LC PAYOFF	2018-00380	DEED	0.0		
MARSHALL DIANNA L	RICHARDS BRIAN	28,500	04/20/2016	LC	03-ARM'S LENGTH	2016-01454	PROPERTY TRANSFER	100.0		
FIRST NATIONAL BANK OF AME	MASHALL DIANNA L	10,000	04/18/2016	WD	16-LC PAYOFF	2016-01453	DEED	0.0		
FIRST NATIONAL BANK	MARSHALL DIANNA L	10,000	02/24/2012	LC	11-FROM LENDING INSTITUTI	2012-00559 MEMO	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2611 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED		01/21/1999		1999-0005	100%	
		P.R.E. 0%		MANUFACTURED		12/31/1992		1992	100%	
Owner's Name/Address		MAP #:								
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 73,448 TCV/TFA: 67.51								
		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 442.00 505.00 0.8202 1.0600 110 100 42,269					
					442 Actual Front Feet, 5.12 Total Acres Total Est. Land Value = 42,269					
Tax Description										
SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.		X				Land Improvement Cost Estimates				
Comments/Influences					Description	Rate		Size % Good		Cash Value
					Wood Frame	27.96		120 50		1,677
					Wood Frame	27.96		120 50		1,677
					Total Estimated Land Improvements True Cash Value = 3,354					
					Work Description for Permit 1999-0005, Issued 01/21/1999: RELOCATION OF MOBILE HOME 2BDRM 1 BATH. SQFT 1088 PRIVATE WELL & SEWER. 1992 MANOR					

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 80	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					1 Wood Stove Direct-Vented Gas		E.C.F. X 0.940		Bsmnt Garage:					
Building Style: HUD			Drywall Paneled													Plaster Wood T&G		
Yr Built 1992		Remodeled 0	Ex												X	Ord		Min
Condition: Fair		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:		100 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	2			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	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																
		(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	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 Mobile Home HUD				Cls Average		Blt 1992	
(11) Heating System: Wall Furnace							
Ground Area = 1088 SF Floor Area = 1088 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Building Areas							
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost		
Main Home	Siding	Comp.Shingle	1088				
Total:				64,230	22,481		
Other Additions/Adjustments							
Skirting, Metal or Vinyl, Vertical			168	1,969	689		
Plumbing							
3 Fixture Bath			1	2,944	1,030		
Water/Sewer							
1000 Gal Septic			1	4,689	1,641		
Water Well, 50 Feet			1	3,344	1,170		
Deck							
Treated Wood			80	2,182	764		
Built-Ins							
Appliance Allow.			1	2,713	950		
Fireplaces							
Wood Stove			1	2,503	876		
Totals:				84,574	29,601		
Notes: 1992 MANOR - HUD							
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				27,825			

*** 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	
2621 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 04/29/2024									
Owner's Name/Address		MAP #:									
LEWIS MARK 2621 S BLODGET RD LAKE CITY MI 49651		2026 Est TCV 126,176 TCV/TFA: 103.76									
		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	14.89 Acres	5000	100		74,435
					14.89 Total Acres Total Est. Land Value =						74,435
					Land Improvement Cost Estimates						
					Description		Rate		Size % Good		Cash Value
					Wood Frame		18.01		384 50		3,458
					Wood Frame		19.78		192 50		1,899
					Total Estimated Land Improvements True Cash Value =						5,357
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
EC 15 T22N R8W (2*2025) BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB EXC N 208 FT THOF. 14.8870A. SPLIT ON 04/18/2024 FROM 009-015-019-30;											
Comments/Influences											
Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ;											
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		High									
		Landscaped									
		X	Swamp								
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	37,200	25,900	63,100			28,745C
		TPC 05/30/2022 INSPECTED			2025	27,500	21,200	48,700			27,990C
		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.				
LEWIS MARK	WESLEY BROWN	35,000	05/07/2024	WD	32-SPLIT VACANT	2024-01121	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/07/2024										
Owner's Name/Address		MAP #:										
WESLEY BROWN 2425 S BLODGET RD LAKE CITY MI 49651		2026 Est TCV 7,131										
		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 PARTOF>10@	\$5000	0.46 Acres	5000	100		2,295	
					Residentia INFERIOR@	\$1400	3.45 Acres	1400	100		4,836	
					3.91 Total Acres			Total Est. Land Value =			7,131	
Tax Description												
SEC 15 T22N R8W (0*2025) N 208 FT OF BEGS 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, SO DEG 01'45"W 345.77 FT, SO DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FTTO POB. 3.9130A. SPLIT ON 04/18/2024 FROM 009-015-019-30;												
Comments/Influences												
Split/Comb. on 04/29/2024 completed 04/29/2024 TIM ; Parent Parcel(s): 009-015-019-30; 009-015-019-35,												
												
		Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2026	3,600	0	3,600			3,389C	
		TPC 05/30/2022	INSPECTED		2025	3,300	0	3,300			3,300S	
		TPC 04/30/2021	INSPECTED		2024	0	0	0			0	
					2023	0	0	0			0	
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Parcel Number: 009-015-020-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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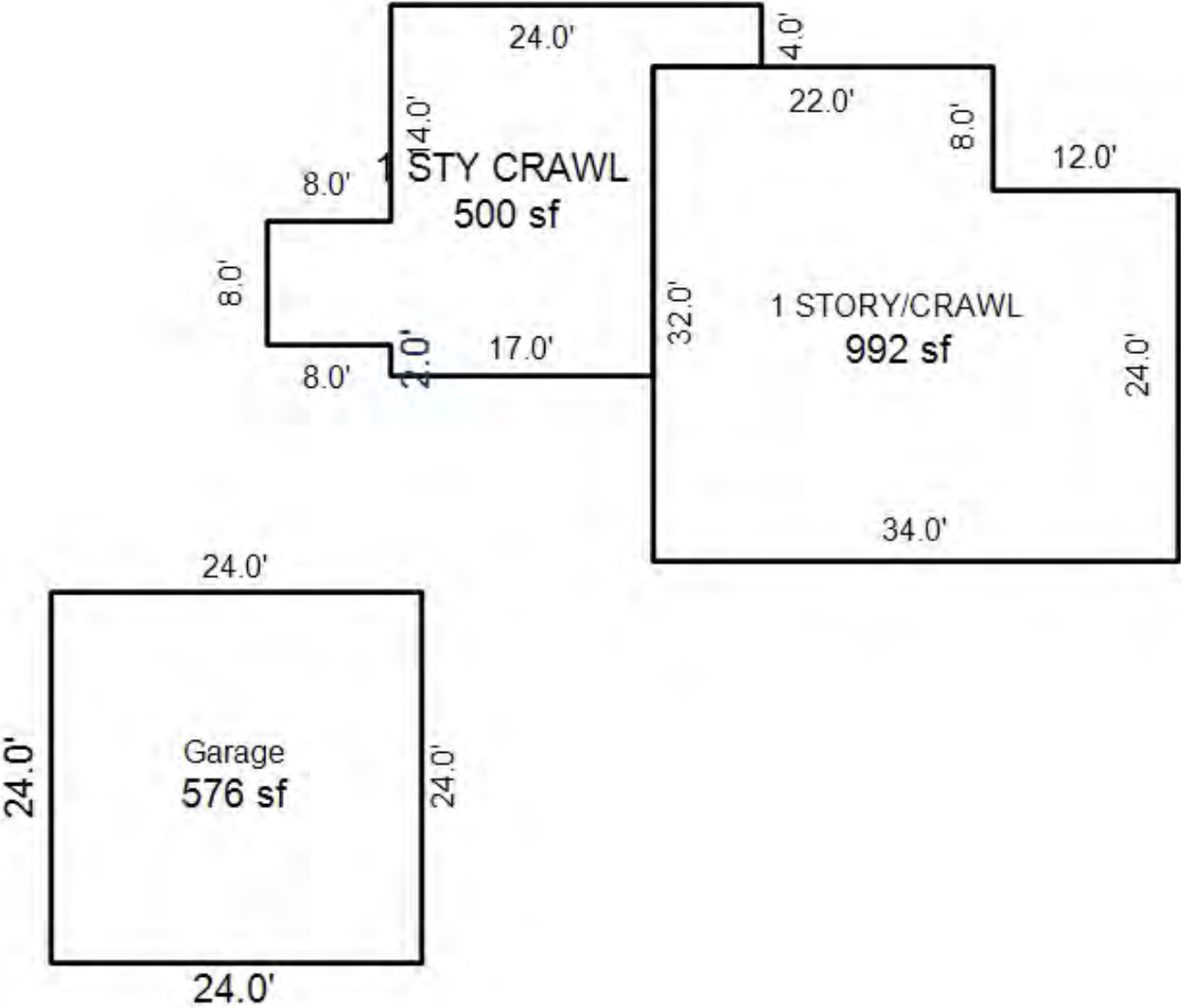
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ALDRICH ARNOLD	ALDRICH ARNOLD	0	11/22/2023	QC	15-LADY BIRD	2023-03189	PROPERTY TRANSFER	0.0				
ALDRICH ARNOLD & LANA M	ALDRICH ARNOLD	0	06/17/2022	QC	09-FAMILY/RELATED ENTITY	2022-01989	PROPERTY TRANSFER	0.0				
		40,000	10/01/1999	WD	03-ARM'S LENGTH	332:396	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2675 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/17/2002										
Owner's Name/Address		MAP #:										
ALDRICH ARNOLD P O BOX 127 LAKE CITY MI 49651		2026 Est TCV 299,118 TCV/TFA: 200.48										
		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	
					Residentia 18 -29 @\$5000	20.00	Acres	5000	100		100,000	
					20.00 Total Acres						Total Est. Land Value =	100,000
Tax Description					Land Improvement Cost Estimates							
. SEC 15 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20 A.		X			Description	Rate	Size	% Good	Cash Value			
Comments/Influences					Wood Frame	28.69	80	71	1,629			
		X			Total Estimated Land Improvements True Cash Value = 1,629							



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Parcel Number: 009-015-022-00

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.		
BAUGHAN GERALD J & ADA M	BAUGHAN GERALD J & ADA M T	0	11/03/2010	QC	09-FAMILY/RELATED ENTITY	2010-4936QC TR	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8206 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
BAUGHAN GERALD J & ADA M TRUST 8206 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 86,290 TCV/TFA: 69.81								
		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 330.00 660.00 0.8823 1.1334 110 100 36,300					
					330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 36,300					
Tax Description										
. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.		X								
Comments/Influences										

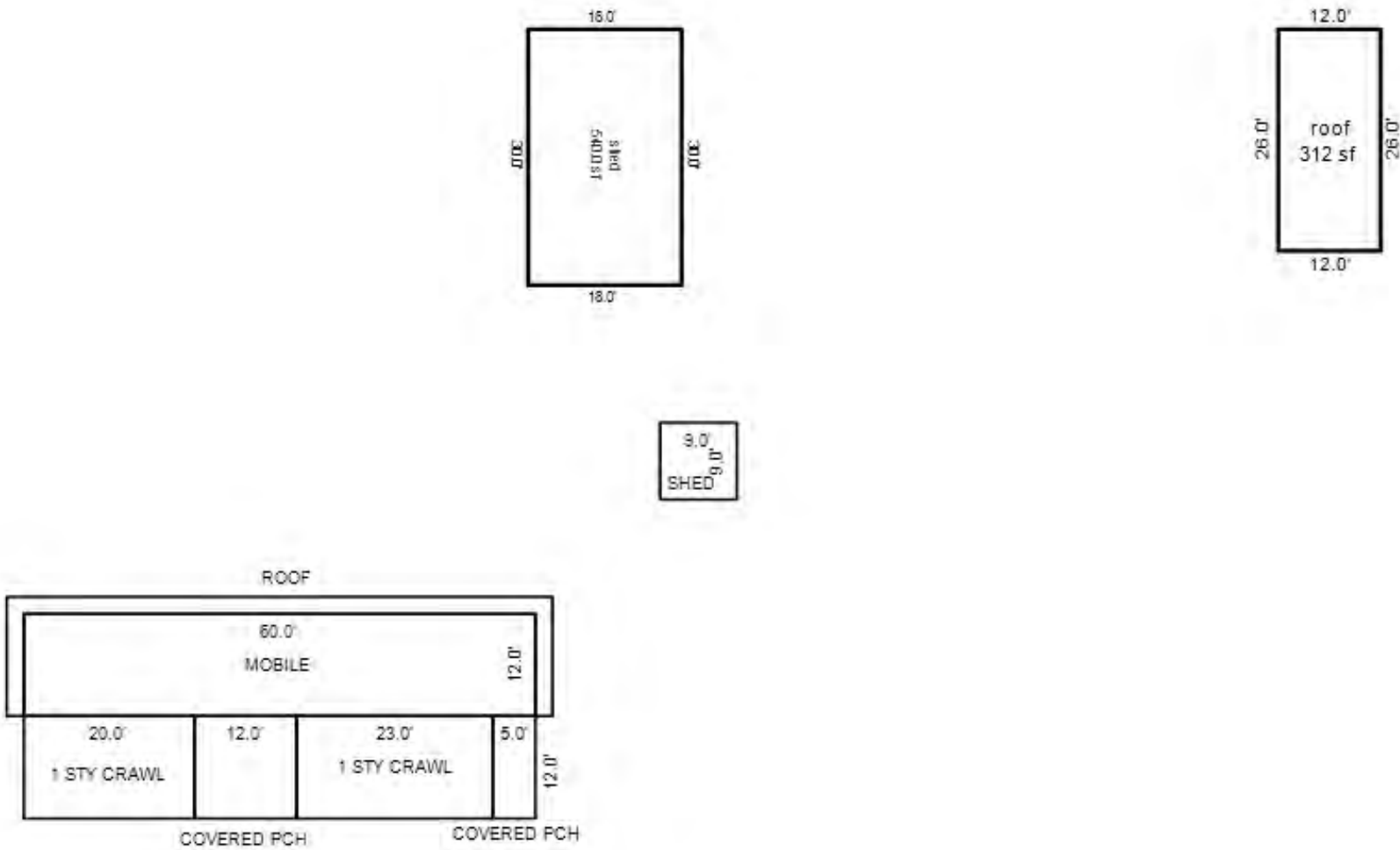


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Missaukee, Michigan

*** 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 144 60 896 312	Type WCP (1 Story) WCP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 40 Floor Area: Total Base New : 129,503 Total Depr Cost: 45,324 Estimated T.C.V: 42,605		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		X	Drywall Paneled										Plaster Wood T&G		
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									
	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 Mobile Home HUD				Cls Average		Blt 1970		
		X	Tile	No. of Elec. Outlets			(11) Heating System: Wall Furnace								
(2) Windows		(7) Excavation		Ex. X Ord. Min			Ground Area = 1236 SF Floor Area = 1236 SF.								
X	Many Avg. Few	X	Large Avg. Small	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Building Areas								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost								
(3) Roof		(9) Basement Finish		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 720 Addition Siding Crawl 516 Total: 89,445 31,305								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Other Additions/Adjustments								
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Skirting, Metal or Vinyl, Vertical		84		984		344		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Average Fixture(s)		1		1,010		353		
							Water/Sewer		1		4,689		1,641		
							1000 Gal Septic		1		3,344		1,170		
							Water Well, 50 Feet		1		3,345		1,171		
							Porches		144		5,920		2,072		
							WCP (1 Story)		60		3,345		1,171		
							WCP (1 Story)								
							Built-Ins		1		2,713		950		
							Appliance Allow.								
							Deck		896		13,332		4,666		
							w/Roof (Roof portion)		312		4,721		1,652		
							w/Roof (Roof portion)								
							Notes:		Totals:		129,503		45,324		
							ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						42,605		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HAZARD BOB N & CAROL A	DULL LARRY M & MELANIE S	0	07/01/2016	WD	16-LC PAYOFF	2016-02464	DEED	0.0						
HAZARD BOB & CAROL A	DULL LARRY & MELANIE	27,800	04/23/2010	LC	03-ARM'S LENGTH	2011-00082LC	PROPERTY TRANSFER	100.0						
ROBERTS MARY ANN	HAZARD BOB & CAROL A (H/W)	15,900	11/11/2006	WD	03-ARM'S LENGTH	06-0/4192	DEED	100.0						
ROBERTS ANNA TRUST*	ROBERTS MARY ANN	1	12/14/2004	QC	21-NOT USED/OTHER	04-0/5215	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
8150 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Carport		08/08/2019		2019-0402		100%				
				Addition		08/30/2016		2016-0414		100%				
Owner's Name/Address		MAP #:		SEWER		05/10/2010		2010-02424		100%				
DULL LARRY M & MELANIE S 8150 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 138,594 TCV/TFA: 190.38												
		X	Improved		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
						A 200' @ 110/FF 330.73 663.81 0.8818 1.1350 110 100 36,413								
Tax Description														
. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.														
Comments/Influences														
														

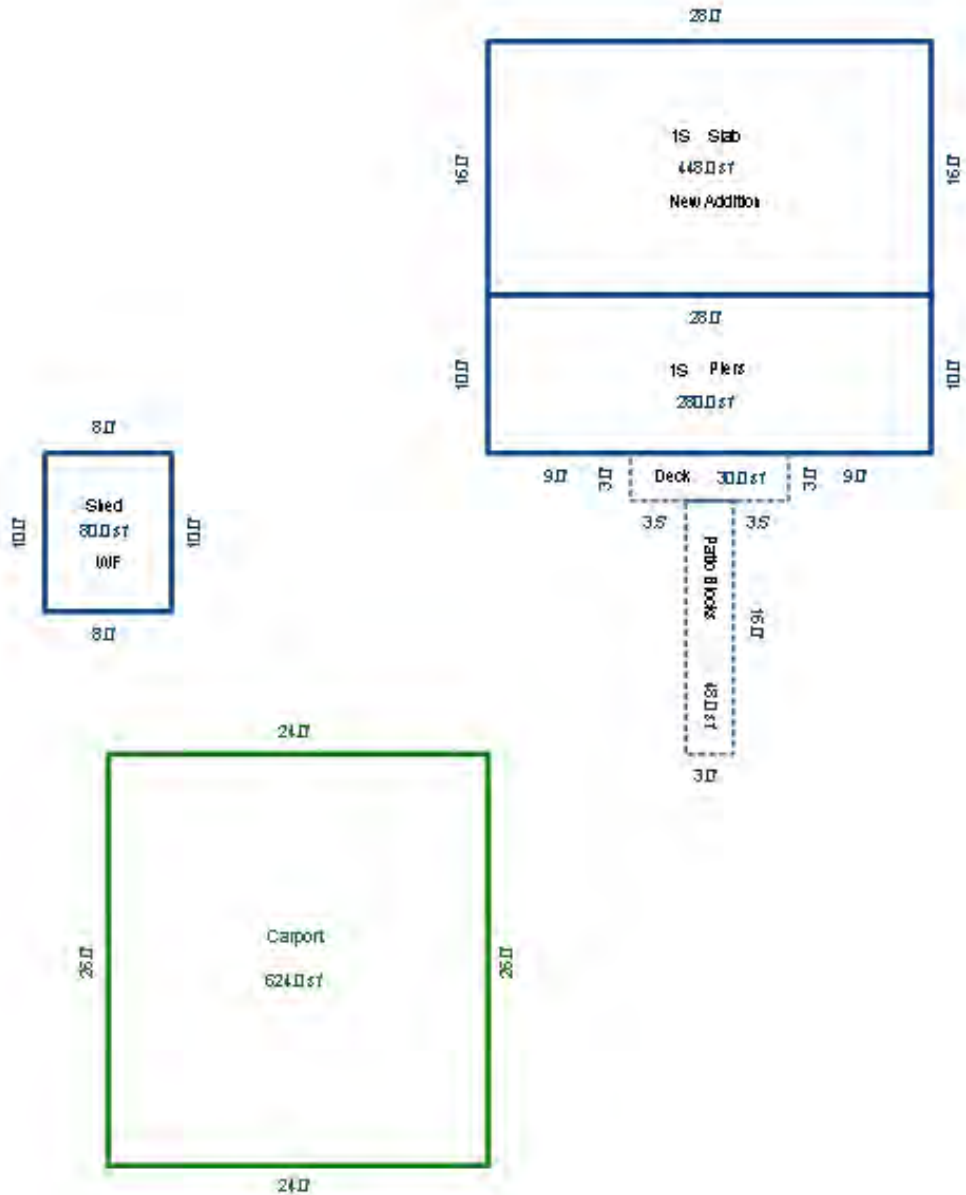


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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:			
	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: 10 Floor Area: 728 Total Base New : 91,380 Total Depr Cost: 82,242 Estimated T.C.V: 101,158		E.C.F. X 1.230		Bsmnt Garage: Carport Area: 624 Roof: Aluminum					
Building Style: 1S			Drywall Paneled												Plaster Wood T&G		
Yr Built 2010		Remodeled 2016	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 1S (11) Heating System: Forced Air w/o Ducts Ground Area = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 448 1 Story Siding Piers 280 Total: 73,732 66,359 Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 889 Water/Sewer 1000 Gal Septic 1 4,109 3,698 Water Well, 50 Feet 1 3,344 3,010 Built-Ins Appliance Allow. 1 1,607 1,446 Carports Aluminum 624 7,600 6,840 Totals: 91,380 82,242 Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 101,158									
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures													
				Ex. Ord. Min													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets													
(2) Windows		(7) Excavation		(13) Plumbing													
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 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	(8) Basement		(14) Water/Sewer													
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	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic													
(3) Roof		(9) Basement Finish		Lump Sum Items:													
Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support															
Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:															
Chimney:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GUNNERSON MATTHEW	ROUSE STEWART LOUIS	125,000	01/01/2025	LC	03-ARM'S LENGTH	2026-00400	OTHER	100.0				
CRANCE CHARLES F & DONNAJE	GUNNERSON MATTHEW	125,000	10/10/2024	WD	03-ARM'S LENGTH	2024-02588	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
8126 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 02/20/2026										
Owner's Name/Address		MAP #:										
ROUSE STEWART LOUIS 8126 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 103,274 TCV/TFA: 76.27										
		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					A 200' @ 110/FF	330.00	660.00	0.8823	1.1334	110 100	36,300	
. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.					330 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value =	36,300
Comments/Influences					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: Asphalt Paving					3.61	500 0	0
					Wood Frame					41.30	80 50	1,652
					Wood Frame					40.41	84 50	1,697
					Residential Local Cost Land Improvements							
					Description					Rate	Size % Good	Cash Value
					LAND IMPROVE 1000					1,000.00	1 94	940
					Total Estimated Land Improvements True Cash Value =							4,289
		Topography of Site										
		X	Level									
			Rolling									
			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	18,200	33,400	51,600			51,600S	
		TPC 09/25/2024	INSPECTED		2025	14,900	27,600	42,500		42,500A	42,500S	
		TPC 05/30/2022	INSPECTED		2024	14,900	25,500	40,400			21,660C	
		TPC 04/30/2021	INSPECTED		2023	11,600	27,800	39,400			20,629C	



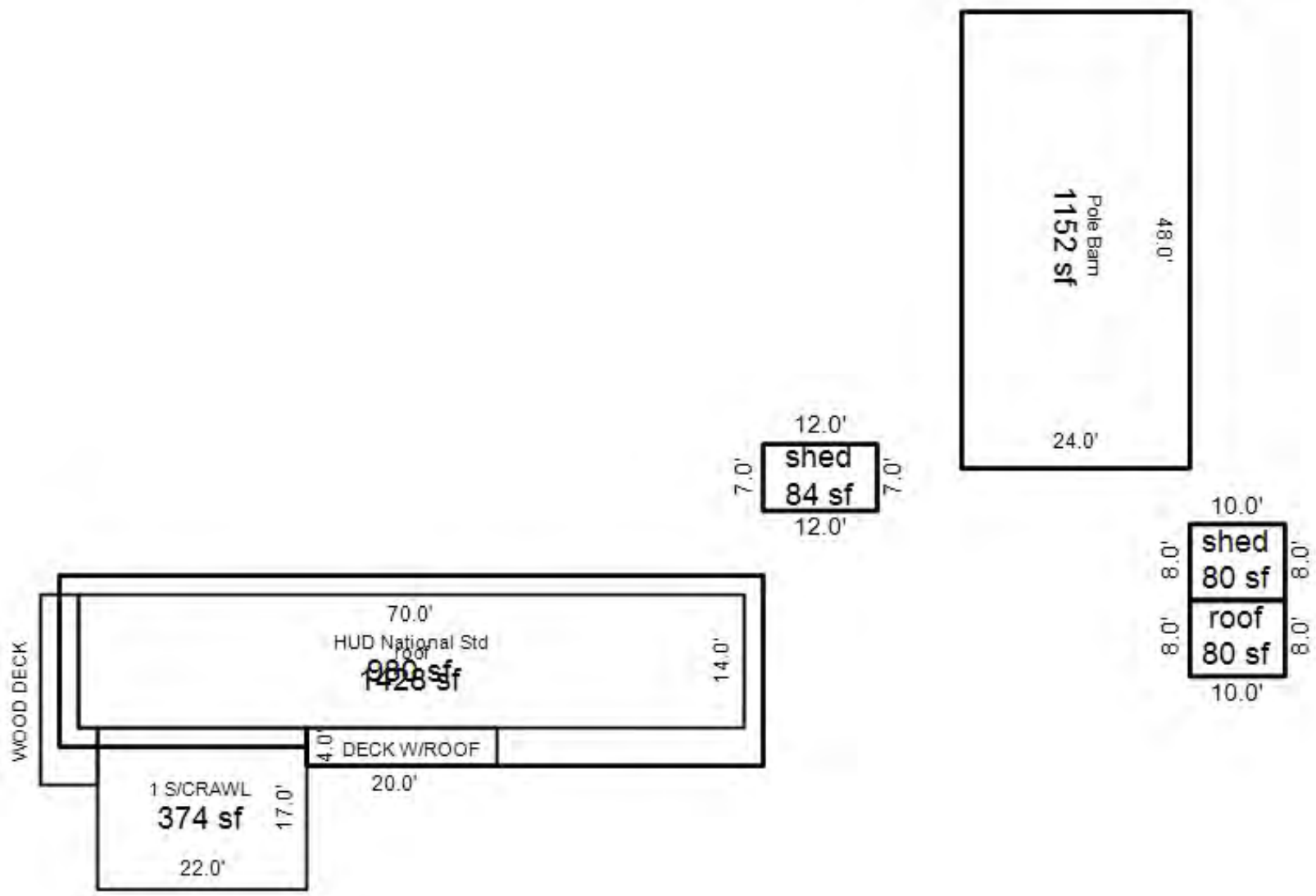
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GENERATOR			1	1	1																																																																																																																																																															
Totals:				190,525	66,686																																																																																																																																																															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																																																																																				

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

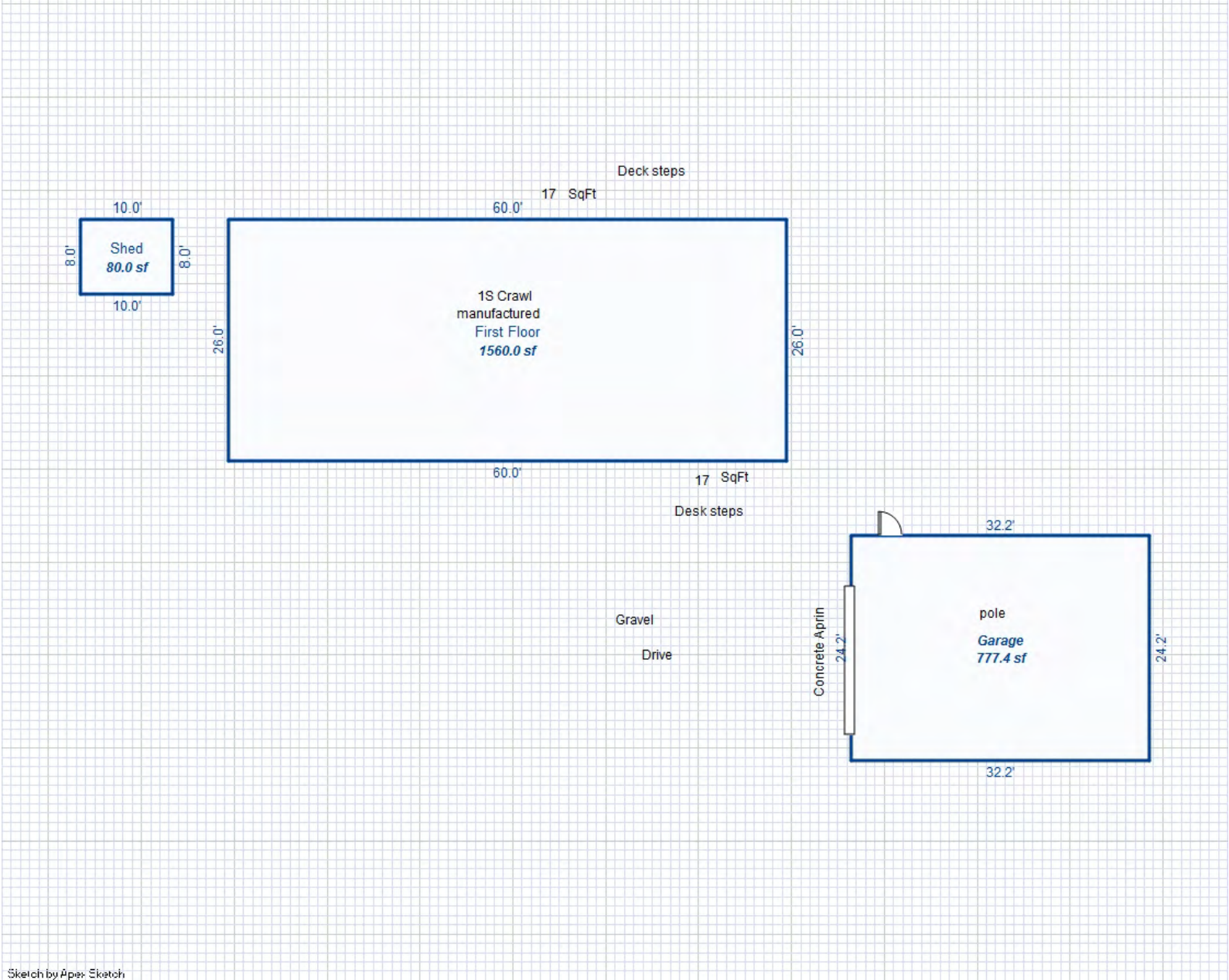


*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

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



Sketch by Aperi Sketch

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

Parcel Number: 009-015-026-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

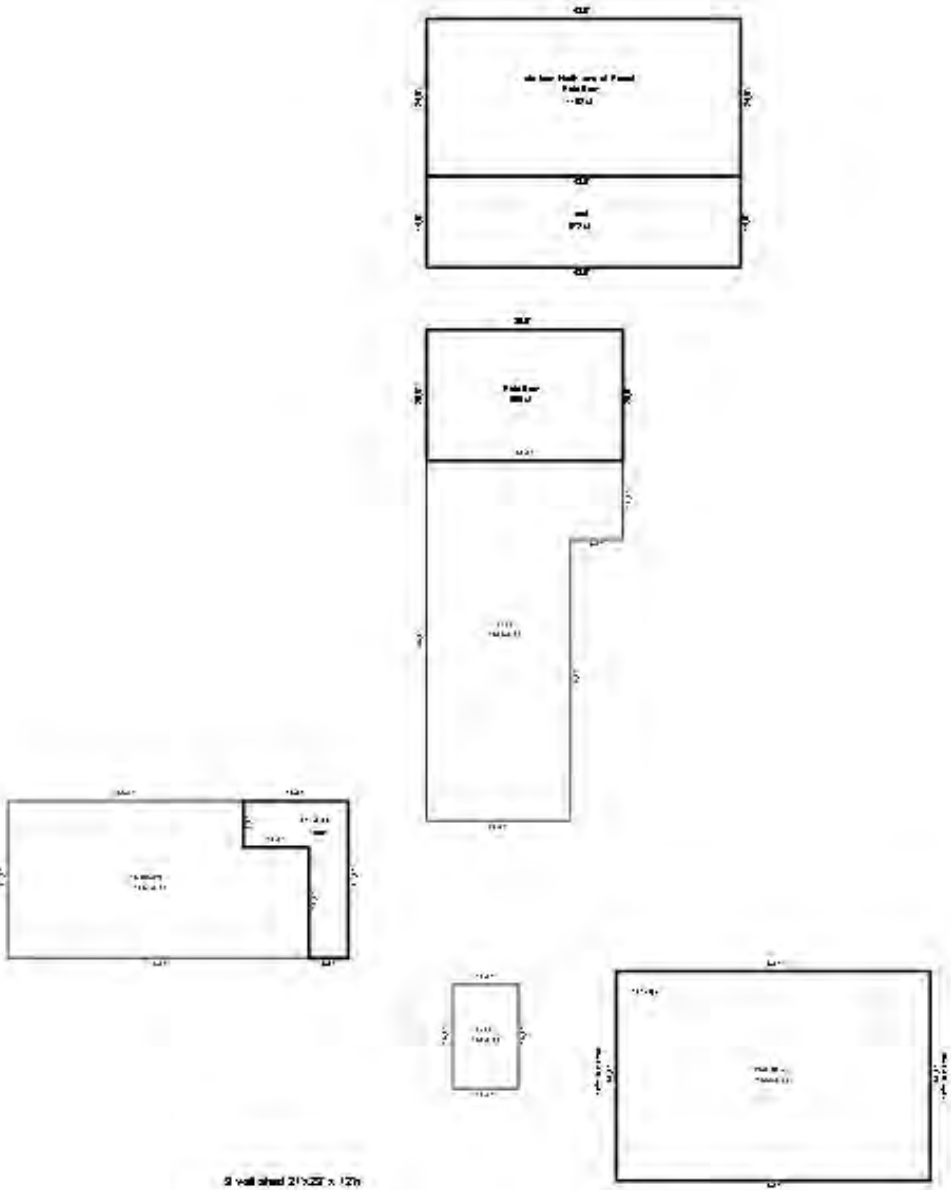
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HILL LEWIS H	HILL LEWIS H	0	01/27/2022	QC	09-FAMILY/RELATED ENTITY	2022-00350	PROPERTY TRANSFER	0.0		
HILL SHARON K (WIFE OF LEWIS H)	HILL LEWIS H (MM)	0	08/03/2007	QC	21-NOT USED/OTHER	2007/2984	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8731 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 07/21/1994								
Owner's Name/Address		MAP #:								
HILL LEWIS H 8731 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 519,433 TCV/TFA: 502.35								
		X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					AGRICULTRU SURPLUS 2600/	92.42 Acres		2600	100	240,292
					AGRICULTRU 30 - 65 ACRES	30.00 Acres		3800	100	114,000
					122.42 Total Acres		Total Est. Land Value =		354,292	
Tax Description					Land Improvement Cost Estimates					
					Description			Rate	Size % Good	Cash Value
					Wood Frame			23.39	160 50	1,871
					Wood Frame			20.05	1306 50	13,092
					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 =		15,963	
Comments/Influences					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	177,100	82,600	259,700		182,938C	
TPC 04/28/2022		INSPECTED		2025	154,300	72,500	226,800		178,129C	
TPC 04/30/2021		INSPECTED		2024	187,900	63,400	251,300		251,300A	
TPC 12/27/2017		INSPECTED		2023	140,300	61,200	201,500	0M		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 214 192	Type CCP (1 Story) 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: 0 Area: 288 % 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	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Yr Built 1976	Remodeled 2013	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:				100 Amps Service								
(1) Exterior					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	X	Drywall			No. of Elec. Outlets	(11) Heating System: Wall/Floor Furnace						
							Many	X	Ave.					
							(13) Plumbing			Ground Area = 1034 SF Floor Area = 1034 SF.				
							1	Average Fixture(s)	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(2) Windows		(7) Excavation					1	3 Fixture Bath	Building Areas					
X	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1034 S.F. Height to Joists: 0.0					2	Fixture Bath	Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood Sash Metal Sash Vinyl Sash Double Hung						2	Softener, Auto	1 Story Siding Slab 1,034					
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					2	Softener, Manual	Total: 119,538 77,699					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					2	Solar Water Heat	Other Additions/Adjustments					
		(9) Basement Finish					2	No Plumbing	Plumbing					
							2	Extra Toilet	Average Fixture(s) 1 1,185 770					
(3) Roof							2	Extra Sink	Water/Sewer					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					2	Separate Shower	1000 Gal Septic 1 4,386 2,851					
X	Asphalt Shingle	(10) Floor Support					2	Ceramic Tile Floor	Water Well, 100 Feet 1 5,415 3,520					
		Joists: Unsupported Len: Cntr.Sup:					2	Ceramic Tile Wains	Porches					
							2	Ceramic Tub Alcove	CCP (1 Story) 214 5,350 3,477					
							2	Vent Fan	Garages					
							2		Class: CD Exterior: Pole (Unfinished)					
							2		Base Cost 288 9,063 5,891					
							2		Class: C Exterior: Pole (Unfinished)					
							2		Door Opener 1 527 343					
							2		Base Cost 1536 36,326 23,612					
							2		Built-Ins					
							2		Appliance Allow. 1 1,897 1,233					
							2		Deck					
							2		w/Roof (Roof portion) 192 2,903 1,887					
							2		Totals: 186,590 121,283					
							2		Notes:					
							2		ECF (101 AGRICULTURE) 1.230 => TCV: 149,178					

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

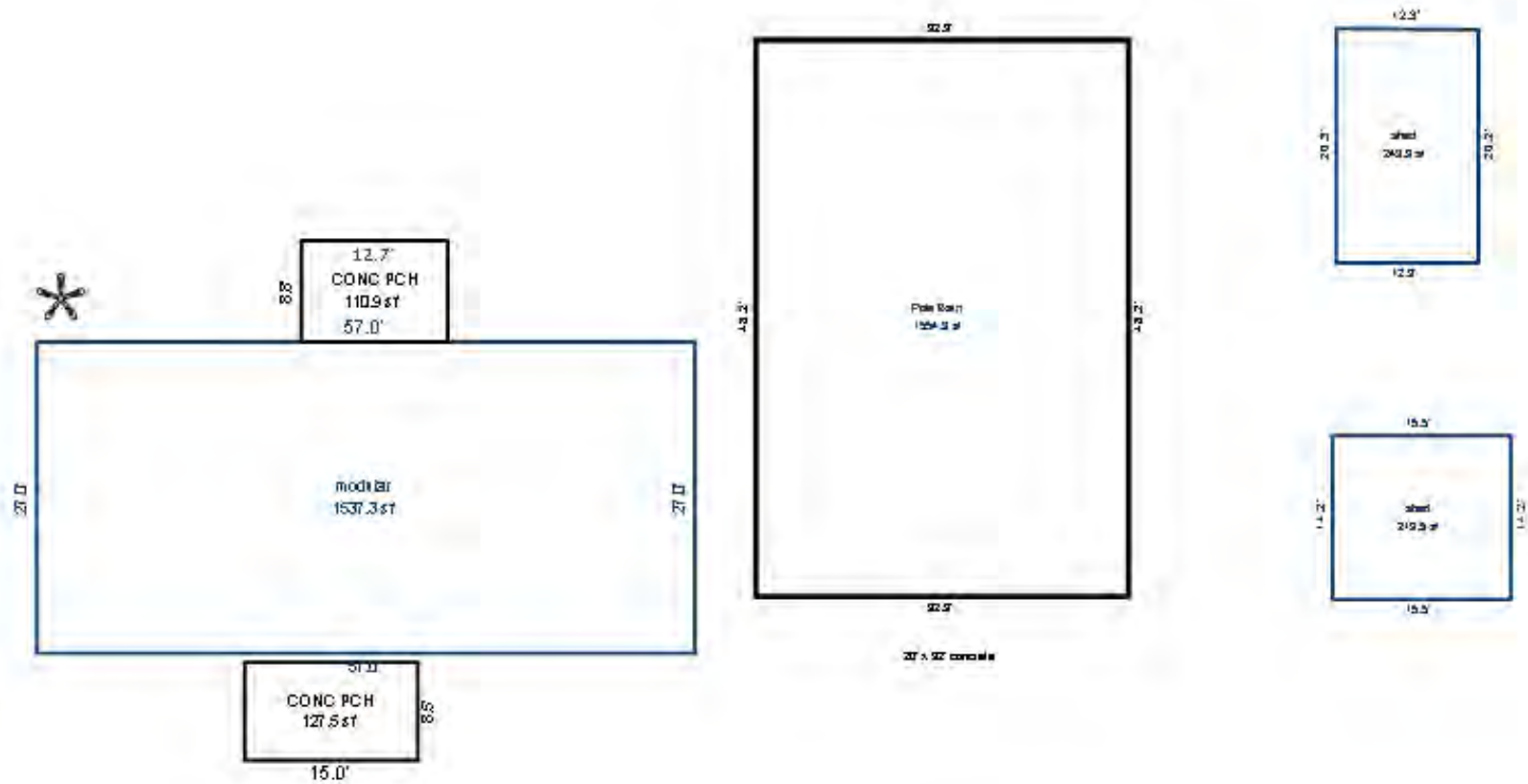


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HILL SHARON K	HILL SHARON K	1	04/22/2015	QC	21-NOT USED/OTHER	2015-01514	PROPERTY TRANSFER	0.0						
HILL LEWIS H (HUSBAND OF S	HILL SHARON K (MW)	0	08/03/2007	WD	21-NOT USED/OTHER	2007/2985	DEED	0.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
8366 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 07/21/1994												
Owner's Name/Address		MAP #:												
HILL SHARON K 8366 W KELLY ROAD LAKE CITY MI 49651		2026 Est TCV 574,428 TCV/TFA: 373.73												
		X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
		Public Improvements			* Factors *									
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						AGRICULTRU 121 - 400 Acres	89.10 Acres	3400	100					302,940
						AGRICULTRU SURPLUS 2600/	23.00 Acres	2600	100					59,800
						AGRICULTRU INFERIOR	18.00 Acres	1400	100	WETLANDS				25,200
						130.10 Total Acres		Total Est. Land Value =						387,940
Tax Description						Land Improvement Cost Estimates								
						Description	Rate	Size	% Good					Cash Value
						D/W/P: 4in Ren. Conc.	6.66	640	0					0
						D/W/P: 4in Concrete	6.11	160	0					0
						Wood Frame	19.30	249	50					2,403
						Wood Frame	19.55	219	50					2,140
						Residential Local Cost Land Improvements								
						Description	Rate	Size	% Good					Cash Value
						LAND IMPROVE 1000	1,000.00	1	95					950
						Total Estimated Land Improvements True Cash Value =								5,493
		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											
		X	Wetland											
			Flood Plain											
		Who	When	What	2026	194,000	93,200	287,200				170,777C		
		TPC 04/30/2021	INSPECTED		2025	181,600	78,100	259,700				166,288C		
		TPC 12/27/2017	INSPECTED		2024	219,400	73,800	293,200				161,289C		
		TPC 06/14/2015	INSPECTED		2023	190,400	66,000	256,400				153,609C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 127 110	Type CPP CPP	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 1554 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 35 Floor Area: 1,537 Total Base New : 228,975 Total Depr Cost: 148,836 Estimated T.C.V: 169,673		E.C.F. X 1.140		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE			Drywall Paneled											Plaster Wood T&G	
Yr Built 1982	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	
	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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1537 SF Floor Area = 1537 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,537 Total: 182,718 118,768		Cls D Blt 1982						
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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CPP CPP Built-Ins Appliance Allow. Garages Class: D Exterior: Pole (Unfinished) Base Cost 1554 29,091 18,909 Totals: 228,975 148,836		Notes: ECF (101 AGRICULTURE) 1.140 => TCV: 169,673						
X	Many Avg. Few	X	Large Avg. Small								Basement: 1537 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:											
			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: Metal		Joists: Unsupported Len: Cntr.Sup:													

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



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

Building Type	Farm Utility Buildings				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 192				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	64 x 32 = 2048				
Cost New	\$ 33,547				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 15,096				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750				
% Good	45				
Est. True Cash Value	\$ 11,322				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11322 / All Cards: 11322					



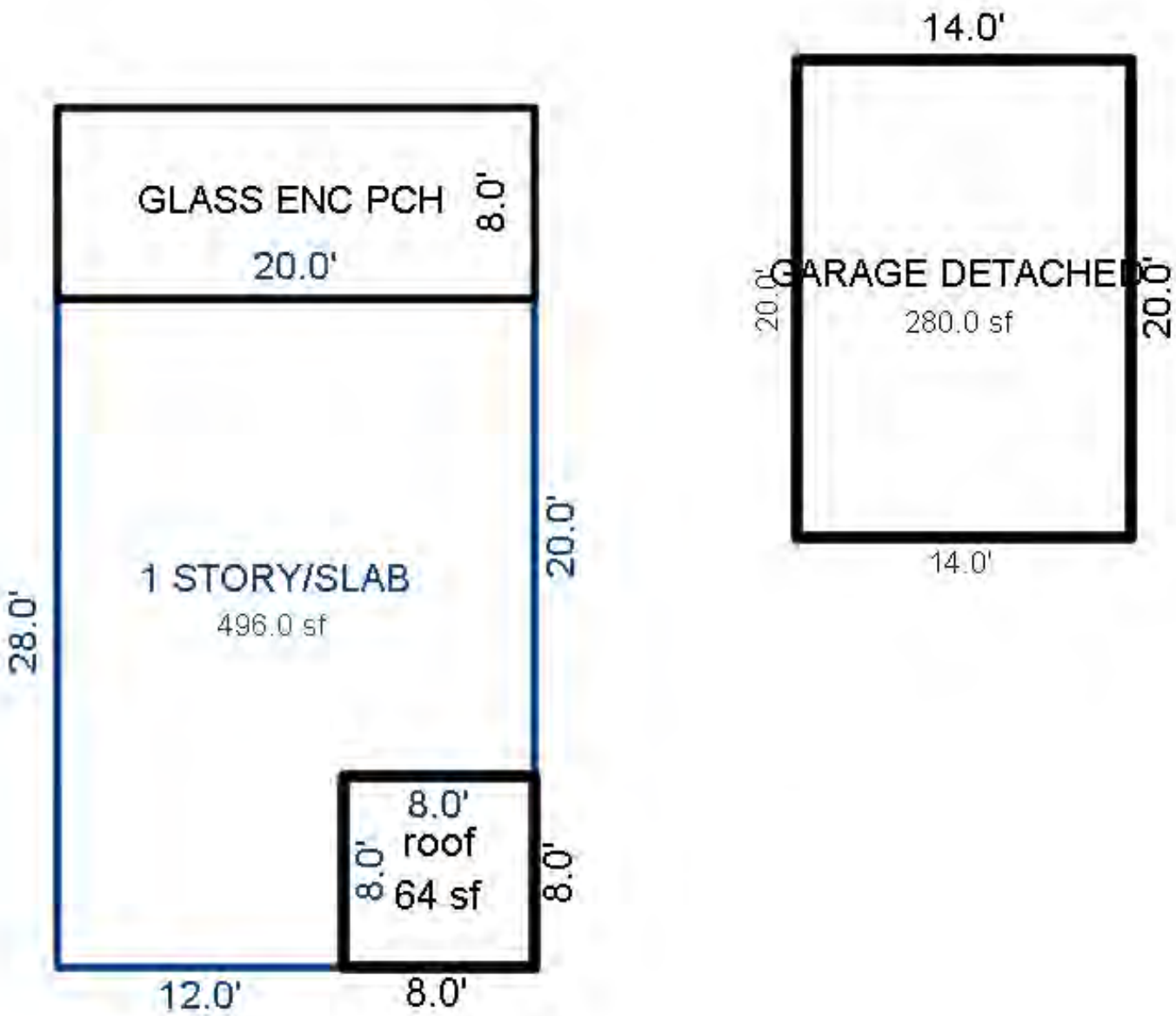
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ADAMS ALAN O	HILLS SANDRA NICCOLE	0	09/28/2025	OTH	07-DEATH CERTIFICATE	2025-02873	OTHER	0.0			
ADAMS ALAN O	ADAMS ALAN O & HILLS SANDE	0	05/10/2022	QC	09-FAMILY/RELATED ENTITY	2022-01997	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HILLS SANDRA NICCOLE 1263 MARLIN DR MARATHON FL 33050		2026 Est TCV 27,000									
		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
					Residentia 1 - 2.99@	\$9000	3.00 Acres	9000	100	27,000	
					3.00 Total Acres					Total Est. Land Value =	27,000
Tax Description		X 									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ADAMS ALAN O	VICTORIA GREENFIELD & NICHOLAS A	0	09/28/2025	OTH	07-DEATH CERTIFICATE	2025-02873	OTHER	0.0				
ADAMS ALAN O	ADAMS ALAN O	1	07/29/2022	QC	03-ARM'S LENGTH	2022-02494	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
8442 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
GREENFIELD VICTORIA & ADAMS NICHOLAS A 2735 S WAGNER LOT 58 ANN ARBOR MI 48103		2026 Est TCV 356,854 TCV/TFA: 719.46										
		X	Improved		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
			Public Improvements		* Factors *							
					Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
					A50'@1800/	130.00	335.08	0.7157 1.5269	1800 100 255,727			
					130 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value = 255,727			
Tax Description					Land Improvement Cost Estimates							
		X	Dirt Road		Description					Rate	Size % Good	Cash Value
			Gravel Road		Wood Frame					24.86	120 50	1,491
		X	Paved Road		Wood Frame					24.86	120 50	1,491
			Storm Sewer		Residential Local Cost Land Improvements							
		X	Sidewalk		Description					Rate	Size % Good	Cash Value
			Water		LAND IMPROVE 1000					1,000.00	1 95	950
		X	Sewer		Total Estimated Land Improvements					True Cash Value = 3,932		
		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	127,900	50,500	178,400			75,268C	
			Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2026	127,900	50,500	178,400			75,268C	
		TPC 04/30/2021	INSPECTED		2025	113,700	43,300	157,000			73,290C	
		TPC 12/27/2017	INSPECTED		2024	69,100	42,900	112,000			71,087C	
		TPC 07/18/2017	INSPECTED		2023	54,800	40,900	95,700			67,702C	
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*** Information herein deemed reliable but not guaranteed***

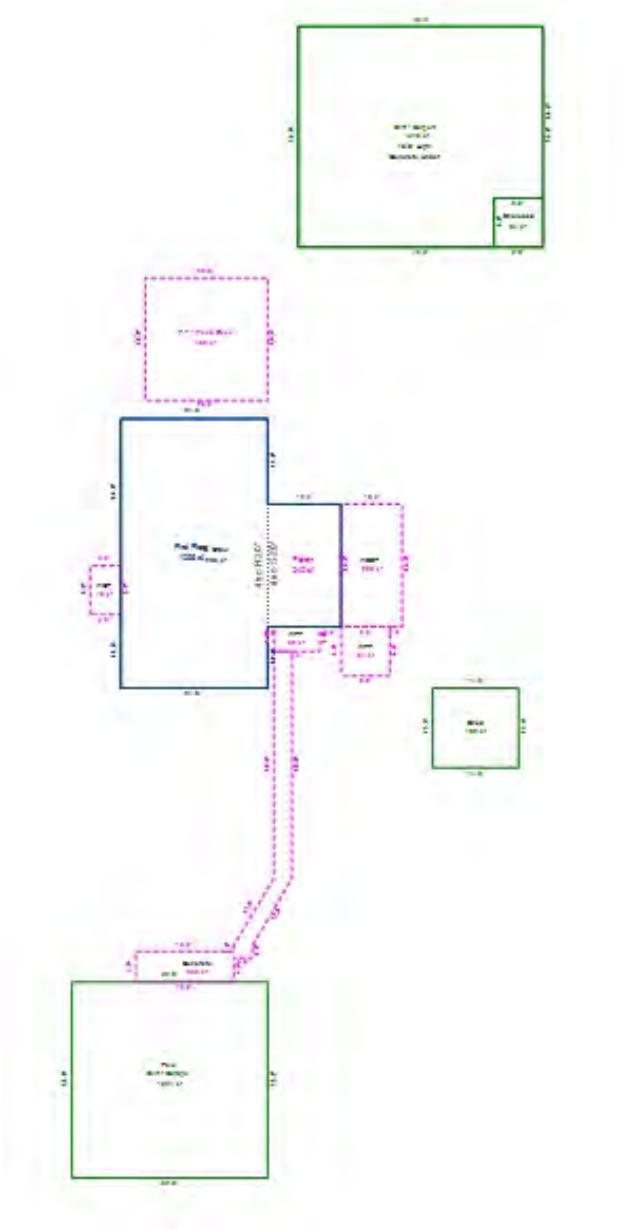


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
REISNER ELIZABETH A & JOHN	REISNER JOHN A & ELIZABETH	0	04/30/2007	WD	21-NOT USED/OTHER	2007/1679	DEED	0.0		
KOT MARION C (LE ETAL)	REISNER ELIZABETH A	132,000	11/03/2005	WD	03-ARM'S LENGTH	05-0/4367	DEED	100.0		
KOT MARION C RUPPEL	KOT MARION C (LE ETAL)	0	09/08/2004	WD	21-NOT USED/OTHER	04-0/3831	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8371 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/08/2021		2021-0350		100%
		P.R.E. 0%		Reroof		07/22/2008		20080359		Complete
Owner's Name/Address		MAP #:								
REISNER JOHN A & ELIZABETH A TRUST 8371 JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 269,764 TCV/TFA: 208.15								
		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 3 - 7 @\$9000	6.99 Acres	9000	100		62,910
					6.99 Total Acres Total Est. Land Value =					62,910
Tax Description										
. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L.		X								
Exempt Split on 07/01/2008 into 009-015-029-99;										
Comments/Influences		X								
Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY										
; Parent Parcel(s): 009-015-029-00; Child Parcel(s): 009-015-029-99;										
										
		Topography of Site								
		X								

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

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



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
MOLITOR DON & BETTY FAMILY	MOLITOR DON & BETTY	0		06/26/2024	QC	15-LADY BIRD		2024-01556	PROPERTY TRANSFER	0.0					
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMILY	1		02/01/2012	QC	21-NOT USED/OTHER		2012-00330	DEED	0.0					
REISNER JOHN A & ELIZABETH	MOLITOR DONALD & BETTY A	0		04/30/2008	QC	32-SPLIT VACANT		2008/1751	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% 04/30/2008													
Owner's Name/Address		MAP #:													
MOLITOR DON & BETTY 2400 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 900													
			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	
						A 200' @ 110/FF	66.00	66.00	1.0000	0.0000	110	100*	0		
						Residentia 1 - 2.99@\$9000		0.10 Acres	9000	100		900			
						* denotes lines that do not contribute to the total acreage calculation.									
						66 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 900									
Tax Description															
. SEC 15 T22N R8W W 66 FT OF THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. .10Ac. M/L		X													
Exempt Split on 07/01/2008 from 009-015-029-00; (Adjacent Owner)															
Comments/Influences		X													
Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY															
;															
Parent Parcel(s): 009-015-029-00;															
Child Parcel(s): 009-015-029-99; (Adjacent Owner)															
2012 LakeTownship Missaukee Tax Map															
															
		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	500	0	500			349C				
		TPC 12/27/2017 INSPECTED			2025	500	0	500			340C				
		TPC 03/30/2015 INSPECTED			2024	400	0	400			330C				
					2023	400	0	400			315C				
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Parcel Number: 009-015-030-00

Jurisdiction: LAKE TOWNSHIP

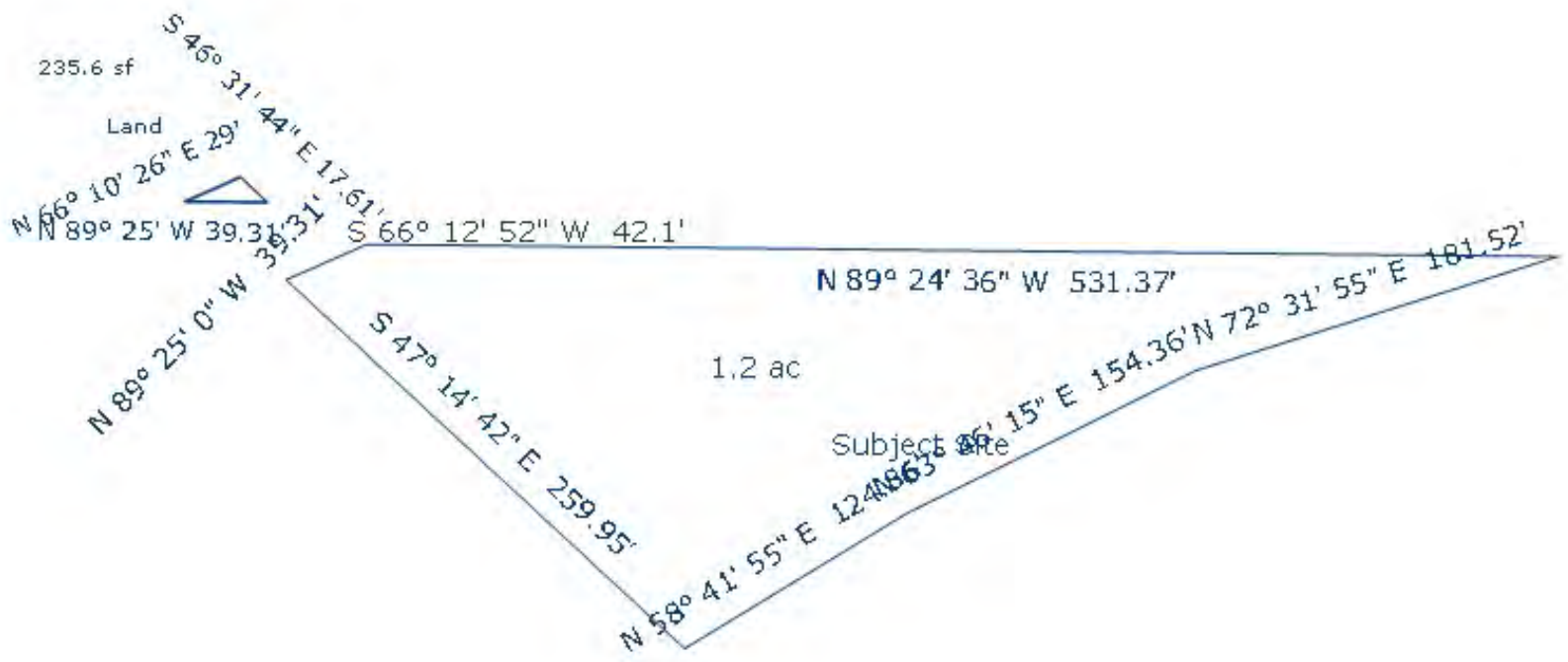
County: Missaukee

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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BURCHARD LEWIS & LYNETTE	LUTKE JAYME & EMILEE	83,500	06/30/2021	WD	03-ARM'S LENGTH	2021-02298	PROPERTY TRANSFER	100.0			
MOLITOR DONALD & BETTY	BURCHARD LEWIS & LYNETTE	0	12/27/2007	OTH	21-NOT USED/OTHER	2007/4529	DEED	0.0			
		58,000	02/01/2000	WD	33-TO BE DETERMINED	335:310	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2002 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		STORAGE		07/25/2023		2023-0459		100%	
		P.R.E. 0%		HUD/NATIONAL STD		04/20/2023		2023-0178		100%	
Owner's Name/Address		MAP #:									
LUTKE JAYME & EMILEE 7419 N 45 1/2 RD MANTON MI 49663		2026 Est TCV 218,042 TCV/TFA: 242.27									
		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/	29.00	1810.59	1.21	00L1.8729	1800 100 118,299	
					1.21 Total Acres			Total Est. Land Value = 118,299			
Tax Description					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					Wood Frame	30.37	288	50	4,373		
					Total Estimated Land Improvements True Cash Value = 4,373						
2021-02298 COMMENCING AT THE NE CORNER OF SECTION 15, T22N, R8W; THENCE N89DEG25'00"W ALONG THE NORTH LINE OF SAID SECTION 15, 735.45 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING N89DEG25'00"W TO THE MEANDER CORNER OF SAPPHIRE LAKE; THENCE N89DEG25'00"W 39.31 FEET TO A POINT ON THE SHORE OF SAPPHIRE LAKE; THENCE S66DEG 12'52"W 42.10 FEET; THENCE S47DEG 14'42"E 259.95 FEET TO THE NORTH RIGHT OF WAY LINE OF JENNINGS ROAD; THENCE N58DEG41'55"E 124.86 FEET; THENCE					Work Description for Permit 2023-0459, Issued 07/25/2023: PEIR FOUNDATION						
		Topography of Site									
		Level									
		X	Rolling								
		X	Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	59,100	49,900	109,000			68,042C
		JWV	09/12/2023	INSPECTED	2025	52,600	35,500	88,100			66,254C
		TPC	04/30/2021	INSPECTED	2024	41,100	37,200	78,300			64,262C
		TPC	05/06/2018	INSPECTED	2023	32,600	0	32,600			26,250C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	Interior 1 Story	Area	Type	40	WPP	Year Built:		
	Mobile Home		Insulation		Wood	Coal		Steam							Cook Top	Interior 2 Story
	Town Home		Front Overhang		Forced Warm Air			Dishwasher							2nd/Same Stack	
	Duplex		Other Overhang		Wall Furnace			Garbage Disposal							Two Sided	
	A-Frame				Warm & Cool Air			Bath Heater	Exterior 1 Story					Exterior:		
	Wood Frame	(4) Interior			Heat Pump			Vent Fan	Exterior 2 Story			240	Treated Wood	Brick Ven.:		
	Building Style:		Drywall					Hot Tub	Prefab 1 Story					Stone Ven.:		
	HUD		Paneled					Unvented Hood	Prefab 2 Story					Common Wall:		
	Yr Built	Remodeled	Trim & Decoration					Vented Hood	Heat Circulator					Foundation:		
	2023	0	Ex	Ord	Min			Intercom	Raised Hearth					Finished ?:		
	Condition: Average		Size of Closets					Jacuzzi Tub	Wood Stove					Mech. Doors:		
			Lg	Ord	Small			Jacuzzi repl.Tub	Direct-Vented Gas					Area:		
	Room List		Doors:	Solid	H.C.			Oven						% Good:		
	Basement		(5) Floors					Microwave	Class: Good					Storage Area:		
	1st Floor							Standard Range	Effec. Age: 3					No Conc. Floor:		
	2nd Floor		Kitchen:					Self Clean Range	Floor Area:							
	2 Bedrooms		Other:					Sauna	Total Base New : 94,237					Bsmnt Garage:		
			Other:					Trash Compactor	Total Depr Cost: 86,700					Carport Area:		
(1) Exterior								Central Vacuum	Estimated T.C.V: 95,370					Roof:		
	Wood/Shingle		(6) Ceilings					Security System								
	Aluminum/Vinyl															
	Brick															
	Insulation															
(2) Windows			(7) Excavation													
	Many		Basement: 0 S.F.													
	Avg.		Crawl: 0 S.F.													
	Few		Slab: 0 S.F.													
			Height to Joists: 0.0													
	Wood Sash		(8) Basement													
	Metal Sash															
	Vinyl Sash		Conc. Block													
	Double Hung		Poured Conc.													
	Horiz. Slide		Stone													
	Casement		Treated Wood													
	Double Glass		Concrete Floor													
	Patio Doors		(9) Basement Finish													
	Storms & Screens															
(3) Roof																
X	Gable		Recreation SF													
	Hip		Living SF													
	Flat		Walkout Doors (B)													
			No Floor SF													
X	Asphalt Shingle		Walkout Doors (A)													
			(10) Floor Support													
	Chimney:		Joists:													
			Unsupported Len:													
			Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Mobile Home HUD

(11) Heating System: Warm & Cool Air

Ground Area = 900 SF Floor Area = 900 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	900		
Total:				76,310	70,206

Other Additions/Adjustments

Item	Size	Cost New	Depr. Cost	
Skirting, Metal or Vinyl, Vertical	150	1,848	1,700	
Plumbing				
Average Fixture(s)	1	1,293	1,190	
3 Fixture Bath	1	3,780	3,478	
Porches				
WPP	40	2,331	2,145	
Deck				
Treated Wood	240	4,776	4,394	
Built-Ins				
Appliance Allow.	1	3,899	3,587	
Totals:			94,237	86,700

Notes:

ECF (4087 SAPPHIRE LAKE) 1.100 => TCV: 95,370

Car Capacity:

Class:

Exterior:

Brick Ven.:

Stone Ven.:

Common Wall:

Foundation:

Finished ?:

Auto. Doors:

Mech. Doors:

Area:

% Good:

Storage Area:

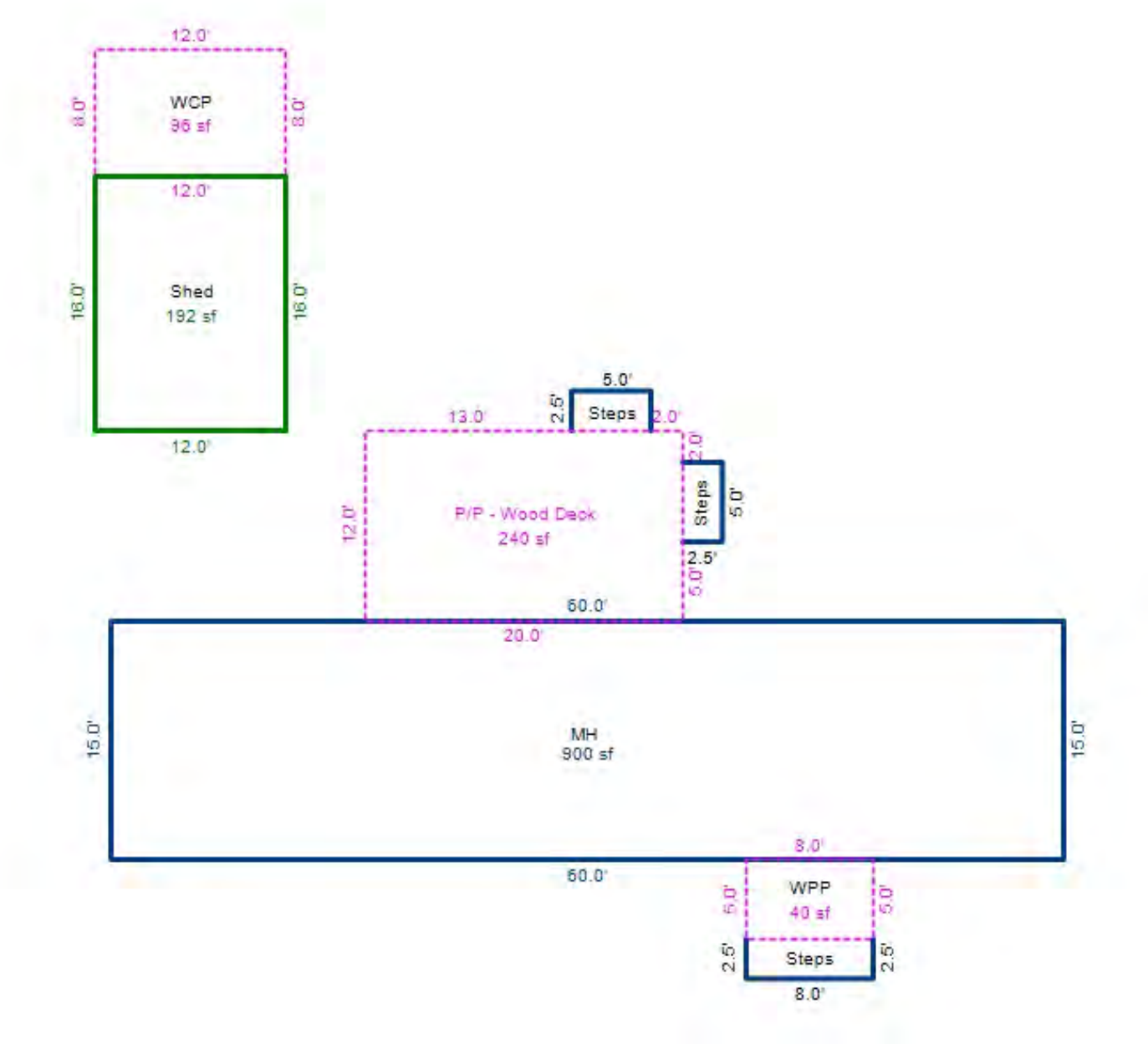
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

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



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

Parcel Number: 009-015-031-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

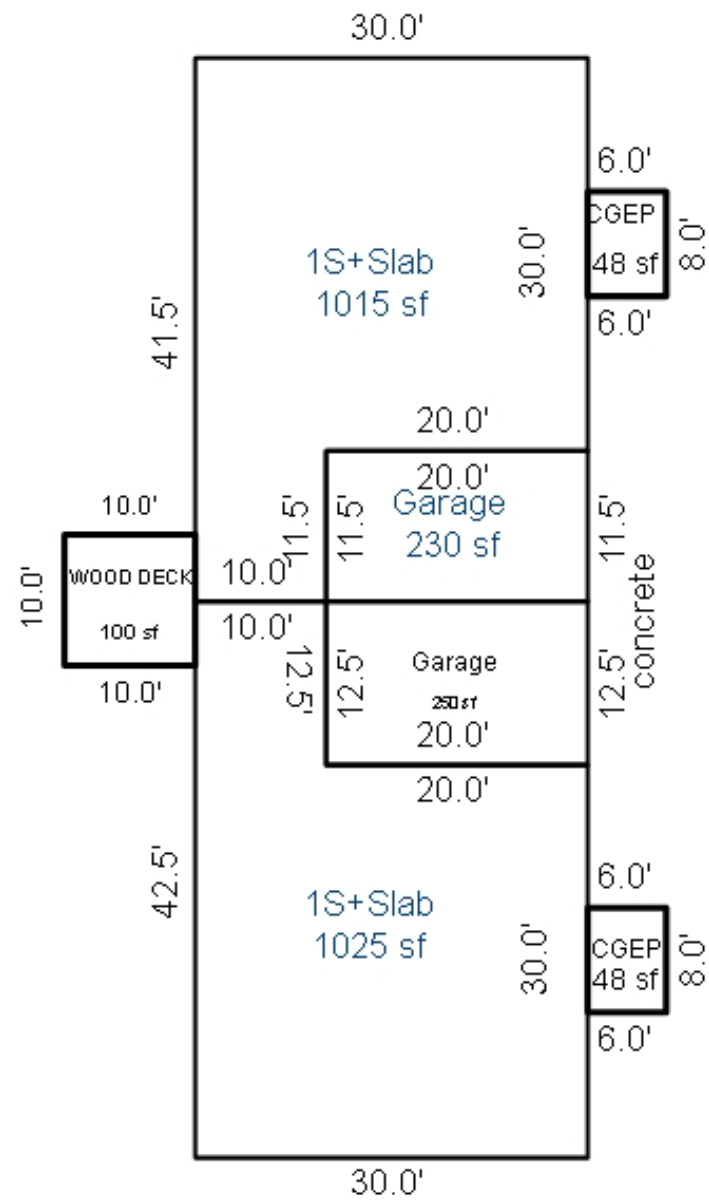
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
R & D CUSTOM BUILDERS INC	THOMES ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0				
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2210 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
THOMAS ROGER L & CHARLENE 2688 S BURKETT RD LAKE CITY MI 49651		2026 Est TCV 218,342 TCV/TFA: 107.03										
		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 203.99 190.98 0.9951 0.8313 110 100 18,560							
					204 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 18,560							
Tax Description												
SEC 15 T22N R8W (1*2005) BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. .89A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
05 Split 1.7 Ac to 031-40 for 06 inc. pc grg. 05 Split 1.7 Ac to 031-70 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
					2026	9,300	99,900	109,200			35,250C	
					2025	7,600	66,100	73,700			34,324C	
					2024	6,000	67,100	73,100			33,292C	
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*** Information herein deemed reliable but not guaranteed***

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Parcel Number: 009-015-031-40

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

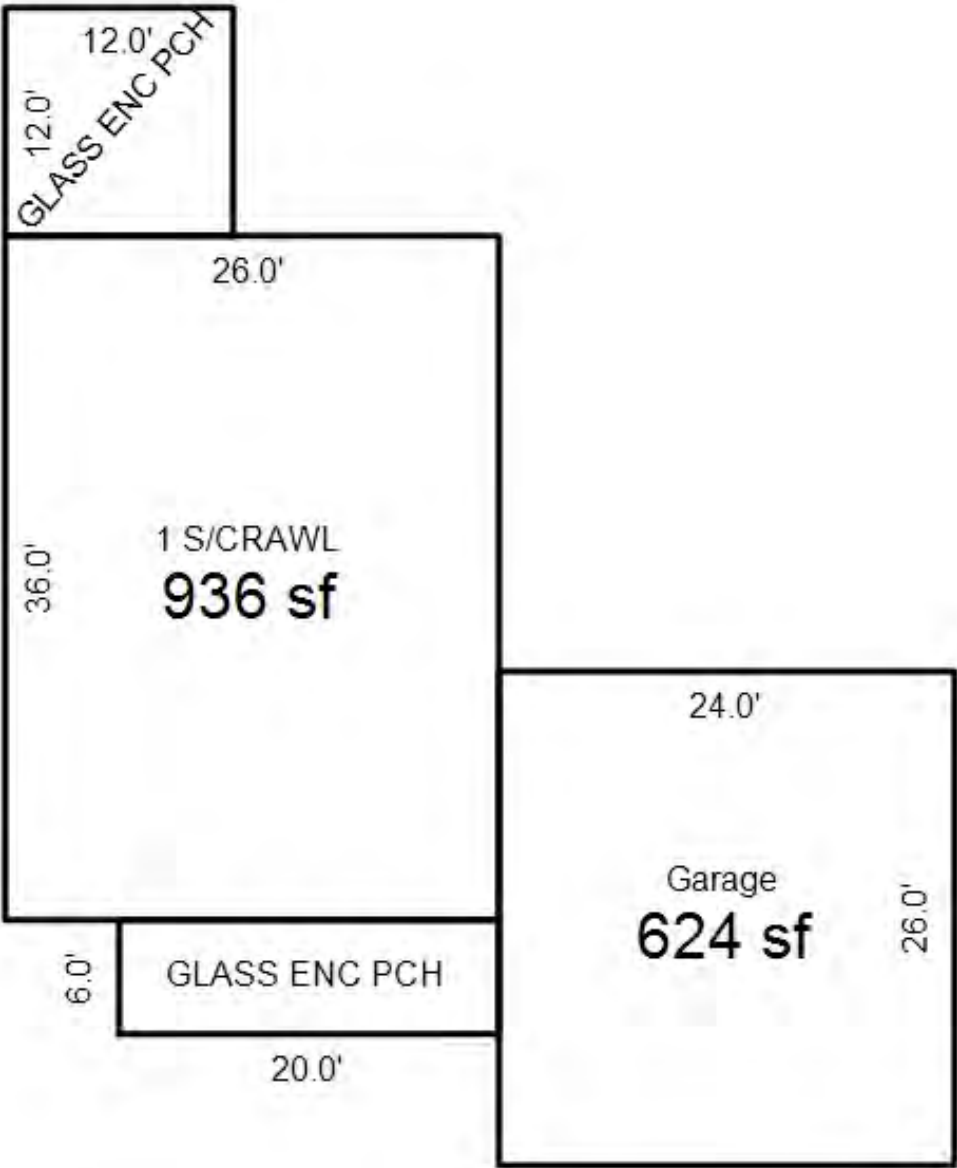
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMAS ROGER L & CHARLENE	THOMAS R&C & THOMAS VIRGINIA	1	03/22/2007	WD	09-FAMILY/RELATED ENTITY	2007-00930	DEED	0.0			
R & D CUSTOM BUILDERS INC	THOMAS ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0			
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
2184 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		New House		09/01/2005	200550293	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:							
THOMAS ROGER L & CHARLENE & THOMAS VIRGINIA 2688 S BURKETT RD LAKE CITY MI 49651		2026 Est TCV 169,122 TCV/TFA: 180.69									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
SEC 15 T22N R8W (0*2005) BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04 FT TO POB 1.7 A		X		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 160.06 463.04 1.0573 1.0373 110 100 19,309 160 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 19,309					
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					
MOVED GRG VALUES TO 031-70 FOR 06.05 Split 1.7 Ac from 031-00 for 06		X		Curb		Work Description for Permit 200550293, Issued 09/01/2005: 35x29 W/ATT 24X26 GRG COMP. @ 75% GOOD FOR 06..NO FURTHER INSP. NECESSARY.					
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2026	9,700	74,900	84,600			44,529C	
		Low		2025	7,900	64,600	72,500			43,359C	
		High		2024	5,000	60,000	65,000			42,056C	
		Landscaped		2023	3,500	58,200	61,700			40,054C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2026	9,700	74,900	84,600			44,529C
		TPC 04/30/2021	INSPECTED		2025	7,900	64,600	72,500			43,359C
		TPC 12/27/2017	INSPECTED		2024	5,000	60,000	65,000			42,056C
		TPC 03/30/2015	INSPECTED		2023	3,500	58,200	61,700			40,054C

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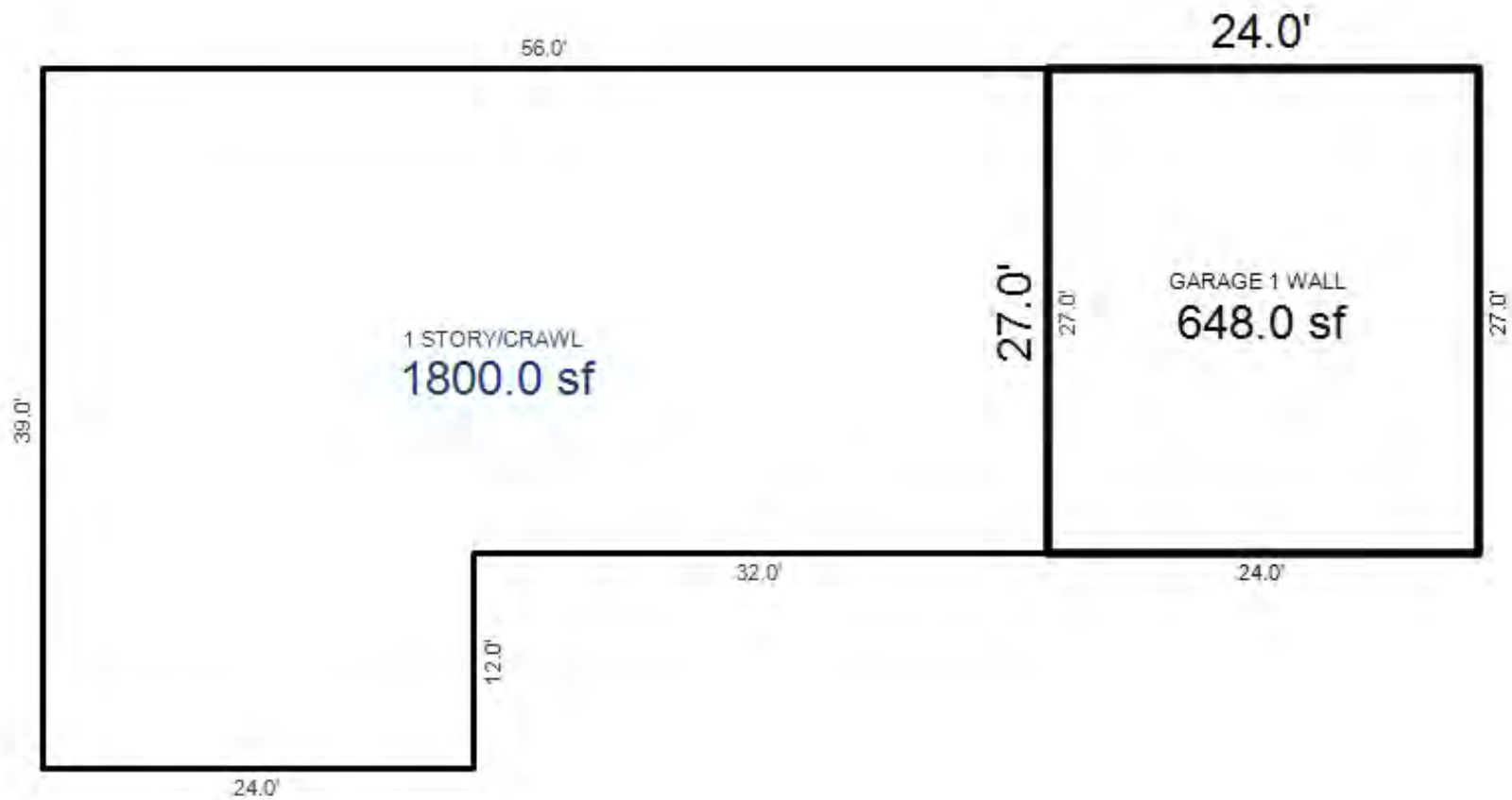
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
THOMAS ROGER L & CHARLENE	THOMAS LLOYD J	0	03/30/2006	QC	21-NOT USED/OTHER	06-0/963	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2220 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME		09/01/2005		20050293		Complete	
		P.R.E. 100% 02/15/2007		New House		05/17/2005		20050120		Complete	
Owner's Name/Address		MAP #:									
THOMAS LLOYD J 2220 S DICKERSON RD Lake City MI 49651		2026 Est TCV 226,252 TCV/TFA: 125.70									
		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 204.00 363.00 0.9951 0.9760 110 100 21,794						
					204 Actual Front Feet, 1.70 Total Acres Total Est. Land Value = 21,794						
Tax Description		X	Dirt Road								
SEC 15 T22 R8W (0*2005)			Gravel Road								
BEG S 0 DEG 05'56"W 1284.34 FT FROM NE			Paved Road								
COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N			Storm Sewer								
89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E			Sidewalk								
243.99 FT, S 89 DEG 09'23"E 272.06 FT, S		X	Water								
0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E			Sewer								
190.98 FT TO POB. 1.7A			Electric								
Comments/Influences			Gas								
			Curb								
MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06.		X	Street Lights								
05 Split 1.7 Ac from 031-00 for 06			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	10,900	102,200	113,100			49,667C
		TPC 12/27/2017 INSPECTED			2025	8,900	86,800	95,700			48,362C
		TPC 03/30/2015 INSPECTED			2024	8,900	74,500	83,400			46,908C
					2023	6,900	72,200	79,100			44,675C
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Parcel Number: 009-015-033-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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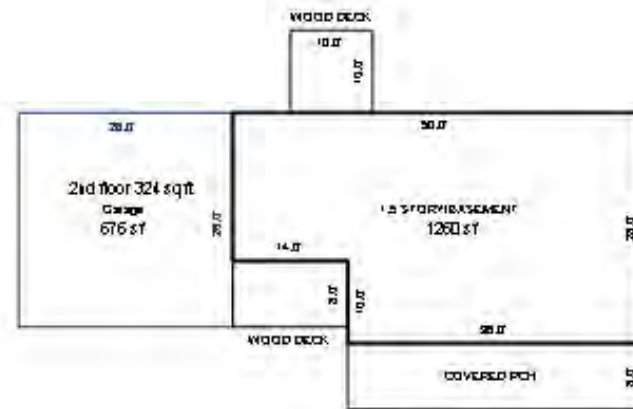
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ATKINS SHAWN	ATKINS TAMARA	0	01/23/2026	QC	09-FAMILY/RELATED ENTITY	2026-00324	PROPERTY TRANSFER	0.0		
HESS EDWARD A & SANDRA	ATKINS SHAWN & TAMARA (H/W)	230,000	01/29/2007	WD	03-ARM'S LENGTH	07-0/237	DEED	100.0		
		35,000	07/01/1996	WD	33-TO BE DETERMINED	03-0:2346	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8399 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/19/2007		20070796		100%
Owner's Name/Address		P.R.E. 100% 03/01/2007								
ATKINS TAMARA 8399 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:		2026 Est TCV 577,528 TCV/TFA: 262.75						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.		X		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 405.00 881.96 0.8383 1.2186 110 100 45,508 405 Actual Front Feet, 8.20 Total Acres Total Est. Land Value = 45,508				
Comments/Influences		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 2340 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 97 2,425 Total Estimated Land Improvements True Cash Value = 2,425				
		Topography of Site		Work Description for Permit 20070796, Issued 10/19/2007: 52X60 PB 2010 CHECK SKETCHES - PARTIAL NOT TAGED BUT "ENTERED" AS STATUS -TIM						
		X Level Rolling Low High Landscaped Swamp Wooded								
		X Pond Waterfront Ravine								
		X 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	22,800	266,000	288,800			171,602C		
TPC 12/27/2017 INSPECTED		2025	18,600	230,300	248,900			167,091C		
TPC 11/08/2010 INSPECTED		2024	18,600	197,700	216,300			162,067C		
		2023	14,500	191,600	206,100			154,350C		

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 Missaukee, Michigan

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

Parcel Number: 009-015-034-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

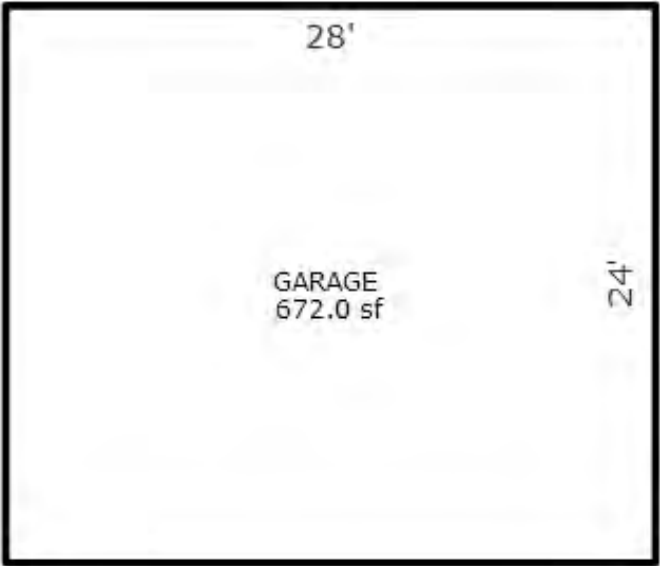
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
GRAY JEFFREY L & TERESA A	GRAY JEFFREY L & TERESA A	0	10/14/2023	WD	09-FAMILY/RELATED ENTITY	2023-02809	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status									
8283 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		08/14/2009		20090412	Complete										
		P.R.E. 0%		New House		10/17/2002		20030406	Complete										
Owner's Name/Address		MAP #:																	
GRAY JEFFREY L & TERESA A 426 KINGMAN ROAD MASON MI 48854		2026 Est TCV 206,796 TCV/TFA: 215.41																	
		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 192.00 465.09 1.0103 1.0384 110 100 22,156													
						192 Actual Front Feet, 2.05 Total Acres Total Est. Land Value = 22,156													
Tax Description						Land Improvement Cost Estimates													
SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.		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													
						X High													
						Landscaped													
						Swamp													
						Wooded													
						Pond													
						Waterfront													
						Ravine													
						Wetland													
						Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value					
		Who		When		What		2026		11,100		92,300		103,400				57,558C	
		TPC 12/27/2017		INSPECTED				2025		9,100		79,400		88,500				56,045C	
		TPC 06/14/2015		INSPECTED				2024		9,100		68,300		77,400				54,360C	
		TPC 09/10/2012		INSPECTED				2023		7,000		66,200		73,200				51,772C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 128 112	Type Treated Wood Treated Wood	Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 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: CD Effec. Age: 15 Floor Area: 960 Total Base New : 174,855 Total Depr Cost: 148,626 Estimated T.C.V: 182,810		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 2003	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	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 960 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 768 Total: 127,864 108,685		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 1,007 3 Fixture Bath 1 3,721 3,163 Water/Sewer 1000 Gal Septic 1 4,386 3,728 Water Well, 100 Feet 1 5,415 4,603 Deck Treated Wood 128 2,912 2,475 Treated Wood 112 2,630 2,235 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 23,910 20,323 Door Opener 2 935 795 Built-Ins Appliance Allow. 1 1,897 1,612 Totals: 174,855 148,626						
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			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 182,810								
X	Many Avg. Few	X	Large Avg. Small						Basement: 768 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:											
		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:		Joists: Unsupported Len: Cntr.Sup:													

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



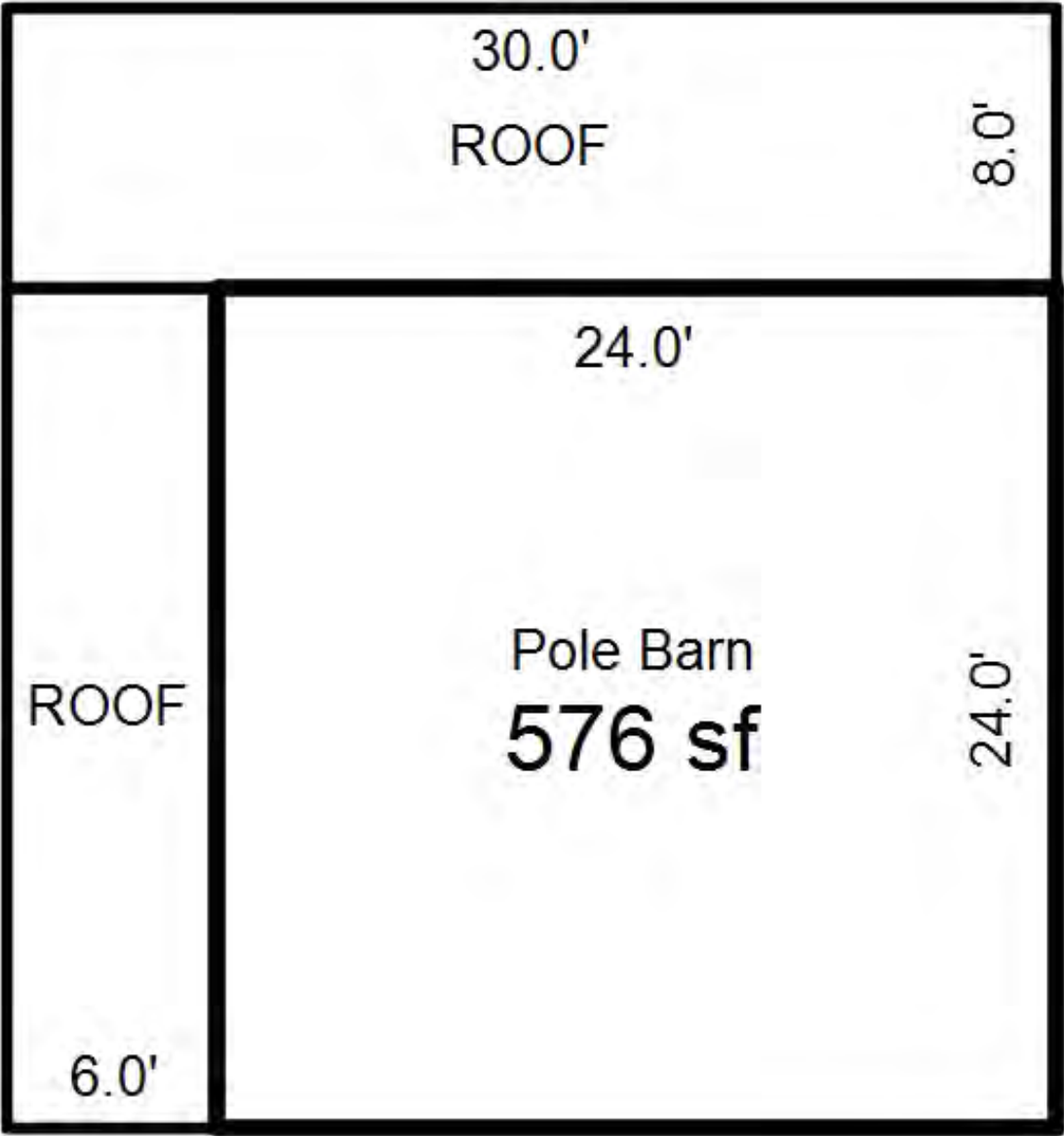
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,795	08/01/1998	WD	33-TO BE DETERMINED	01-0:3009	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
8305 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
WRIGHT SCOTT D ETAL 2825 S STEVENSON ROAD STANTON MI 48888		MAP #:						
		2026 Est TCV 58,448 TCV/TFA: 0.00						
Tax Description		X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.		X		Public Improvements	* Factors *			
Comments/Influences		X		Dirt Road	Description	Frontage	Depth	Front Depth
		X		Gravel Road	Residentia 1 - 2.99@\$9000	2.05 Acres	9000	100
		X		Paved Road	2.05 Total Acres Total Est. Land Value =			
		X		Storm Sewer	Land Improvement Cost Estimates			
		X		Sidewalk	Description	Rate	Size % Good	Cash Value
		X		Water	Residential Local Cost Land Improvements			
		X		Sewer	Description	Rate	Size % Good	Cash Value
		X		Electric	TRAVEL TRAILER	1.00	10000	95
		X		Gas	Total Estimated Land Improvements True Cash Value =			
		X		Curb				
		X		Street Lights				
		X		Standard Utilities				
		X		Underground Utils.				
		X		Topography of Site				
		X		Level	Year	Land Value	Building Value	Assessed Value
		X		Rolling	2026	9,200	20,000	29,200
		X		Low	2025	9,200	18,800	28,000
		X		High	2024	7,200	16,700	23,900
		X		Landscaped	2023	7,200	16,400	23,600
		X		Swamp				
		X		Wooded				
		X		Pond				
		X		Waterfront				
		X		Ravine				
		X		Wetland				
		X		Flood Plain				
		X		PRIVATE RD				
		X		Who	When	What		
		X		TPC 12/27/2017	INSPECTED			18,110C
		X		TPC 06/14/2015	INSPECTED			17,634C
		X		TPC 09/10/2012	INSPECTED			17,104C
		X						16,290C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 27,551 Total Depr Cost: 24,795 Estimated T.C.V: 30,498		E.C.F. X 1.230		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.	Central Air Wood Furnace			No./Qual. of Fixtures Ex. Ord. Min		No. of Elec. Outlets Many Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(1) Exterior		(5) Floors			(12) Electric 0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 1,066 Water/Sewer 1000 Gal Septic 1 4,386 3,947 Water Well, 100 Feet 1 5,415 4,873 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,314 12,883 Built-Ins Appliance Allow. 1 1,897 1,707 Unit-in-Place Cost Items ROOF STRUCTURE 350 354 319 Totals: 27,551 24,795						
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
(2) Windows		(7) Excavation			(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: 30,498				
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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: 30,498				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCv: 30,498				
(3) Roof		(9) Basement Finish			(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: 30,498				
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(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: 30,498				
Asphalt Shingle		(10) Floor Support			(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: 30,498				
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(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: 30,498				

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



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

Parcel Number: 009-015-034-50

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.					
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H &	5,000	10/22/2010	WD	03-ARM'S LENGTH	2010-4668WD SP	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		07/14/2011		2011-0350		100%			
Owner's Name/Address		P.R.E. 0%		MAP #:									
ROSS VICTOR D 1084 JENNA DR DAVISON MI 48423		2026 Est TCV 53,441 TCV/TFA: 0.00											
Tax Description 2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W W 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. 2A.2011 PARCEL 009-015-034-50 SPLIT ON 02/23/2011 FORMERLY 		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 195.80 444.94 1.0053 1.0270 110 100 22,237							
						196 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 22,237							
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Work Description for Permit 2011-0350, Issued 07/14/2011: S.F. HOME GARAGE POLE FOUNDATION 26X28 = 728 SQ FT							
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
			Topography of Site										
		X	Level Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
		Who	When	What	2026	11,100	15,600	26,700			13,531C		
		TPC 12/27/2017	INSPECTED		2025	9,100	14,300	23,400			13,176C		
		TPC 06/14/2015	INSPECTED		2024	9,100	12,200	21,300			12,780C		
		TPC 11/14/2011	INSPECTED		2023	7,100	12,500	19,600			12,172C		
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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: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 728 % 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				
	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)				1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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				(14) Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:						
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
	Gable Hip Flat		Gambrel Mansard Shed												
	Asphalt Shingle														
Chimney:															

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

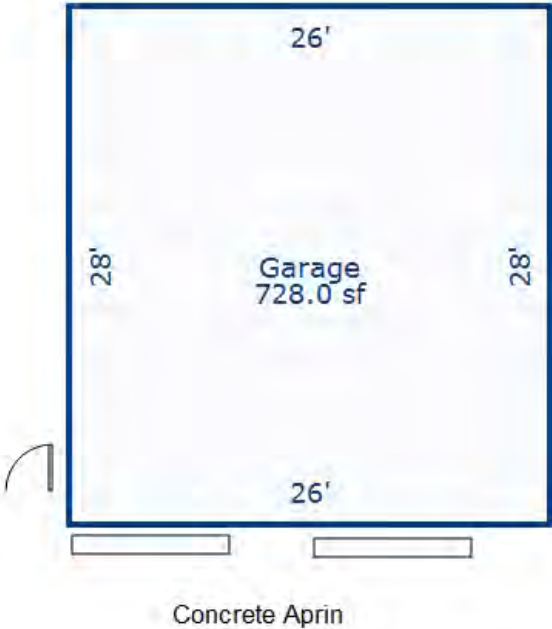
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			728	28,188	25,369
Totals:				28,188	25,369

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,204

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



Sketch by Apex Sketch

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

Parcel Number: 009-015-034-60

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 JUDY A		0	06/12/2024	OTH	07-DEATH CERTIFICATE	2024-01870	OTHER	0.0		
WRIGHT DENNIS J & JUDY A	WRIGHT DENNIS J & JUDY A	1	01/30/2018	QC	09-FAMILY/RELATED ENTITY	2018-00464	PROPERTY TRANSFER	0.0		
WRIGHT SCOTT D STEPHEN H &	WRIGHT DENNIS J & JUDY A	5,000	08/26/2011	WD	03-ARM'S LENGTH	2011-03066 WD	PROPERTY TRANSFER	100.0		
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H &	5,000	10/22/2010	WD	32-SPLIT VACANT	2010-4668WD SPI	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/24/2012		2012-0194		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
WRIGHT DENNIS J & WRIGHT CHRISTOPHER & STOTT D 942 W HOLLAND LAKE RD SIDNEY MI 48885		2026 Est TCV 56,318 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 194.72 469.91 1.0067 1.0411 110 100					22,449
					195 Actual Front Feet, 2.10 Total Acres					Total Est. Land Value = 22,449
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Wood Frame	32.26		80 95		2,452
					Total Estimated Land Improvements True Cash Value = 2,452					
2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011 FORMERLY SEC 15 T22N R8W W 1/2 OF PCL C RECORDED		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 Wooded Pond Waterfront Ravine Wetland Flood Plain							
		Who	When	What	2026	11,200	17,000	28,200		12,241C
		TPC 05/30/2022	INSPECTED		2025	9,200	15,300	24,500		11,920C
		TPC 04/30/2021	INSPECTED		2024	9,200	13,300	22,500		11,562C
		TPC 12/27/2017	INSPECTED		2023	7,100	15,000	22,100		11,012C
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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		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: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts 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		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
(3) Roof		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
	Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish										
Asphalt Shingle		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2012

(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

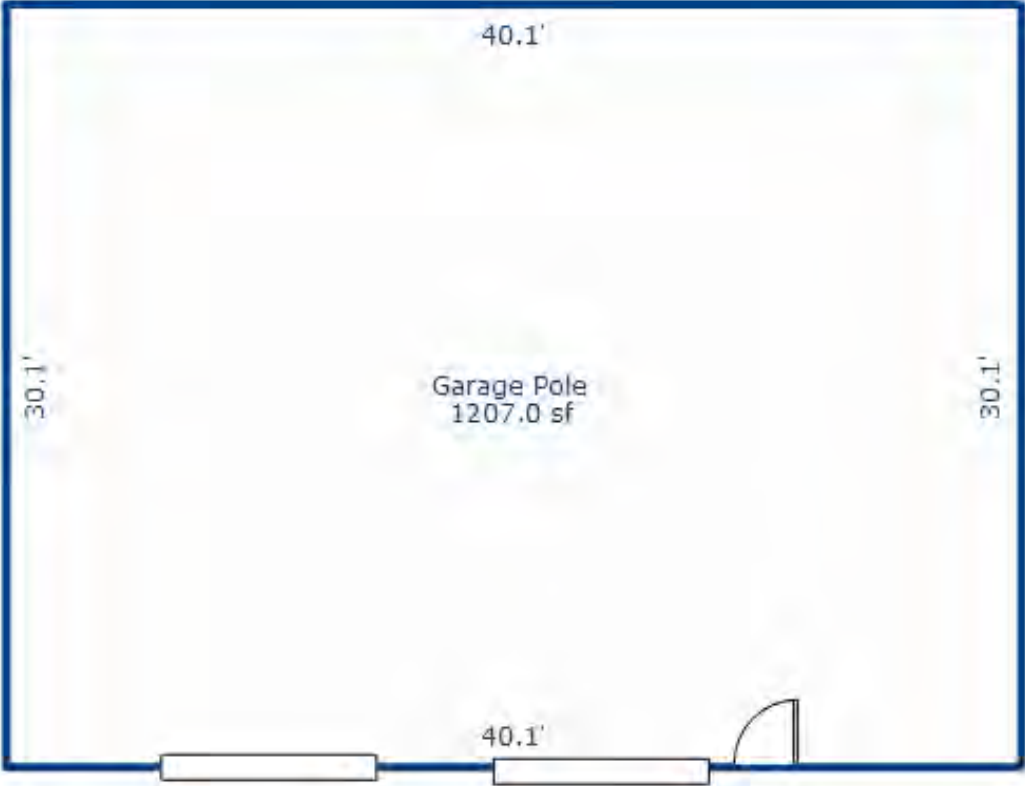
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,380	25,542
Totals:				28,380	25,542

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 31,417

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

shed



Concrete Apron

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MOLITOR DON & BETTY FAMILY	MOLITOR DON & BETTY	0	06/26/2024	QC	15-LADY BIRD	2024-01556	PROPERTY TRANSFER	0.0		
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMILY	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	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% 07/21/1994								
Owner's Name/Address		MAP #:								
MOLITOR DON & BETTY 2400 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 101,500								
		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
					Residentia 18	-29 @\$5000	20.30 Acres	5000	100	101,500
					20.30 Total Acres Total Est. Land Value = 101,500					
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
SEC 15 T22N R8W (3*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.										
Comments/Influences										

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Missaukee, Michigan

Parcel Number: 009-015-035-90

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.		
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	09-FAMILY/RELATED ENTITY	2015-02922	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		Pole Barn	05/05/2004	20040109	Complete			
Owner's Name/Address		P.R.E. 0%								
STEPHAN EDWARD D & MARY A 1801 X300 ARBUTUS AVE LAKE CITY MI 49651		MAP #:								
		2026 Est TCV 79,619 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 15 T22N R8W (0*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
03 SPLIT FROM 035-00 FOR 04		Gravel Road		A 200' @ 110/FF	328.56	437.51	0.8833	1.0227	110 100	32,647
		Paved Road		329 Actual Front Feet, 3.30 Total Acres Total Est. Land Value = 32,647						
		Storm Sewer		Work Description for Permit 20040109, Issued 05/05/2004: 40X60 PC GRG FOR 05						
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2026	16,300	23,500	39,800			21,629C
		Low		2025	13,400	21,100	34,500			21,061C
		High		2024	13,400	18,100	31,500			20,428C
		Landscaped		2023	10,400	18,600	29,000			19,456C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 12/27/2017	INSPECTED							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 2004 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 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 X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 44,928 Total Depr Cost: 38,189 Estimated T.C.V: 46,972		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2004		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 Garages Class: D Exterior: Pole (Unfinished) Base Cost 2400 44,928 38,189 Totals: 44,928 38,189 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 46,972						
(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			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			(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***



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.					
MUSSELMAN STEVEN & MUSSELMAN	ROOT RENTALS LLC	160,000	11/18/2024	WD	03-ARM'S LENGTH	2024-02930	PROPERTY TRANSFER	100.0					
PORTER GARY V	MUSSELMAN STEVEN D E &	0	08/26/2019	WD	09-FAMILY/RELATED ENTITY	2024-02724	PROPERTY TRANSFER	0.0					
PORTER GARY V & GAIL A H&W	MUSSELMAN STEVEN D E 1% IN	0	11/04/2013	WD	09-FAMILY/RELATED ENTITY	2013-03867 WD	PROPERTY TRANSFER	1.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2150 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		04/21/2025		PE25-0043					
		P.R.E. 0%		MANUFACTURED		06/11/2013		2013-0210		100%			
Owner's Name/Address		MAP #:											
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		2026 Est TCV 245,956 TCV/TFA: 105.11											
		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		
					A 200' @ 110/FF	300.00	463.19	0.9036	1.0373	110 100	30,933		
					300 Actual Front Feet, 3.19 Total Acres						Total Est. Land Value =	30,933	
Tax Description													
. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356 MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 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	
					Residential Local Cost Land Improvements								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description			Rate		Size % Good		Cash Value
					LAND IMPROVE 1000			1,000.00		1 95		950	
					Total Estimated Land Improvements True Cash Value =								950
					Work Description for Permit PE25-0043, Issued 04/21/2025: New 200 amp service on house.								
					Work Description for Permit 2013-0210, Issued 06/11/2013: MANF HOME SETUP, RESIDENTIAL WOOD FRAME PIERS - BLOCK FOUNDATION. GAS HEAT, PRIVATE WELL & SEPTIC. 1 STORIES, 2 BDRM, 2 BATH 66X14 = 924 SQFT								
		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	15,500	107,500	123,000				108,553C	
		TPC 04/30/2021 INSPECTED			2025	12,700	93,000	105,700				105,700S	
		TPC 12/27/2017 INSPECTED			2024	12,700	83,100	95,800				50,940C	
		TPC 06/14/2015 INSPECTED			2023	9,800	82,100	91,900				48,515C	

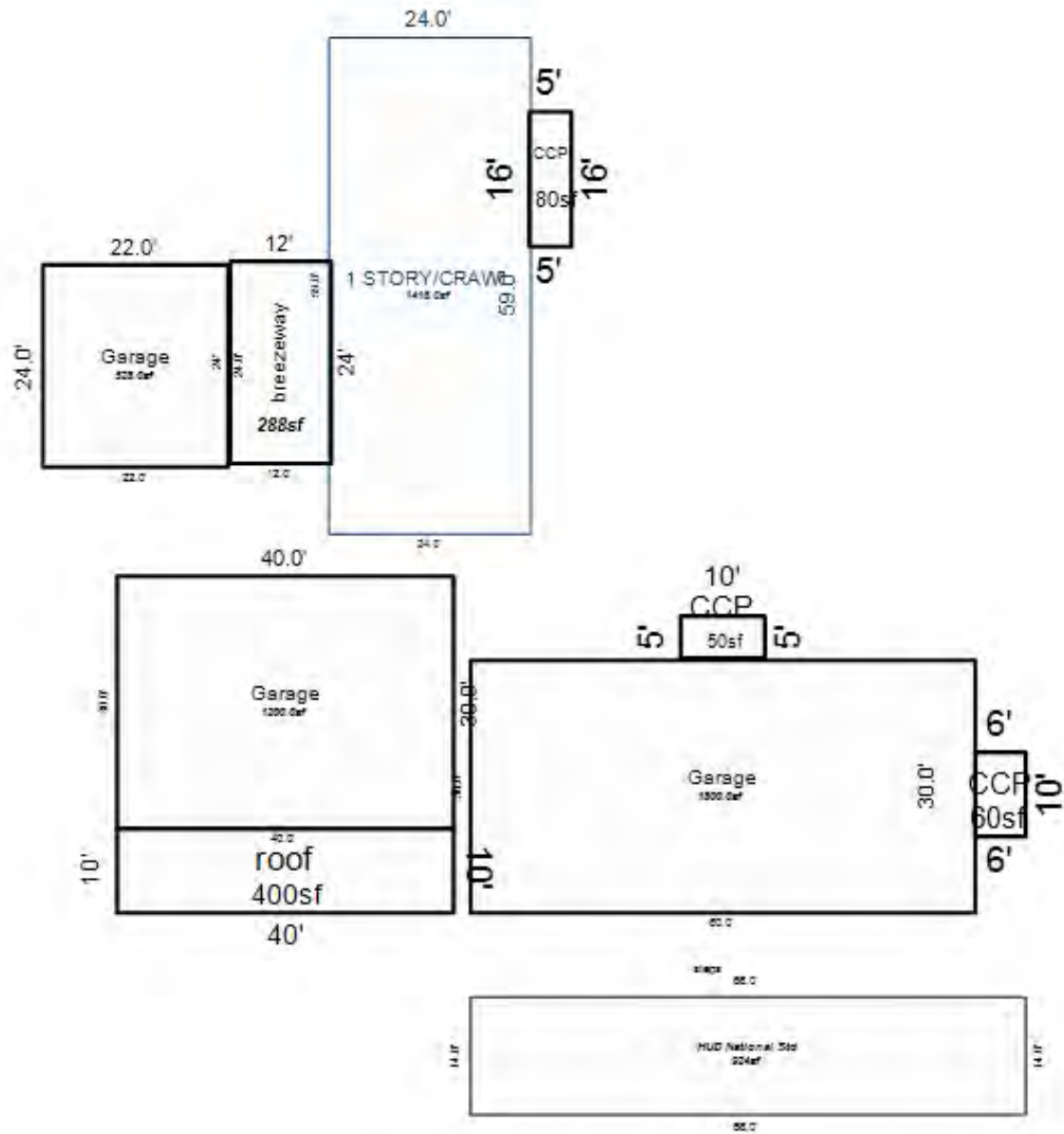


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Missaukee, Michigan

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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 288	Type CCP (1 Story) Brzwy, FW	Year Built: 1973 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: 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: D Effec. Age: 40 Floor Area: 1,416 Total Base New : 265,645 Total Depr Cost: 159,388 Estimated T.C.V: 196,047		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall X Paneled											Plaster Wood T&G			
Yr Built 1973		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		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min			
(1) Exterior		(5) Floors		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1416 SF Floor Area = 1416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation 1 Story Siding Crawl Space Size 1,416 Total: 150,952 Cost New 90,572 Depr. Cost		Cls D Blt 1973					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Breezeways Frame Wall		150,952		90,572			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		22,464		13,478			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		2000 Gal Septic		33,696		20,218			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		2,924		4,873		2,924			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:							288		14,962		8,977			
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



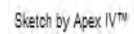
*** Information herein deemed reliable but not guaranteed***

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

03/24/2026

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



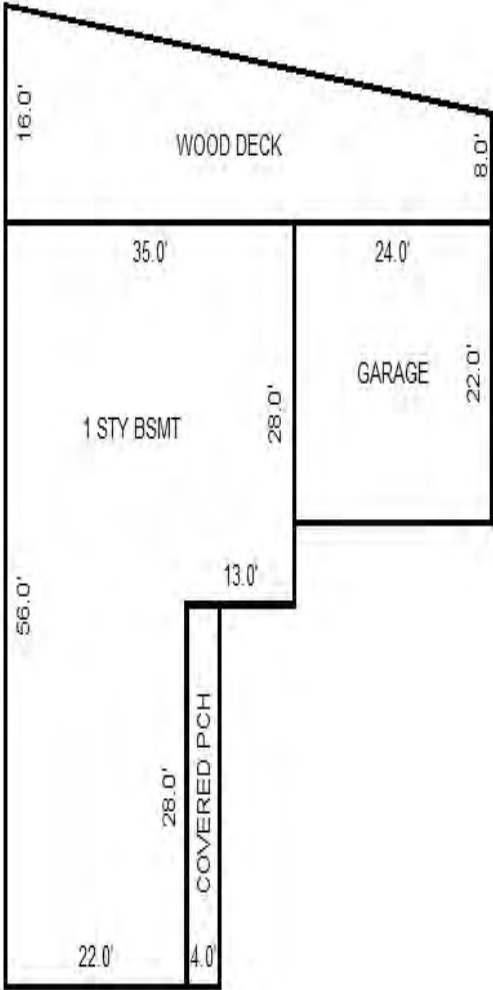
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SANDAGE RICHARD L	SANDAGE KATHERINE M	0	09/25/1998	CD	07-DEATH CERTIFICATE	2012-00824 DC	DEED	0.0	
SANDAGE RICHARD L	SANDAGE RICHARD L & KATHEE	0	09/17/1998	QC	21-NOT USED/OTHER	2012-00823	PROPERTY TRANSFER	0.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
8370 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 07/21/1994								
Owner's Name/Address	MAP #:								
SANDAGE KATHERINE M 8370 W JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 505,177 TCV/TFA: 316.53								
	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A50'@1800/ 100.00 261.36 0.7846 1.3997 1800 100 197,672 100 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 197,672						
Tax Description	X Dirt Road		Land Improvement Cost Estimates						
	X Gravel Road		Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 2.89 1200 0 0						
	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 = 2,375						
	X Sidewalk								
	X Water								
	X Sewer								
	X Electric								
	X Gas								
	X Curb								
	X Street Lights								
	X Standard Utilities								
	X Underground Utils.								
Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level								
	X Rolling								
	Low								
	High								
	Landscaped								
	X Swamp								
	X Wooded								
	X Pond								
	X Waterfront								
	X Ravine								
	X Wetland								
	X Flood Plain								
	Who When What		2026	98,800	153,800	252,600			99,363C
	TPC 12/27/2017 INSPECTED		2025	87,900	129,300	217,200			96,751C
	TPC 03/30/2015 INSPECTED		2024	64,200	127,700	191,900			93,842C
	TPC 05/04/2012 INSPECTED		2023	50,800	122,000	172,800			89,374C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 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					112 708	CCP (1 Story) Treated Wood			
Building Style: 1S		Trim & Decoration		Size of Closets					Class: CD Effec. Age: 35 Floor Area: 1,596 Total Base New : 276,138 Total Depr Cost: 179,488 Estimated T.C.V: 305,130		E.C.F. X 1.700		Bsmnt Garage:			
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min							Carport Area: Roof:			
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 100 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: 1596 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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. Few	X	Large Avg. Small				(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney: Block																

Cost Est. for Res. Bldg: 1 Single Family 1S
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1596 SF Floor Area = 1596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
1 Story Siding Basement 1,596
Total: 210,563 136,866
Other Additions/Adjustments
Recreation Room 792 14,399 9,359
Exterior
Stone Veneer 72 2,372 1,542
Basement, Outside Entrance, Below Grade 1 2,293 1,490
Plumbing
Average Fixture(s) 1 1,185 770
2 Fixture Bath 1 2,502 1,626
Porches
CCP (1 Story) 112 3,006 1,954
Garages
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 528 20,217 13,141
Common Wall: 1 Wall 1 -2,421 -1,574
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
Deck
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



Sketch by Apex IV™

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

Parcel Number: 009-015-039-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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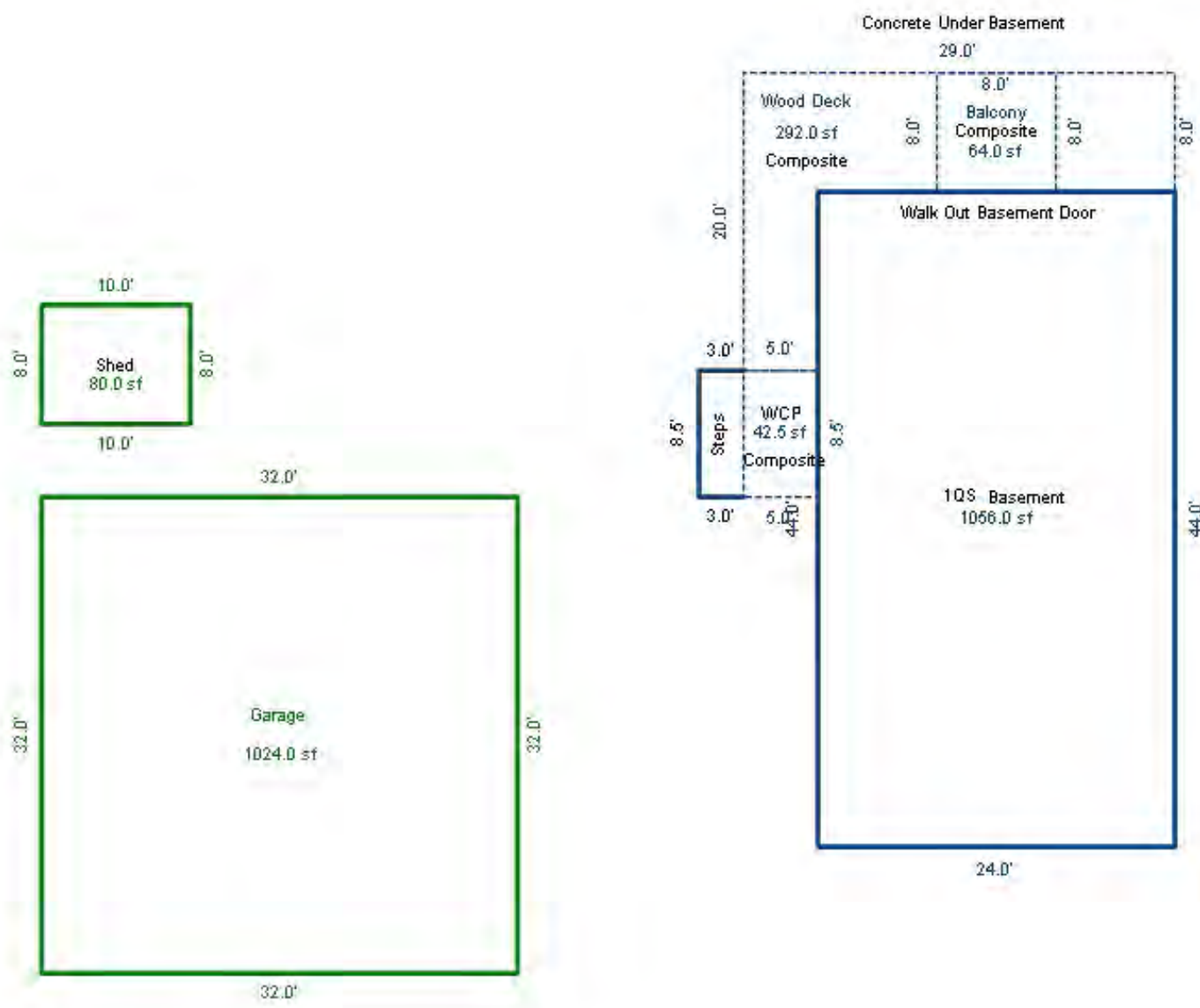
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KEBERLY PAUL W	KEBERLY PAUL W & CAROL A T	0	01/29/2020	QC	09-FAMILY/RELATED ENTITY	2021-02953	PROPERTY TRANSFER	0.0					
		121,000	04/01/1999	WD	33-TO BE DETERMINED	328:323	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
8280 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		06/20/2017		2017-0259		100%			
Owner's Name/Address		P.R.E. 0%		MAP #:									
KEBERLY PAUL W & CAROL A TRUST 9000 WARREN ROAD PLYMOUTH MI 48170		2026 Est TCV 570,059 TCV/TFA: 431.86											
Tax Description . SEC 15 T22N R8W COMM AT NE COR N 89 DEG 25' 00" W ALG N LINE SEC 1265.95 FT TO MEANDER COR ON SH OF LAKE S 80 DEG 39' 45" W 65 FT S 66 DEG 12' 52" W 14.96 FT TO POB S 66 DEG 12' 52" W 60 FT S 15 DEG 27' 00" E 248.29 FT N 66 DEG 29' 35" E 139.66 FT N 58 DEG 41' 55" E 60.34 FT N 47 DEG 14'42" W 259.95 FT TO POB. .7 A. Comments/Influences		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/	60.00	508.20	0.9382	1.7665	1800	100	178,987
			Paved Road			60 Actual Front Feet, 0.70 Total Acres							Total Est. Land Value =
Storm Sewer			Land Improvement Cost Estimates										
		Sidewalk			Description				Rate	Size %	Good	Cash Value	
		Water			D/W/P: 3.5 Concrete				6.58	192	50	631	
	X	Sewer			Wood Frame				32.26	80	50	1,290	
	X	Electric			Total Estimated Land Improvements True Cash Value =							1,921	
	X	Gas			Work Description for Permit 2017-0259, Issued 06/20/2017: ADDITION RESI R-4 USE S.F. HOME. WOOD FRAME BASEMETN FOUNDATION BLOCK, ELECTRIC HEAT,P UBLIC SEWAGE, PRIVATE WELL. MECH = N/A. DIMENSIONS: 24X14=336 + 14X14=196, DECK 8X24=192 & 5X24=120 TOTAL 844 SQFT								
	Curb												
	Street Lights												
	Standard Utilities												
	Underground Utils.												
	Topography of Site												
	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
	X	Rolling			2026	89,500	195,500	285,000			151,594C		
	X	Low			2025	79,600	163,700	243,300			147,609C		
	X	High			2024	51,600	161,700	213,300			143,171C		
		Landscaped			2023	40,900	154,300	195,200			136,354C		
		Swamp											
		Wooded											
		Pond											
	X	Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2026	89,500	195,500	285,000			151,594C		
		JWV	09/17/2020	INSPECTED	2025	79,600	163,700	243,300			147,609C		
		TPC	09/16/2019	INSPECTED	2024	51,600	161,700	213,300			143,171C		
		JWV	12/09/2017	INSPECTED	2023	40,900	154,300	195,200			136,354C		



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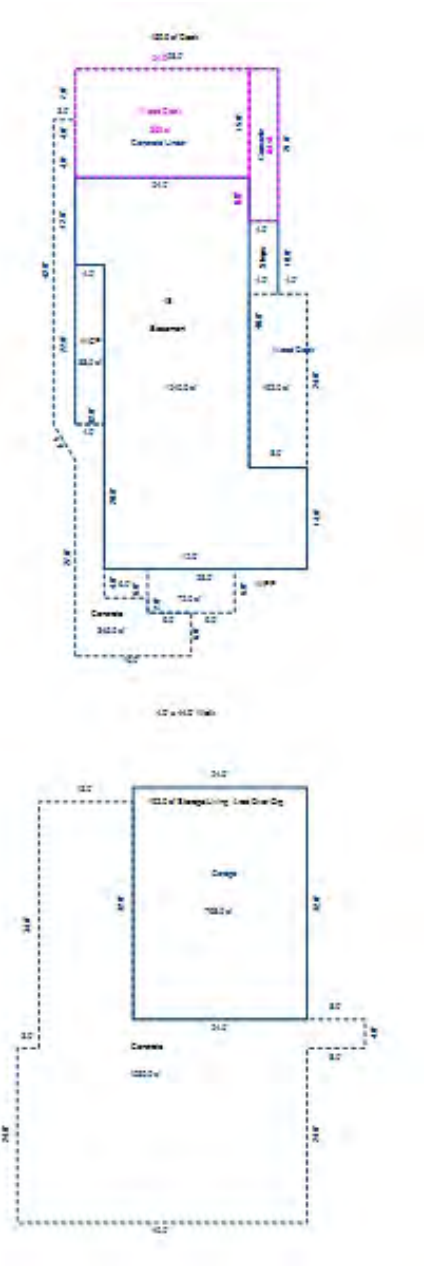
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CARTER SCOTT & ALYSON	BULMAN NICHOLAS B & ASHTON	490,000	06/17/2024	WD	03-ARM'S LENGTH	2024-01514	PROPERTY TRANSFER	100.0			
BANDELOW GERALD S	CARTER SCOTT & ALYSON	285,000	09/02/2020	WD	03-ARM'S LENGTH	2020-02552	PROPERTY TRANSFER	100.0			
		62,000	01/01/1998	WD	33-TO BE DETERMINED	316:113	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
8390 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		10/24/2024	PB24-0209	100%			
		P.R.E. 0%		Garage		03/27/2003	20030327	100%			
Owner's Name/Address		MAP #:									
BULMAN NICHOLAS B & ASHTON 12807 EL DORADO UNIVERSAL CITY TX 78148		2026 Est TCV 470,143 TCV/TFA: 379.15									
		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	
				A50'@1800/	50.00	180.00	1.0000	1.2284	1800 100	110,557	
				50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =	110,557	
Tax Description				Land Improvement Cost Estimates							
				Description	Rate		Size % Good		Cash Value		
				Dock: Light posts	46.97		113 0		0		
				D/W/P: 4in Ren. Conc.	8.17		2495 50		10,192		
				Total Estimated Land Improvements True Cash Value =							10,192
				Work Description for Permit PB24-0209, Issued 10/24/2024: Reconstruction & expansion of deck.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Residential / Deck-1: 336sf							
				Work Description for Permit 20030327, Issued 03/27/2003: GRG @45% FOR 04 COMP FOR 05							
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor 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	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 192 No Conc. Floor: 0																																																																																																																																																					
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					72 WPP 88 WCP (1 Story) 360 WPP 192 Treated Wood 150 Treated Wood																																																																																																																																																							
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,240 Total Base New : 316,213 Total Depr Cost: 205,526 Estimated T.C.V: 349,394		E.C.F. X 1.700		Bsmnt Garage:																																																																																																																																																					
Yr Built 1964 1998	Remodeled 2023	Ex	Ord	Min																																																																																																																																																															
Condition: Average		Size of Closets			Lg	Ord	Small																																																																																																																																																												
Room List		Doors:	Solid	H.C.																																																																																																																																																															
	Basement 1st Floor 2nd Floor 4 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																																																																																																																																																												
		X	Drywall				Ex. X Ord. Min																																																																																																																																																												
							No. of Elec. Outlets																																																																																																																																																												
							Many X Ave. Few																																																																																																																																																												
(2) Windows		(7) Excavation					(13) Plumbing																																																																																																																																																												
X	Many Avg. Few	Large Avg. Small	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																																																																																																	
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																																																																																
		(9) Basement Finish																																																																																																																																																																	
(3) Roof		1200	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 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																											
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:																																																																																																																																																												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,240</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>211,655</td> <td>137,565</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>1200</td> <td>22,764</td> <td>14,797</td> </tr> <tr> <td colspan="3">Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,727</td> <td>1,773</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>2</td> <td>8,956</td> <td>5,821</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">WPP</td> <td>72</td> <td>2,713</td> <td>1,763</td> </tr> <tr> <td colspan="3">Foundation: Basement</td> <td>72</td> <td>1,817</td> <td>1,181</td> </tr> <tr> <td colspan="3">WCP (1 Story)</td> <td>88</td> <td>4,731</td> <td>3,075</td> </tr> <tr> <td colspan="3">WPP</td> <td>360</td> <td>6,422</td> <td>4,174</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>192</td> <td>3,882</td> <td>2,523</td> </tr> <tr> <td colspan="3">Treated Wood</td> <td>150</td> <td>3,300</td> <td>2,145</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>768</td> <td>29,207</td> <td>18,985</td> </tr> <tr> <td colspan="3">Storage Over Garage</td> <td>192</td> <td>2,542</td> <td>1,652</td> </tr> <tr> <td colspan="3">Door Opener</td> <td>2</td> <td>1,054</td> <td>685</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> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,240			Total:				211,655	137,565	Other Additions/Adjustments						Recreation Room			1200	22,764	14,797	Basement, Outside Entrance, Below Grade			1	2,727	1,773	Plumbing						Average Fixture(s)			1	1,422	924	3 Fixture Bath			2	8,956	5,821	Porches						WPP			72	2,713	1,763	Foundation: Basement			72	1,817	1,181	WCP (1 Story)			88	4,731	3,075	WPP			360	6,422	4,174	Deck						Treated Wood			192	3,882	2,523	Treated Wood			150	3,300	2,145	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost			768	29,207	18,985	Storage Over Garage			192	2,542	1,652	Door Opener			2	1,054	685	Water/Sewer						Public Sewer			1	1,465	952	Water Well, 100 Feet			1	5,734	3,727
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Parcel Number: 009-015-041-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

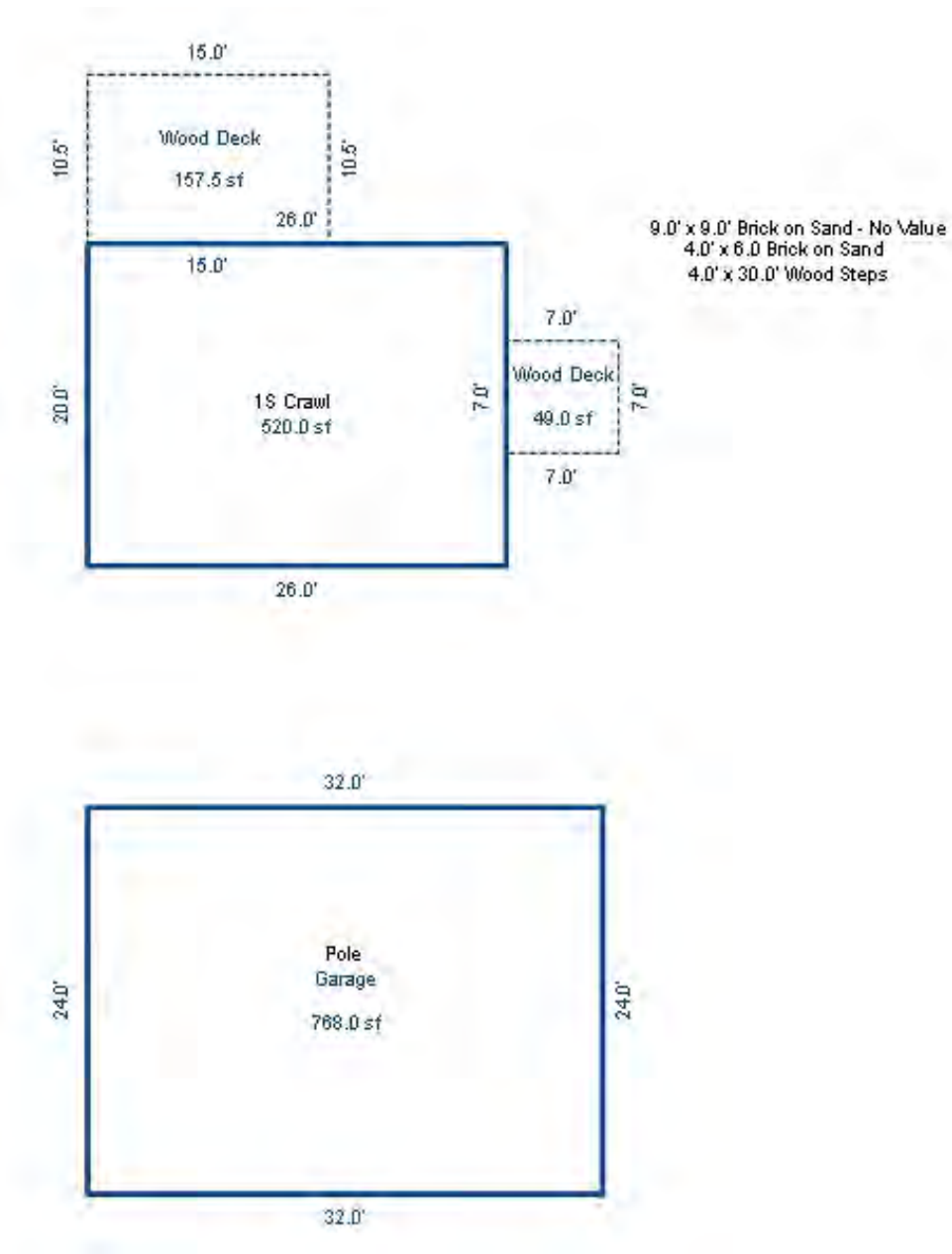
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
OLSON ERIK A & RENATA J	LISKE STAHL & LAUREN	249,999	06/28/2021	WD	03-ARM'S LENGTH	2021-02322	PROPERTY TRANSFER	100.0					
KEBERLY PAUL W & CAROL A	OLSON ERIK A & RENATA J	124,900	07/10/2017	WD	03-ARM'S LENGTH	2017-02163	PROPERTY TRANSFER	100.0					
WINDIATE FRANCIS C & BEARD	KEBERLY PAUL W & CAROL A	50,000	06/26/2009	WD	03-ARM'S LENGTH	2009/2458	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
8400 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
LISKE STAHL & LAUREN 595 ROCKWAY DR LINDEN MI 48451		2026 Est TCV 217,126 TCV/TFA: 417.55											
		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	180.00	1.0000	1.2284	1800	100		110,557
					50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		110,557	
Tax Description					Land Improvement Cost Estimates								
					Description								
					Rate								
					Size % Good								
					Cash Value								
					D/W/P: Brick on Sand								
					16.52								
					24 50								
					Total Estimated Land Improvements True Cash Value =								
					198								
Comments/Influences													



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 Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-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 #:							
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085	2026 Est TCV 58,230							
Tax Description	Improved X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.	X	Public Improvements Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5600 9.55 Acres 5600 100 53,480 9.55 Total Acres Total Est. Land Value = 53,480						
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 5000 5,000.00 1 95 4,750 Total Estimated Land Improvements True Cash Value = 4,750						
	Topography of Site							
	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2026	26,700	2,400	29,100			11,066C
	Low	2025	23,900	2,400	26,300			10,776C
	High	2024	14,300	2,400	16,700			10,452C
Landscaped	X Swamp	2023	13,400	2,300	15,700			9,955C
Wooded	Pond							
Waterfront	Ravine							
X Wetland	Who When What							
X Flood Plain	TPC 12/27/2017 INSPECTED							
	TPC 04/08/2013 INSPECTED							

Parcel Number: 009-015-043-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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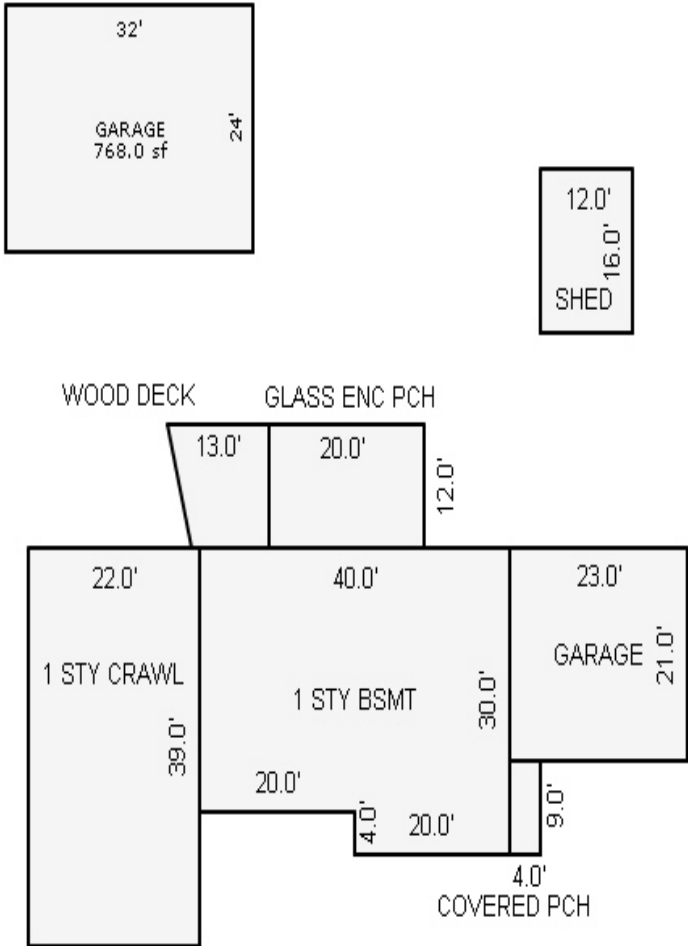
03/24/2026

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
8670 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		05/03/2007		20070221
Owner's Name/Address		P.R.E. 100% 07/21/1994						
PARSONS CHARLES R & SUSAN E PO BOX 499 LAKE CITY MI 49651		MAP #:						
		2026 Est TCV 397,235 TCV/TFA: 200.83						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF. 9.9492A.		X Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5600 9.95 Acres 5600 100 55,720 9.95 Total Acres Total Est. Land Value = 55,720				
Comments/Influences		X Sewer		Land Improvement Cost Estimates				
		X Electric		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 1434 50 4,718 D/W/P: 3.5 Concrete 6.58 540 50 1,776 Wood Frame 24.96 192 50 2,396				
		X Gas		Residential Local Cost Land Improvements				
		Curb		Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 97 970 Total Estimated Land Improvements True Cash Value = 9,860				
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site		Work Description for Permit 20070221, Issued 05/03/2007: 24 x 32 Detached Grg Comp. for 08. + 540 sq slab.				
		X Level						
		X Rolling						
		X Low						
		X High						
		X Landscaped						
		X Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2026	27,900	170,700	198,600		98,656C
TPC 12/27/2017	INSPECTED		2025	24,900	146,500	171,400		96,063C
			2024	14,900	126,400	141,300		93,175C
			2023	13,900	122,400	136,300		88,739C

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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			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 240 80 36 144	WGEP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame			(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						Class: C Effec. Age: 29 Floor Area: 1,978 Total Base New : 370,157 Total Depr Cost: 269,638 Estimated T.C.V: 331,655			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			X	Ex			Ord		Min																		
Condition: Average			Size of Closets				X	Lg		Ord		Small															
Room List			Doors:				Solid	X	H.C.	Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors		(12) Electric																					
(1) Exterior				Kitchen: Other: Other:		200 Amps Service																					
						No./Qual. of Fixtures																					
						Ex.	X	Ord.		Min																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings		No. of Elec. Outlets																					
(2) Windows				X	Drywall				(13) Plumbing																		
						1	Average Fixture(s)																				
						2	3 Fixture Bath																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Casement Double Glass Patio Doors Storms & Screens			(8) Basement																							
X	Horiz. Slide Casement Double Glass Patio Doors			8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																						
X	Asphalt Shingle			(9) Basement Finish																							
(3) Roof						(14) Water/Sewer																					
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																				
X	Chimney: Brick			(10) Floor Support		Lump Sum Items:																					
				Joists: Unsupported Len: Cntr. Sup:																							



Sketch by Apex Medina™

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

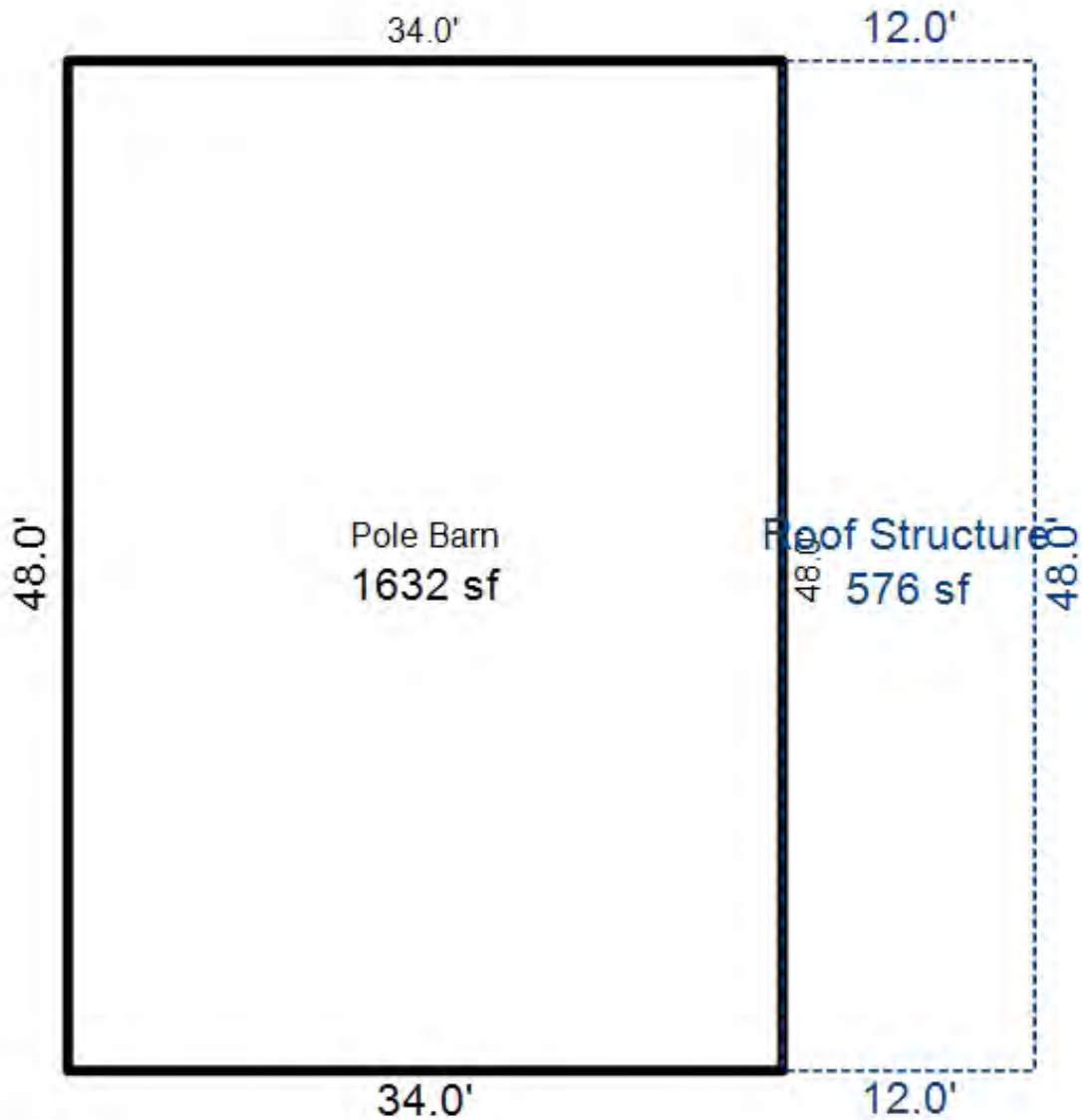
03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status					
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 06/14/2000									
Owner's Name/Address	MAP #:										
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	2026 Est TCV 73,603 TCV/TFA: 0.00										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
SEC 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.	Public Improvements		* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER) SAME OWNER AS 010-025-95 For 2009, add 624 sq ft pc not prev on roll.	X	Gravel Road	A 200' @ 110/FF	100.00	461.74	1.1892	1.0365	110 100	13,559		
	X	Paved Road	100 Actual Front Feet, 1.06 Total Acres						Total Est. Land Value =	13,559	
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
X	Underground Utils.										
Topography of Site	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	X Rolling	Who	When	What	2026	6,800	30,000	36,800			18,908C
	X Low	TPC 05/30/2022	INSPECTED	2025	5,500	27,000	32,500			18,411C	
	X High	TPC 04/30/2021	INSPECTED	2024	5,500	23,200	28,700			17,858C	
	X Landscaped	TPC 05/06/2018	INSPECTED	2023	4,300	22,400	26,700			17,008C	
	X Swamp										
	X Wooded										
	X Pond										
	X Waterfront										
	X Ravine										
	X Wetland										
	X Flood Plain										

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 1632 % 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						576	Roof Cover Onl		
Building Style: GRG			Drywall Paneled				Plaster Wood T&G							
Yr Built 1998		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:							100 Amps Service					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings							No./Qual. of Fixtures					
(2) Windows		(7) Excavation							Ex.	X	Ord.		Min	
	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0							No. of Elec. Outlets					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement							Many	X	Ave.		Few	
(3) Roof		(9) Basement Finish							(13) Plumbing					
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Average Fixture(s)					
	Asphalt Shingle	(10) Floor Support							1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
Chimney:		Joists: Unsupported Len: Cntr.Sup:							(14) Water/Sewer					
									1 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
									Lump Sum Items:					
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1998 (11) Heating System: Forced Air w/ Ducts 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 Water/Sewer Public Sewer 1 1,465 1,172 Deck w/Roof (Roof portion) 576 8,588 6,870 Garages Class: C Exterior: Pole (Finished) Base Cost 1632 50,967 40,774 Local Cost Items SANITARY SEWER 1 0 0 Totals: 61,020 48,816 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 60,044														

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



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

Parcel Number: 009-016-001-00

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.		
MISSAUKEE CO HABITAT FOR H	PITZ AMY	62,000	07/23/2009	WD	03-ARM'S LENGTH	2009/3152	DEED	100.0		
FEDERAL NATIONAL MORTGAGE	MISSAUKEE CO HABITAT FOR H	45,000	12/29/2008	OTH	21-NOT USED/OTHER	2009/0325	DEED	100.0		
HUBBARD VALERIE	MORTGAGE ELECTRONIC REGIST	74,481	04/26/2008	SD	21-NOT USED/OTHER	2007/3856	DEED	0.0		
MORTGAGE ELECTRONIC REGIST	FEDERAL NATIONAL MORTGAGE	0	11/28/2007	QC	21-NOT USED/OTHER	2007/4302	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
9231 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/18/2023		2023-0437		100%
		P.R.E. 100% 05/01/2010		Remodel		01/21/2009		20090021		Complete
Owner's Name/Address		MAP #:								
PITZ AMY 9231 W JENNINGS RD Lake City MI 49651		2026 Est TCV 164,659 TCV/TFA: 160.17								
		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 200.67 498.10 0.9992 1.0564 110 100 23,298					
					201 Actual Front Feet, 2.30 Total Acres Total Est. Land Value = 23,298					
Tax Description										
. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.										
Comments/Influences										

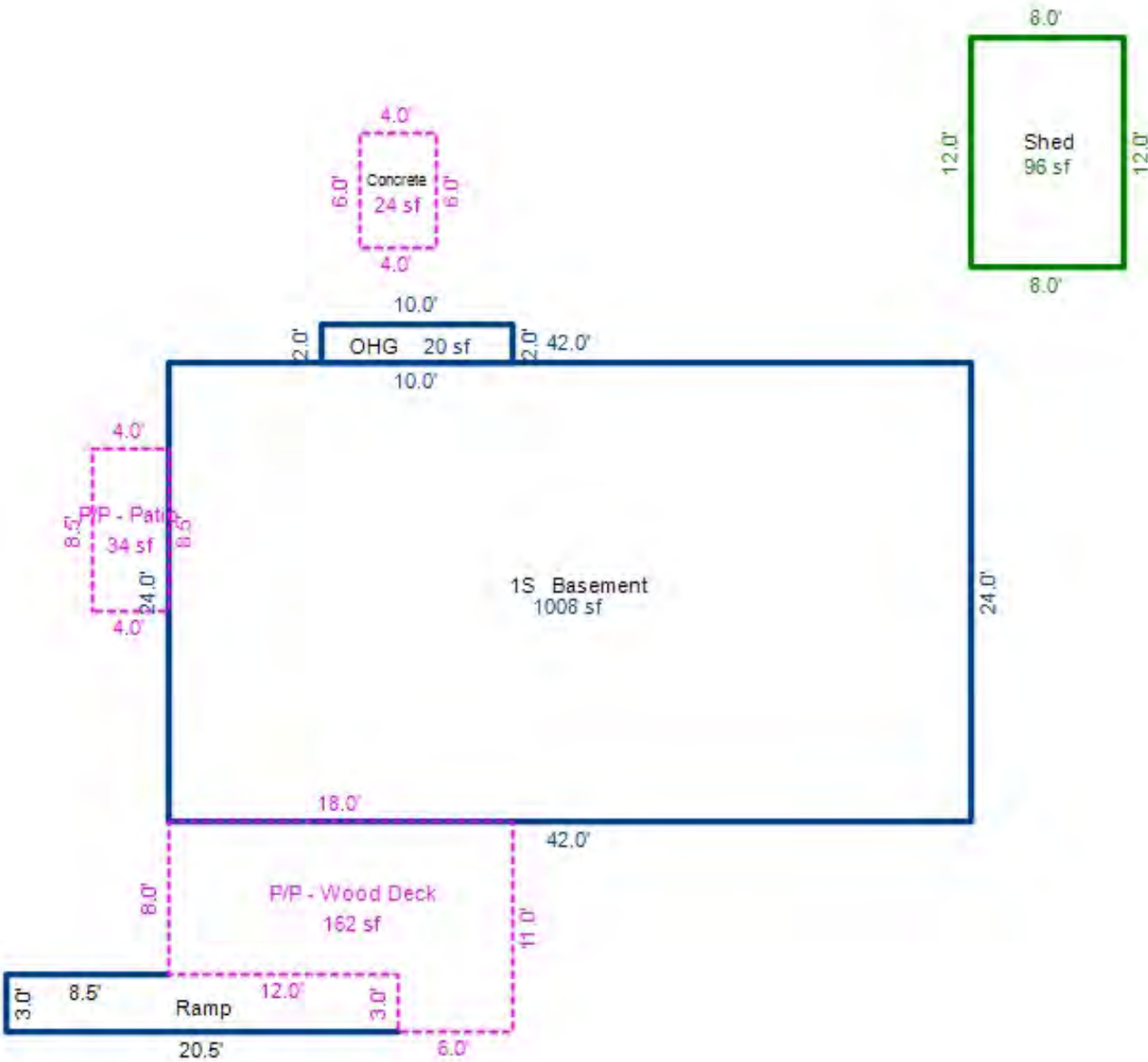


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Missaukee, Michigan

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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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					34 16 162	CPP CPP Treated Wood		
Building Style: 1S		Trim & Decoration		Size of Closets					Class: CD Effec. Age: 35 Floor Area: 1,028 Total Base New : 175,148 Total Depr Cost: 113,845 Estimated T.C.V: 140,029		E.C.F. X 1.230		Bsmnt Garage:		
Yr Built 1975	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					(12) Electric								
(1) Exterior		Kitchen: Other: Other:					100 Amps Service								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall			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	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 1008 SF Floor Area = 1028 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 1,008 1 Story Siding Overhang 20 Total: 144,438 93,884					
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 504 Basement, Outside Entrance, Below Grade 1 9,163 5,956 Plumbing Average Fixture(s) 1 1,185 770 3 Fixture Bath 1 3,721 2,419 Water/Sewer 1000 Gal Septic 1 4,386 2,851 Water Well, 50 Feet 1 3,344 2,174 Porches CPP 34 908 590 CPP 16 414 269 Deck Treated Wood 162 3,399 2,209 Built-Ins Appliance Allow. 1 1,897 1,233 Totals: 175,148 113,845								
X	Asphalt Shingle	(9) Basement Finish					(14) Water/Sewer								
(3) Roof		504	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:								
Chimney: Block		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 140,029															

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

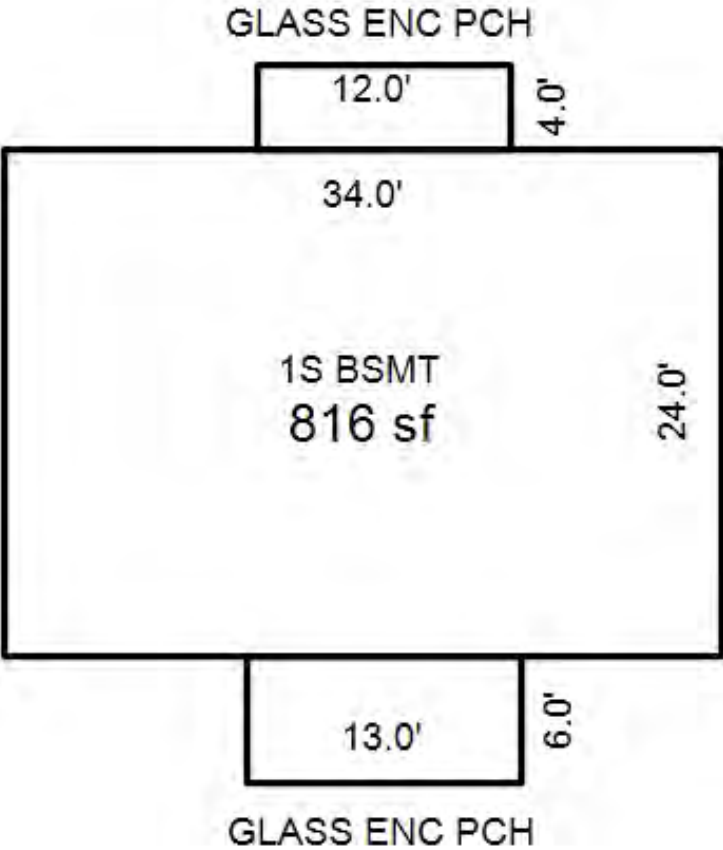
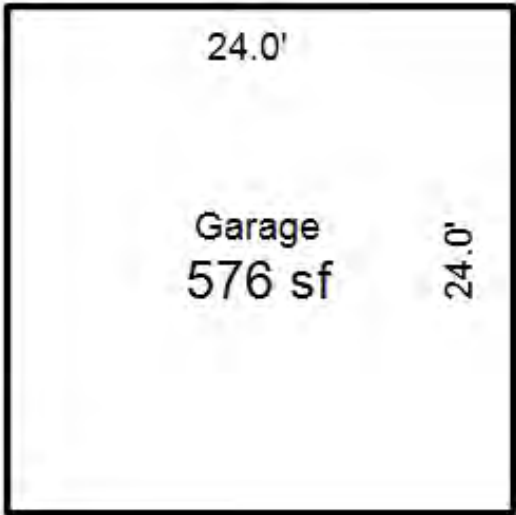


*** Information herein deemed reliable but not guaranteed***

03/24/2026

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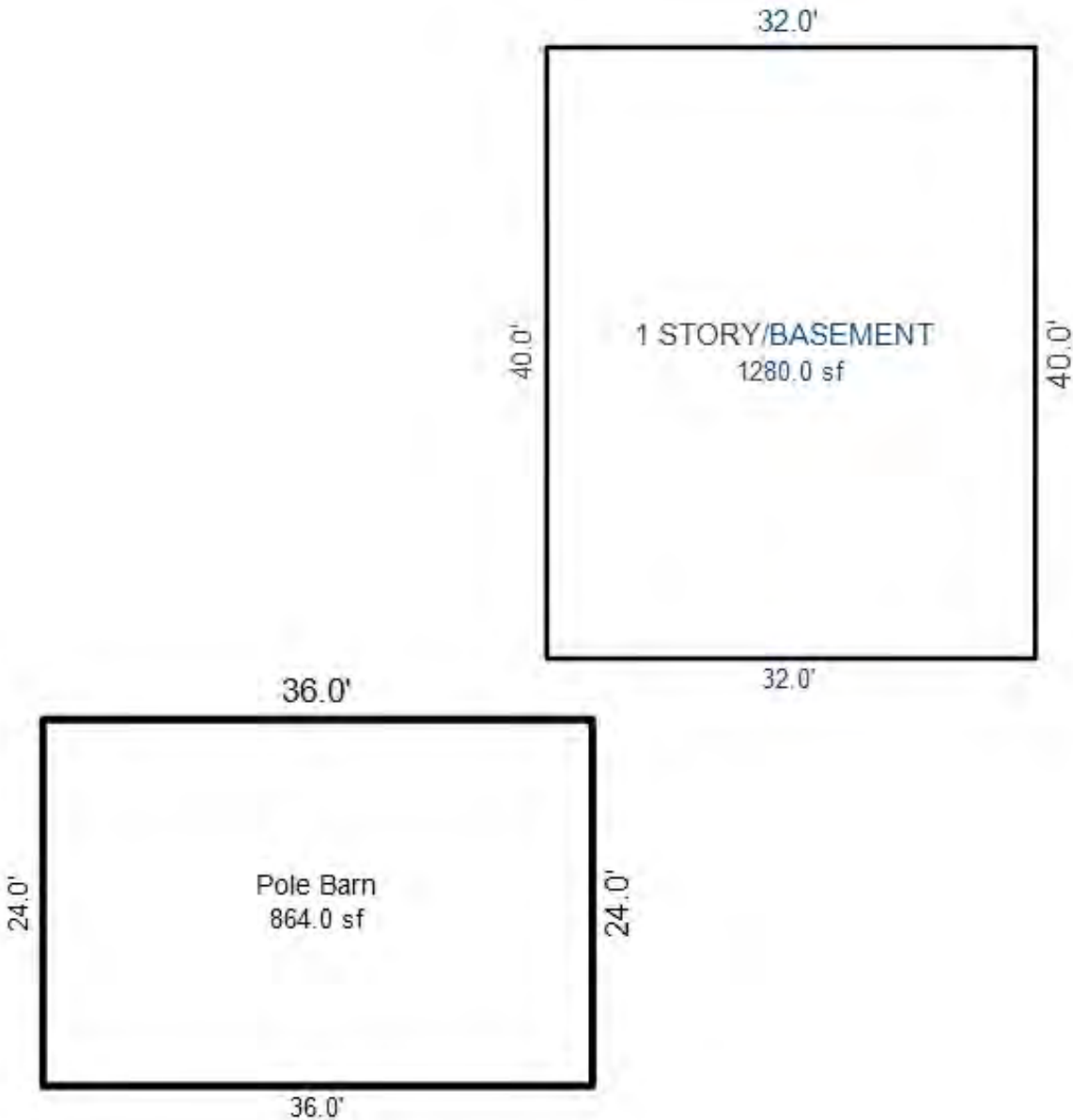


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
9081 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/21/1994							
Owner's Name/Address	MAP #:								
SWINEHART TIM E 9081 W JENNINGS LAKE CITY MI 49651	2026 Est TCV 193,309 TCV/TFA: 151.02								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF HWY EXC E 18 RDS THEREOF EXC JENNINGS RD LIBER 261 PG 850. 3.4469A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 330.00 454.08 0.8823 1.0322 110 100 33,060 330 Actual Front Feet, 3.44 Total Acres Total Est. Land Value = 33,060						
Comments/Influences	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.77 40 60 139 Total Estimated Land Improvements True Cash Value = 139						
	X	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
	X	Rolling	2026	16,500	80,200	96,700			40,820C
	X	Low	2025	13,500	67,800	81,300			39,747C
	X	High	2024	13,500	58,100	71,600			38,552C
		Landscaped	2023	10,500	56,300	66,800			36,717C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What						
	TPC 12/27/2017	INSPECTED							

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

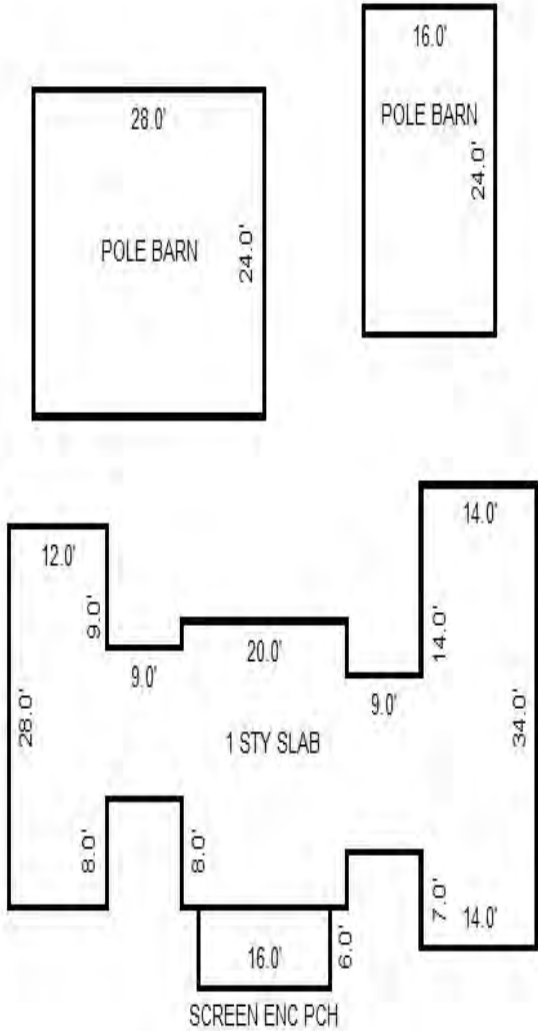
*** Information herein deemed reliable but not guaranteed***



*** 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-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
9051 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/21/1994							
Owner's Name/Address	MAP #:								
TESSLER AUGUST 9051 JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 181,238 TCV/TFA: 128.08								
Tax Description	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	333.00	678.91	0.8803	1.1414	110 100	36,806
			333 Actual Front Feet, 5.19 Total Acres						Total Est. Land Value = 36,806
	X								
	X								
	X								
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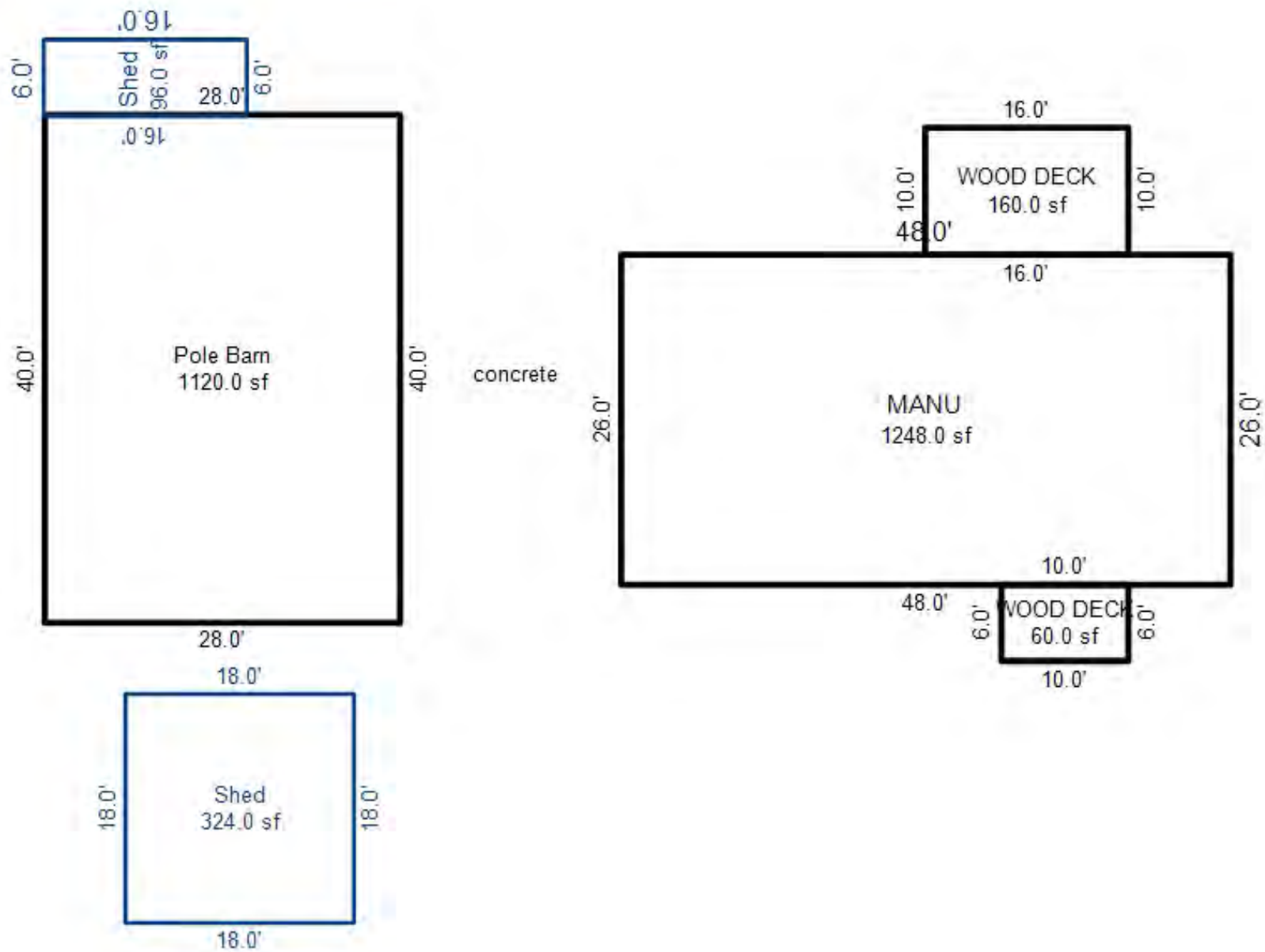
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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

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



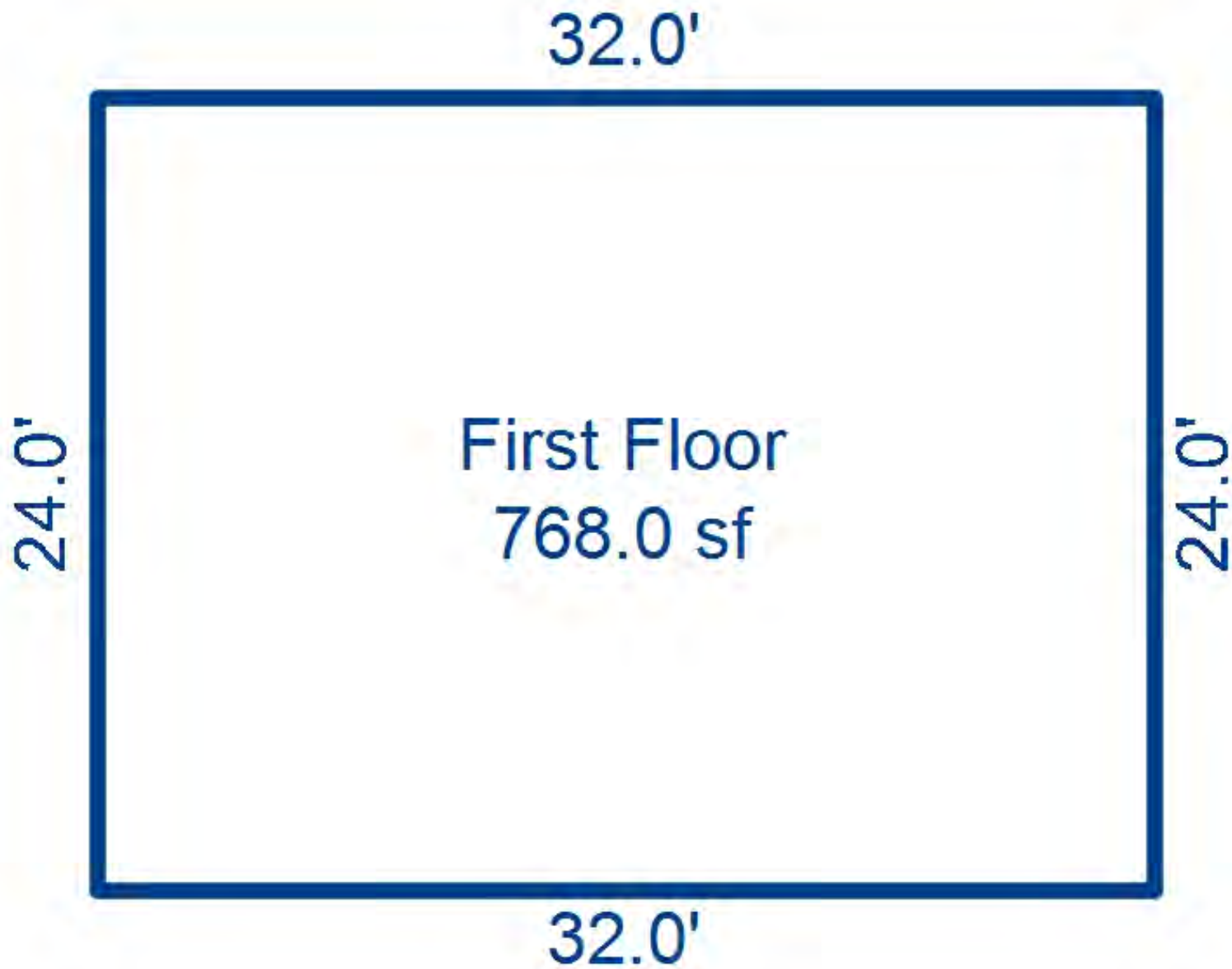
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FARRIS TERRANCE & SANDRA	BROWN PAUL	0	04/21/2023	WD	16-LC PAYOFF	2023-01252	DEED	0.0			
FARRIS TERRENCE & SANDRA	BROWN PAUL	20,000	03/29/2018	LC	03-ARM'S LENGTH	2018-00917	PROPERTY TRANSFER	100.0			
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 #:									
BROWN PAUL 1300 N WAVERLY RD LANSING MI 48917		2026 Est TCV 29,132 TCV/TFA: 37.93									
		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 123.33 830.00 1.1285 1.2002 110 100						18,374
					123 Actual Front Feet, 2.35 Total Acres						Total Est. Land Value = 18,374
Tax Description											
. SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A.											
Comments/Influences											

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										Calculator Cost Computations Class: D Quality: Average Stories: 0 Story Height: 10 Perimeter: 0										<<<<< >>>>>																	
Class: D Floor Area: 768 Gross Bldg Area: 768 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 37.63 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.21 100% Adjusted Square Foot Cost for Upper Floors = 41.84 Total Floor Area: 768 Base Cost New of Upper Floors = 32,133 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 11,568 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,758 Replacement Cost/Floor Area= 41.84 Est. TCV/Floor Area= 14.01																											
					<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, Gas with Fan 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:																																					
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***																																
		Year Built Remodeled			Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																
		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																				
(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***



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Parcel Number: 009-016-007-00

Jurisdiction: LAKE TOWNSHIP

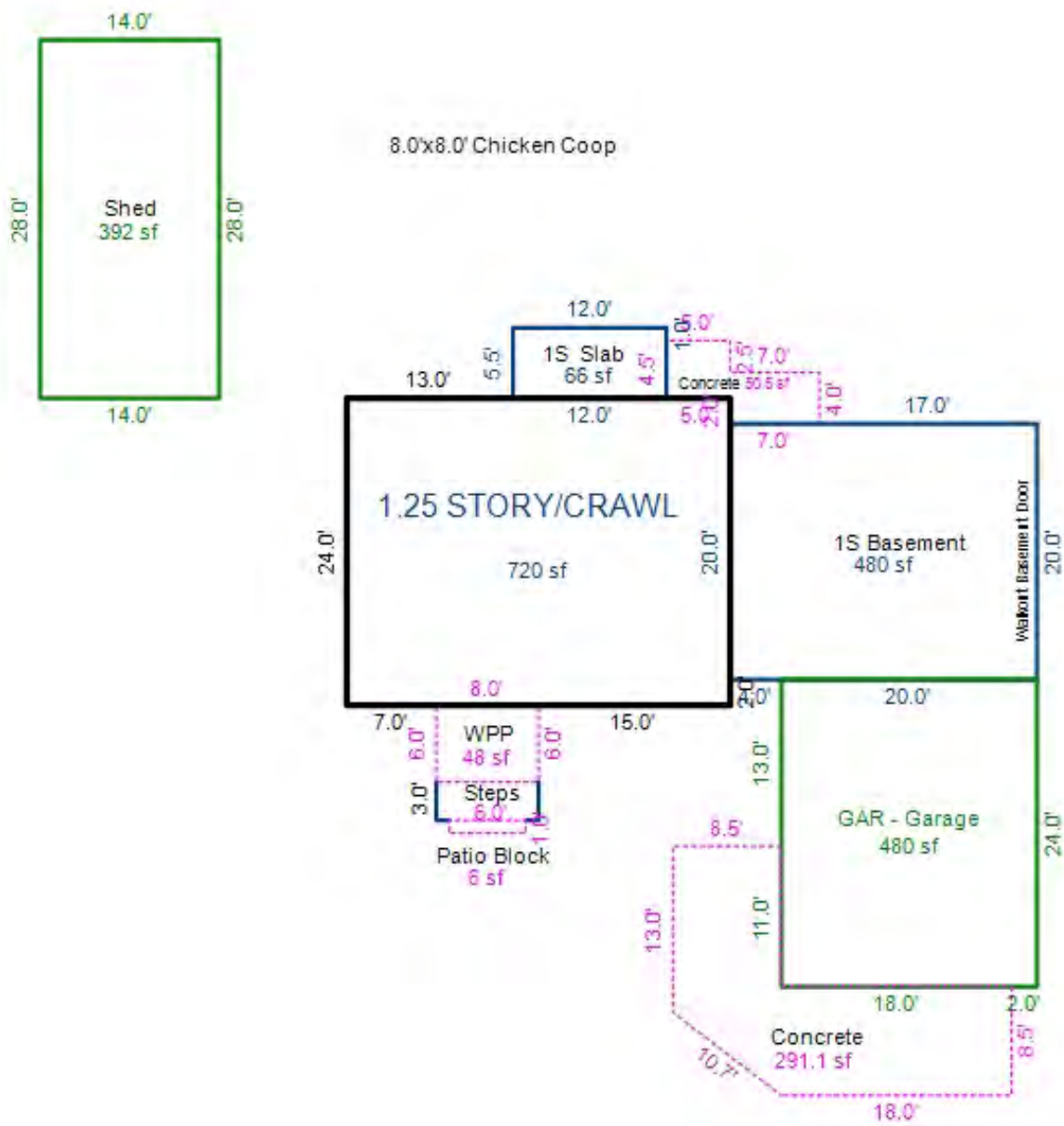
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HAMMOND JAMES R & LINDSEY	HOUK SETH & KOCH KOURTNEY	232,500	12/16/2021	WD	03-ARM'S LENGTH	2021-04337	PROPERTY TRANSFER	100.0		
BEERENS KELLY W	HAMMOND JAMES R & LINDSEY	215,000	06/08/2021	WD	03-ARM'S LENGTH	2021-02035	PROPERTY TRANSFER	100.0		
PIERSON KIMBERLY	BEERENS KELLY W	128,500	02/18/2015	WD	03-ARM'S LENGTH	2015-00581	PROPERTY TRANSFER	100.0		
US BANK NATIONAL ASSOCIATI	PIERSON KIMBERLY	44,000	12/03/2010	CD	11-FROM LENDING INSTITUTI	2010-5389CD	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
9131 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		11/16/2021		2021-0810		Canceled
		P.R.E. 100% 06/08/2021		ALTERATION		01/03/2012		2012-0001		100%
Owner's Name/Address		MAP #:								
HOUK SETH & KOCH KOURTNEY 9131 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 297,979 TCV/TFA: 192.99								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				A 200' @ 110/FF	269.00	508.80	0.9286	1.0620	110 100	29,180
				269 Actual Front Feet, 3.14 Total Acres					Total Est. Land Value = 29,180	
Tax Description				Land Improvement Cost Estimates						
SEC 16 T22N R8W E 269 FT OF W 469 FT OF W 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W. 3.2606 A.		X		Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
Comments/Influences										
25% Abnormal depreciation for 2009..recheck for 2010.		X		Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
						</				

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



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Parcel Number: 009-016-008-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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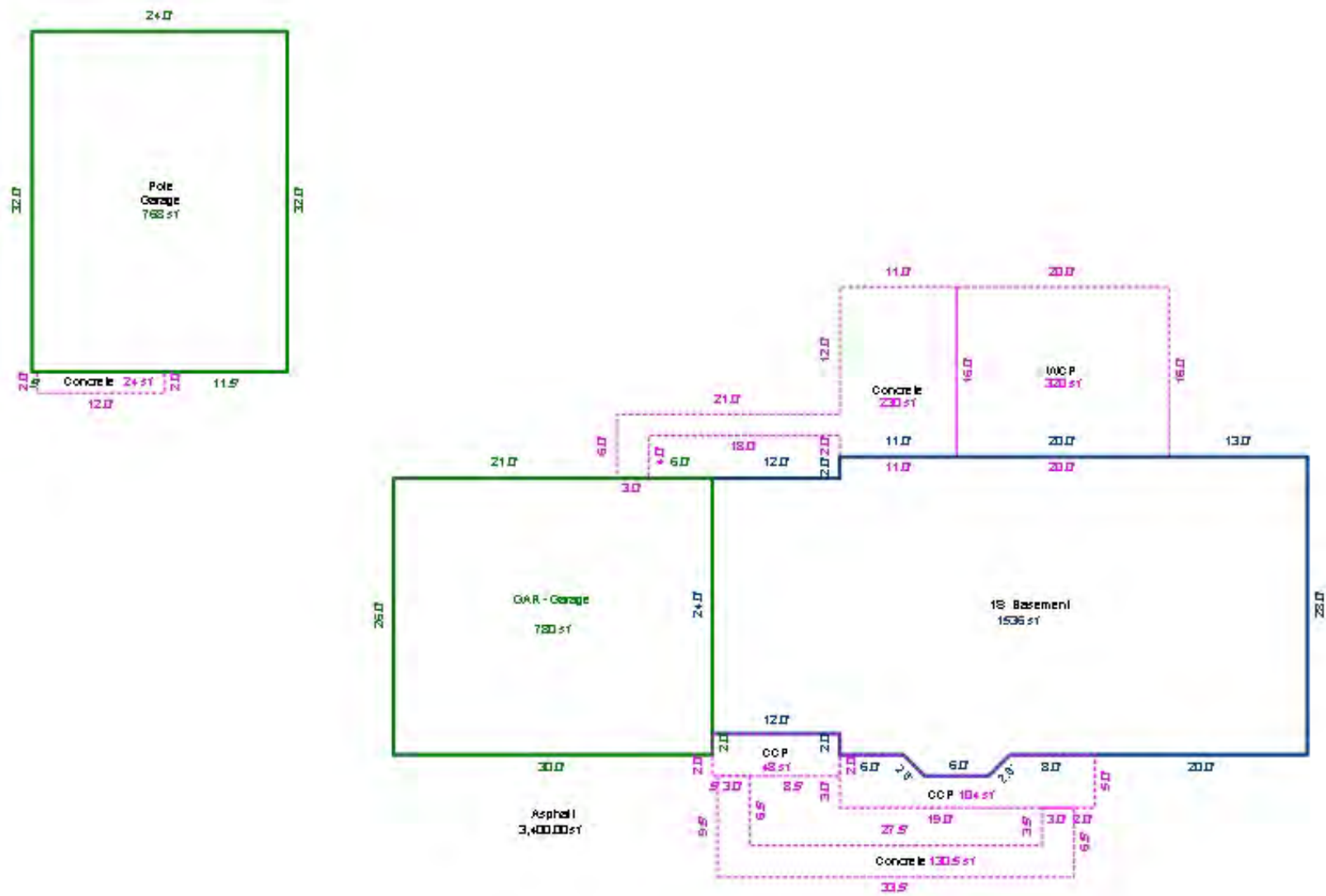
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
2230 BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	08/04/2020	2020-0390	100%				
Owner's Name/Address	P.R.E. 100% 07/21/1994	MAP #:							
CHASE MICHAEL P 2230 BLODGETT RD LAKE CITY MI 49651	2026 Est TCV 283,112 TCV/TFA: 184.32								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X	Gravel Road	Residentia 8 - 17 @\$5600	10.00 Acres	5600	100			56,000
	X	Paved Road	10.00 Total Acres Total Est. Land Value =						56,000
	X	Storm Sewer	Land Improvement Cost Estimates						
	X	Sidewalk	Description	Rate	Size	% Good	Cash Value		
	X	Water	D/W/P: 3.5 Concrete	6.16	384	0	0		
	X	Sewer	D/W/P: Asphalt Paving	2.89	3400	0	0		
	X	Electric	Residential Local Cost Land Improvements						
	X	Gas	Description	Rate	Size	% Good	Cash Value		
	X	Curb	LAND IMPROVE 5000	5,000.00	1	100	5,000		
	X	Street Lights	Total Estimated Land Improvements True Cash Value =						5,000
Standard Utilities		Work Description for Permit 2020-0390, Issued 08/04/2020: ROOF OVER DECK							
Underground Utils.									
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level		2026	28,000	113,600	141,600			68,547C	
X	Rolling	2025	25,000	97,000	122,000			66,745C	
X	Low	2024	15,000	83,500	98,500			64,739C	
X	High	2023	14,000	81,000	95,000			61,657C	
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What	2026	28,000	113,600	141,600		68,547C	
TPC 12/27/2017	INSPECTED	2025	25,000	97,000	122,000			66,745C	
TPC 08/10/2015	INSPECTED	2024	15,000	83,500	98,500			64,739C	
TPC 09/25/2012	INSPECTED	2023	14,000	81,000	95,000			61,657C	

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

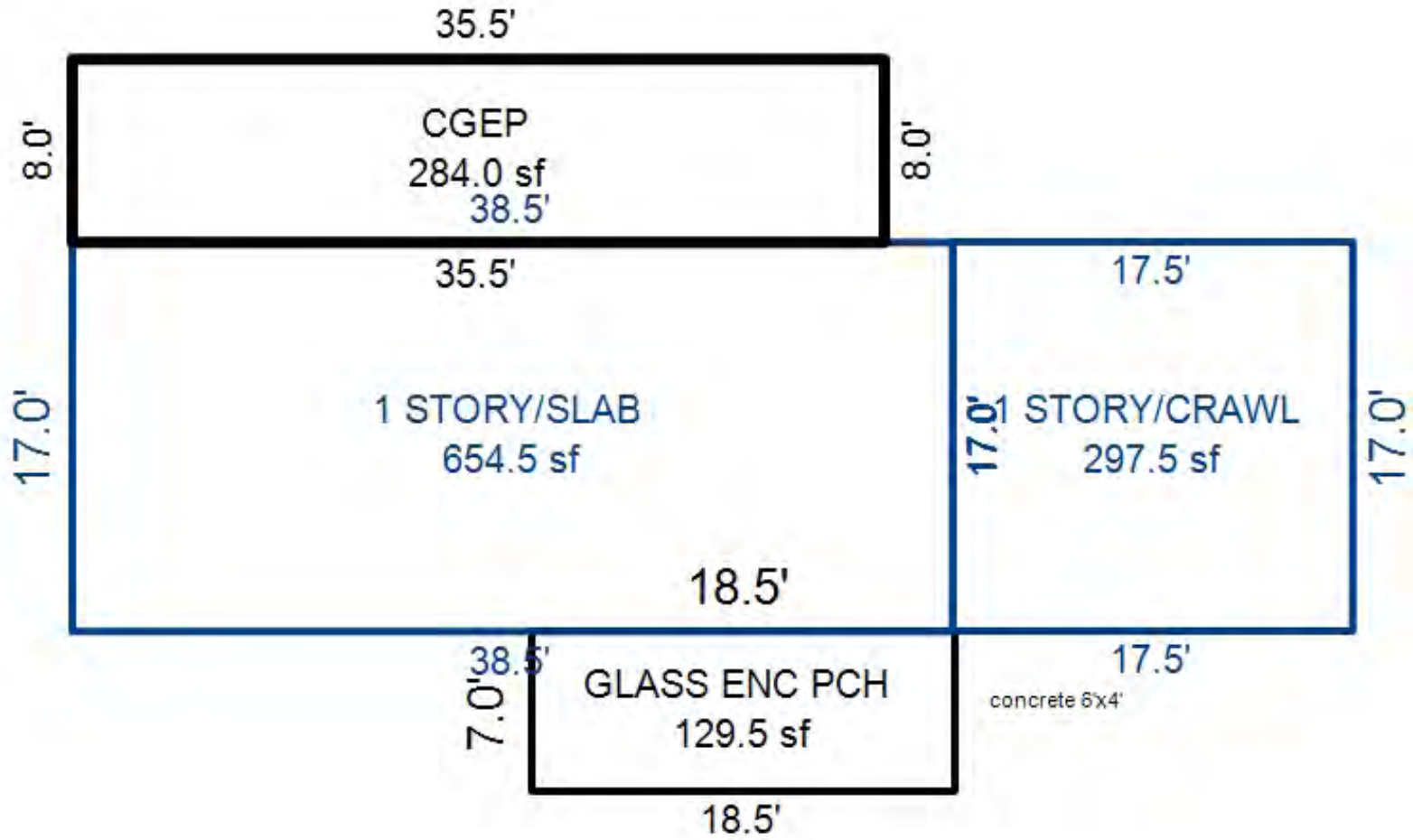


03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SHERMAN DAVID PATRICK	DEPARTMENT OF AGRICULTURE	0	07/25/2025	OTH	21-NOT USED/OTHER	2025-02120	DEED	0.0		
SHERMAN DAVID PATRICK	DEPARTMENT OF AGRICULTURE	0	08/23/2017	OTH	21-NOT USED/OTHER	2017-02892	DEED	0.0		
SHERMAN DAVID PATRICK	SHERMAN DAVID PATRICK	0	05/06/2016	WD	09-FAMILY/RELATED ENTITY	2106-01629	DEED	0.0		
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status	
9491 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 08/19/2016 Qual. Ag.								
Owner's Name/Address		MAP #:								
SHERMAN DAVID PATRICK 9491 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 391,653 TCV/TFA: 411.83								
		X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
Tax Description				AGRICULTRU 66 - 120 Acres	40.00	Acres	3800	100	152,000	
. SEC 16 T22N R8W W 1/2 OF NE 1/4. 80 A.				AGRICULTRU UNTILLABLE	39.00	Acres	3200	100	124,800	
Comments/Influences				AGRICULTRU ROW	1.00	Acres	0	100	0	
				80.00 Total Acres			Total Est. Land Value =		276,800	
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				D/W/P: 3.5 Concrete	5.82	24	50	70		
				D/W/P: 3.5 Concrete	5.82	336	50	978		
				Total Estimated Land Improvements True Cash Value =					1,048	
		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	138,400	57,400	195,800		55,841C
		TPC 04/22/2025	INSPECTED		2025	122,500	48,900	171,400		54,373C
		TPC 04/30/2021	INSPECTED		2024	136,500	42,800	179,300		52,739C
		TPC 12/27/2017	INSPECTED		2023	107,100	44,900	152,000		50,228C
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Building Type	Barn - General Purpose	Utility Lean-Tos	Utility Lean-Tos	Loafing Sheds	Loafing Sheds
Year Built					
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 138	Lean-To, 44	Lean-To, 60	Lean-To, 128	Lean-To, 68
Height	14	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 x 29 = 1160	24 x 10 = 240	10 x 40 = 400	48 x 16 = 768	18 x 16 = 288
Cost New	\$ 34,278	\$ 2,009	\$ 3,090	\$ 6,660	\$ 2,901
Phy./Func./Econ. %Good	20/25/100 5.0	20/100/100 20.0	20/100/100 20.0	64/100/100 64.0	64/100/100 64.0
Depreciated Cost	\$ 1,714	\$ 402	\$ 618	\$ 4,262	\$ 1,857
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750	X 0.750	X 0.750	X 0.750	X 0.750
% Good	20	20	20	64	64
Est. True Cash Value	\$ 1,285	\$ 301	\$ 464	\$ 3,197	\$ 1,392
Comments:	BARN ADJACENT/SE OF HOUSE	ATTACHED TO BARN	ATTACHED TO BARN NEAR HOUSE		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6639 / All Cards: 22174					



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

Building Type	Loafing Sheds	Loafing Sheds	Loafing Sheds	Barn - General Purpose	
Year Built	2015			2016	
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	Lean-To, 76	Lean-To, 84	Lean-To, 136	Lean-To, 80	
Height	10	10	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	24 x 14 = 336	16 x 26 = 416	50 x 18 = 900	24 x 16 = 384	
Cost New	\$ 3,336	\$ 3,950	\$ 7,585	\$ 10,335	
Phy./Func./Econ. %Good	96/100/100 96.0	64/100/100 64.0	64/100/100 64.0	98/100/100 98.0	
Depreciated Cost	\$ 3,203	\$ 2,528	\$ 4,854	\$ 10,128	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750	X 0.750	X 0.750	X 0.750	
% Good	96	64	64	98	
Est. True Cash Value	\$ 2,402	\$ 1,896	\$ 3,641	\$ 7,596	
Comments:				NEW ON 2016 GOOGLE EARTH #	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 15535 / All Cards: 22174					

Parcel Number: 009-016-011-00

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.			
CHASE MICHAEL P & DENISE K	CHASE LOGAN	0	11/25/2025	WD	16-LC PAYOFF	2025-03326	DEED	0.0			
CHASE MICHAEL P & DENISE K	CHASE LOGAN	60,000	04/19/2022	LC	09-FAMILY/RELATED ENTITY	2022-01371	PROPERTY TRANSFER	0.0			
BALDWIN ROBERT	CHASE MICHAEL P &	59,000	03/01/2004	WD	03-ARM'S LENGTH	04-0/0753	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2266 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Garage		05/04/2012		2012-0158		100%	
		P.R.E. 100% 04/26/2022									
Owner's Name/Address		MAP #:									
CHASE LOGAN 2266 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 140,410 TCV/TFA: 167.15									
		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	9.00 Acres	5600	100		50,400	
					9.00 Total Acres Total Est. Land Value =					50,400	
Tax Description					Land Improvement Cost Estimates						
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT THEREOF. 9 A.		X			Description	Rate	Size	% Good	Cash Value		
Comments/Influences					D/W/P: Asphalt Paving	3.61	1200	0	0		
					Metal Prefab/Conc.	31.43	162	50	2,546		
		X			Electric	35.95	117	50	2,103		
					Gas	Residential Local Cost Land Improvements					
					Curb	Description	Rate	Size	% Good	Cash Value	
					Street Lights	LAND IMPROVE 1000	1,000.00	1	100	1,000	
					Standard Utilities	Total Estimated Land Improvements True Cash Value =					5,649
					Underground Utils.						
		Topography of Site			Work Description for Permit 2012-0158, Issued 05/04/2012: POURED CAWL ON WOOD FRAME STORAGE BLDG UTILITY & MISC OCCUPANCY						
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	25,200	45,000	70,200			31,767C
		TPC 04/22/2025	INSPECTED		2025	22,500	36,100	58,600			30,932C
		TPC 04/30/2021	INSPECTED		2024	13,500	36,700	50,200			30,002C
		TPC 09/17/2018	INSPECTED		2023	12,600	39,600	52,200			28,574C



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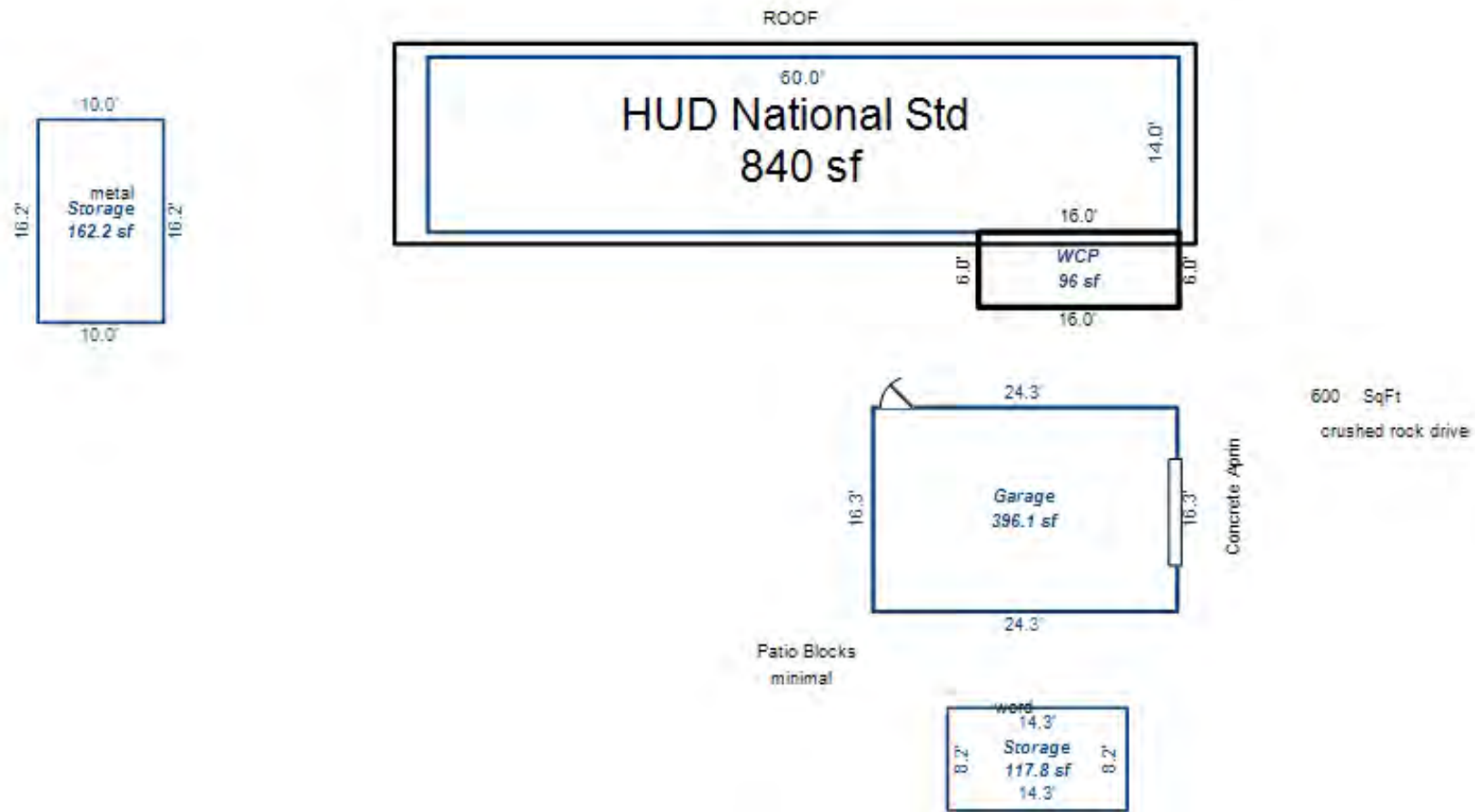


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1120 84	Type Roof Cover Onl Treated Wood	Year Built: 2012 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % 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: 15 Floor Area: Total Base New : 138,074 Total Depr Cost: 89,746 Estimated T.C.V: 84,361		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1986		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:		150 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 1986			
				Ex. X Ord. Min			(11) Heating System: Forced Warm Air							
				No. of Elec. Outlets			Ground Area = 840 SF Floor Area = 840 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
(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 Ribbed Metal 840		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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 148		1,823		1,185			
		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1		1,293		840			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic 2 Water Well, 50 Feet 2		10,866 6,702		7,063 4,356			
		(9) Basement Finish		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck Treated Wood 84 w/Roof (Roof portion) 1120		2,381 22,926		1,548 14,902			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 396		16,636		10,813			
X	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			Built-Ins Appliance Allow. 1		3,899		2,534			
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 1986 HOLLY PARK ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		138,074		89,746			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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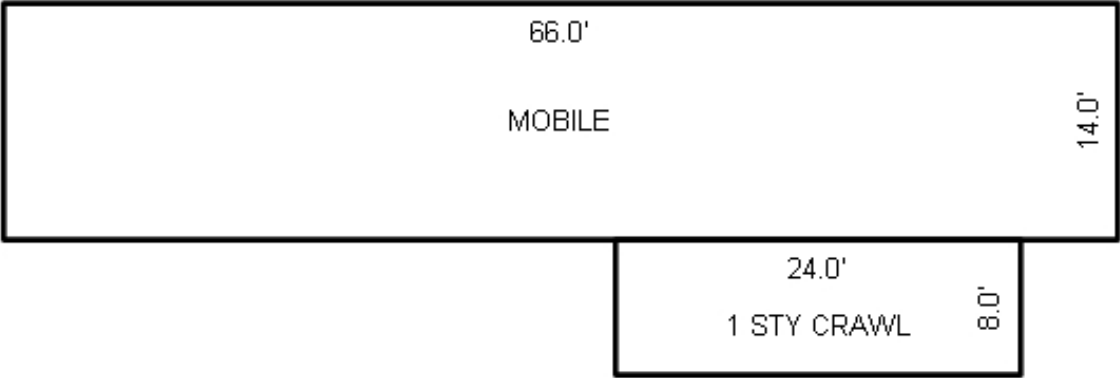
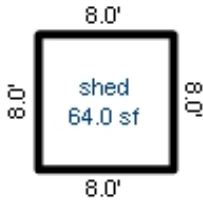
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HARRISON JENNIFER	CHASE MICHAEL & DENISE	1	09/29/2025	QC	09-FAMILY/RELATED ENTITY	2025-02821	PROPERTY TRANSFER	0.0				
CHASE MICHAEL P & DENISE K	HARRISON JENNIFER	9,500	07/11/2011	WD	03-ARM'S LENGTH	2011-02191	DEED	0.0				
ROBBINS JEFFREY D & LORI K	HARRISON JENNIFER	9,500	05/07/2010	LC	16-LC PAYOFF	2010-1539LC	PROPERTY TRANSFER	100.0				
ROBBINS JEFFREY D & LORI K	CHASE MICHAEL P & DENISE K	10,500	05/07/2010	WD	03-ARM'S LENGTH	2010-1523WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
2246 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 10/08/2025										
Owner's Name/Address		MAP #:										
CHASE MICHAEL & DENISE 2230 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 16,831 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	99.00	440.00	1.1922	1.0241	110 100	13,296	
					99 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	13,296
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
. SEC 16 T22N R8W COMM AT NE COR OF SE												
1/4 OF NE 1/4 W 440FT S 99 FT E 440 FT N												
99 FT TO BEG. 1 A.												
Comments/Influences												
		Topography of Site										
		X Level Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain										
								Year	Land Value	Building Value	Assessed Value	Board of Review
		Who		When	What	2026	6,600	1,800	8,400			2,381C
		TPC 11/04/2025		INSPECTED		2025	5,400	11,900	17,300		17,300A	8,723C
		TPC 04/22/2025		INSPECTED		2024	5,400	12,100	17,500			8,461C
		TPC 04/20/2021		INSPECTED		2023	4,200	13,100	17,300			8,059C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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 Warm Air Wall Furnace Warm & Cool Air Heat Pump		Central Air Wood Furnace		Class: Average Effec. Age: 30 Floor Area: Total Base New : 10,746 Total Depr Cost: 3,761 Estimated T.C.V: 3,535		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD			Drywall Paneled												Plaster Wood T&G		
Yr Built 1984		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:		100 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	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															
				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											
X	Asphalt Shingle	(10) Floor Support		1		1000 Gal Septic 2000 Gal Septic											
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	
2350 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BOROWSKI ILENE 11750 E 13 MILE RD WARREN MI 48093-5601		2026 Est TCV 163,707 TCV/TFA: 262.35									
		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	10.00	Acres	5600	100	56,000
					10.00 Total Acres Total Est. Land Value =						56,000
Tax Description		X	Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.		X	Water								
			Sewer								
			Electric								
			Gas								
			Curb								
Comments/Influences		X	Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain								
		Who	When	What	2026	28,000	53,900	81,900			36,352C
		TPC 04/22/2025	INSPECTED		2025	25,000	45,900	70,900			35,397C
		TPC 04/30/2021	INSPECTED		2024	15,000	39,400	54,400			34,333C
		TPC 12/27/2017	INSPECTED		2023	14,000	38,200	52,200			32,699C

Map Title: Lake Township Missaukee Parcel Map

Scale: 1" = 100'

Aerial 4/2025

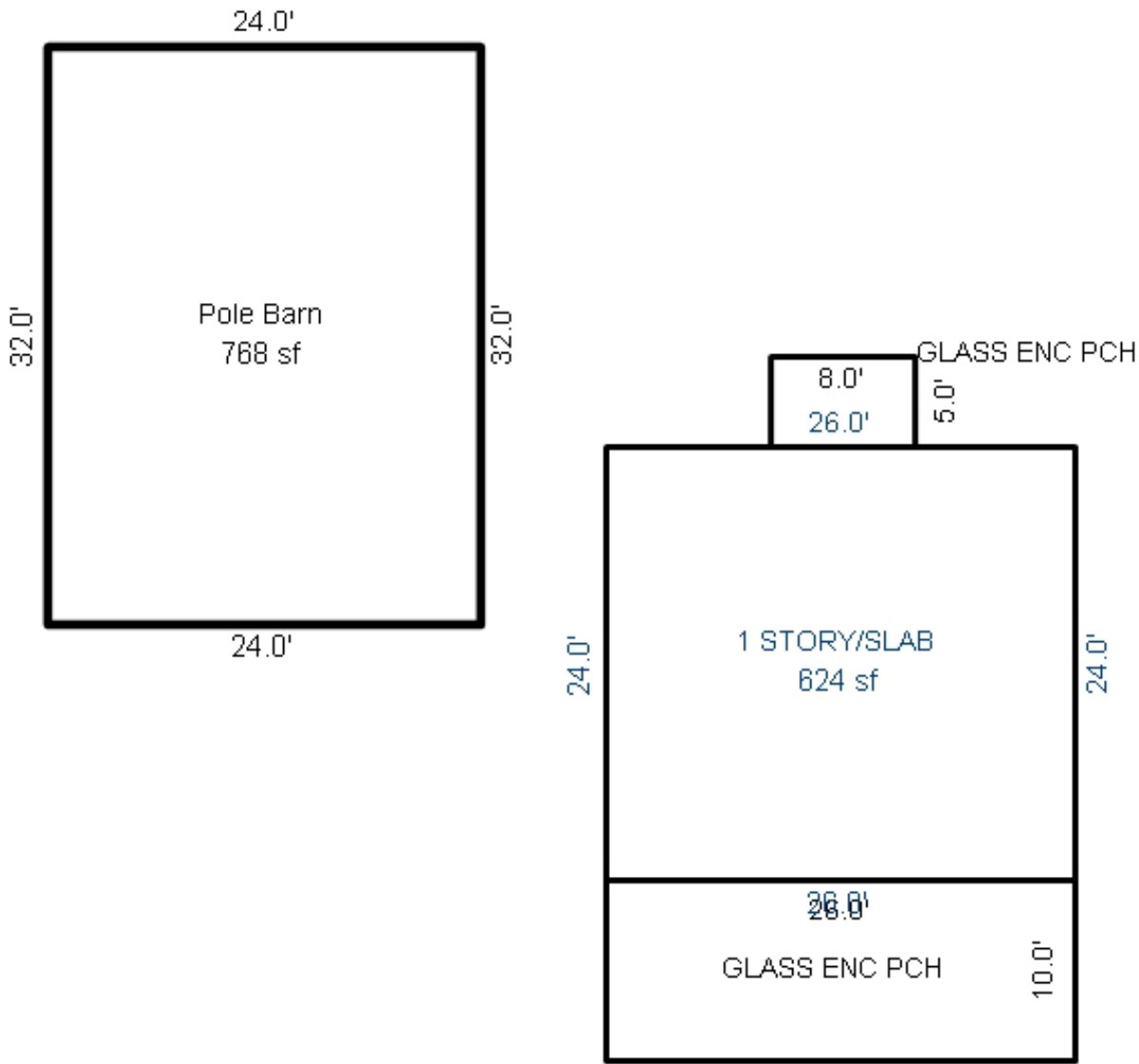


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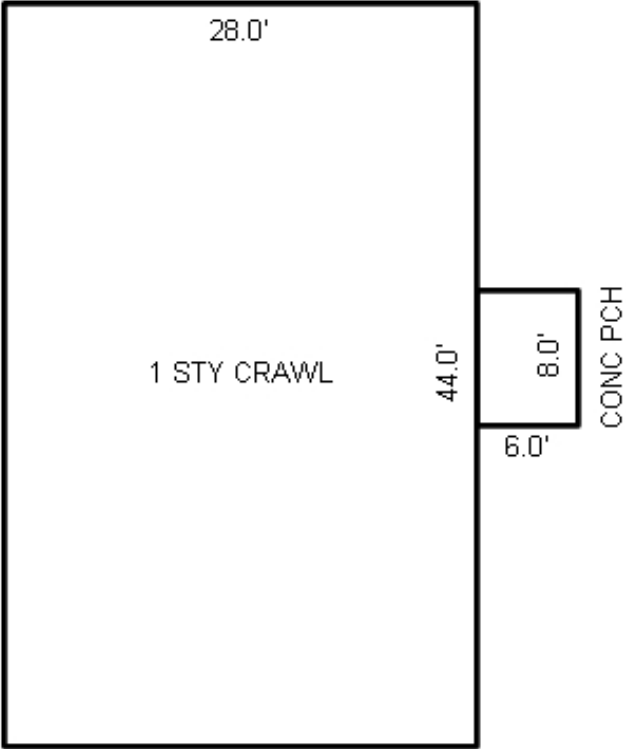
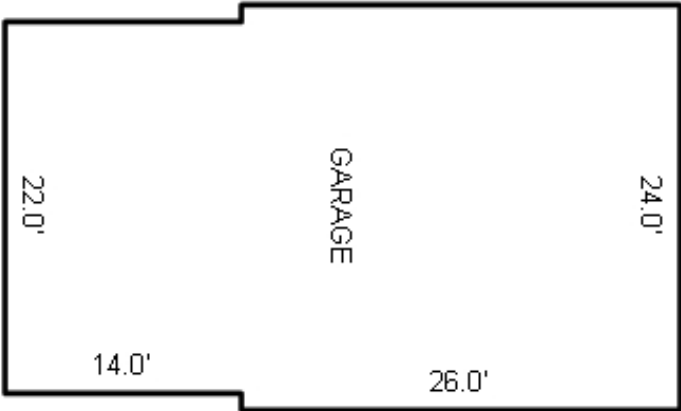


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
2410 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/21/1994									
Owner's Name/Address		MAP #:									
NILES DAVID M 2410 S BLODGETT ROAD LAKE CITY MI 49651		2026 Est TCv 174,365 TCv/TFA: 141.53									
Tax Description		X Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.		X		Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 165.001325.50 1.0493 1.3492 110 100 25,695 165 Actual Front Feet, 5.02 Total Acres Total Est. Land Value = 25,695						
Comments/Influences		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Split, 2 Rail 16.01 170 0 0 Total Estimated Land Improvements True Cash Value = 0						
		X		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2026	12,800	74,400	87,200				43,658C
		TPC 04/30/2021 INSPECTED		2025	10,500	63,600	74,100				42,511C
		TPC 12/27/2017 INSPECTED		2024	10,500	54,600	65,100				41,233C
				2023	8,200	52,800	61,000				39,270C



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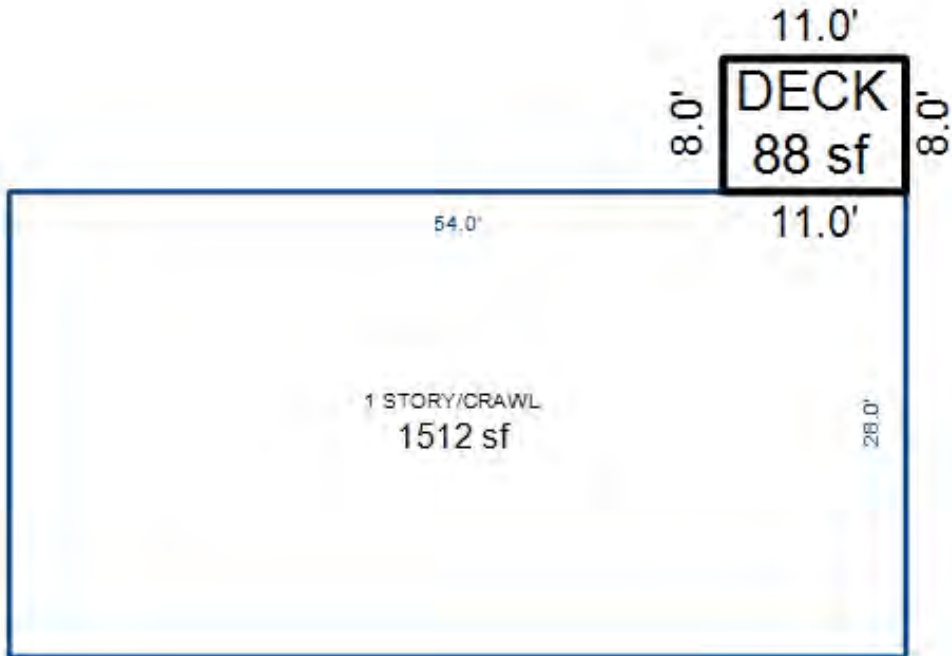
Grantor	Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
2430 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST				Alteration		06/24/2025	PM25-0084	100%							
		P.R.E. 100% 05/01/2010				Alteration		06/16/2025	PM25-0079	100%							
Owner's Name/Address		MAP #:				New House		09/20/2005	20050323	Complete							
MCEWEN DOUGLAS K 2430 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 247,710 TCV/TFA: 163.83															
		X	Improved		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			
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.		X	Dirt Road			A 200' @ 110/FF		165.00	1325.00	1.0493	1.3491	110	100	25,692			
Comments/Influences		X	Gravel Road			165 Actual Front Feet,		5.02	Total Acres		Total Est. Land Value =		25,692				
		X	Paved Road			Land Improvement Cost Estimates											
		X	Storm Sewer			Description		Rate	Size	% Good	Cash Value						
		X	Sidewalk			D/W/P: 4in Concrete		6.47	575	50	1,860						
		X	Water			D/W/P: Asphalt Paving		2.89	2400	50	3,468						
		X	Sewer			Total Estimated Land Improvements True Cash Value = 5,328											
		X	Electric			Work Description for Permit PM25-0084, Issued 06/24/2025: Install space heater.											
		X	Gas			Work Description for Permit PM25-0079, Issued 06/16/2025: Install LP tank.											
		X	Curb			Work Description for Permit 20050323, Issued 09/20/2005: 54x18 HSE HOUSE (54X28) 45% FOR 06. COMP. FOR 07.											
		X	Street Lights														
		X	Standard Utilities														
		X	Underground Utils.														
		Topography of Site									Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Level								2026	12,800	111,100	123,900			65,724C
		X	Rolling								2025	10,500	98,400	108,900			63,997C
		X	Low								2024	10,500	84,400	94,900			62,073C
		X	High								2023	8,200	81,800	90,000			59,118C
		X	Landscaped														
		X	Swamp														
		X	Wooded														
		X	Pond														
		X	Waterfront														
		X	Ravine														
		X	Wetland														
		X	Flood Plain														
		Who			When	What	2026	12,800	111,100	123,900							65,724C
		TPC 04/22/2025			INSPECTED	2025	10,500	98,400	108,900								63,997C
		TPC 04/30/2021			INSPECTED	2024	10,500	84,400	94,900								62,073C
		TPC 12/27/2017			INSPECTED	2023	8,200	81,800	90,000								59,118C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-016-016-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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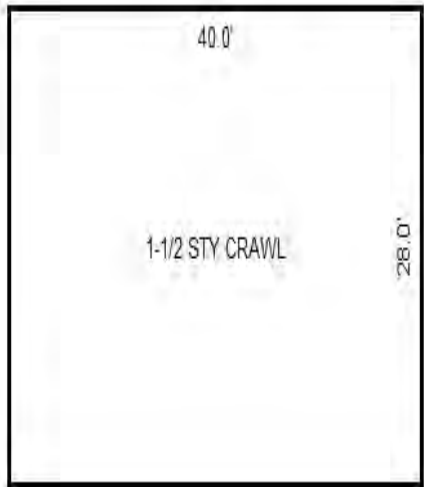
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KLINE DOROTHY LOUISE	KLINE DOROTHY L & PRIEBE RANDALL S	1	09/13/2017	QC	09-FAMILY/RELATED ENTITY	2017-02828	DEED	0.0			
PRIEBE RANDALL S	KLINE DOROTHY LOUISE	99	06/08/2009	QC	21-NOT USED/OTHER	2009/2325	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
2450 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/21/1994									
Owner's Name/Address		MAP #:									
KLINE DOROTHY L & PRIEBE RANDALL S 2450 S BLODGETT LAKE CITY MI 49651		2026 Est TCV 205,303 TCV/TFA: 122.20									
		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	10.00 Acres	5600	100	56,000	
					10.00 Total Acres Total Est. Land Value = 56,000						
Tax Description											
. SEC 16 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 10 A.											
Comments/Influences											
											
		Topography of Site									
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling		2026	28,000	74,700	102,700			49,394C
			Low		2025	25,000	63,100	88,100			48,096C
			High		2024	15,000	54,100	69,100			46,650C
			Landscaped		2023	14,000	52,500	66,500			44,429C
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Who	When	What							
		TPC 12/27/2017	INSPECTED								

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



Sketch by Apex IV™

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

Parcel Number: 009-016-017-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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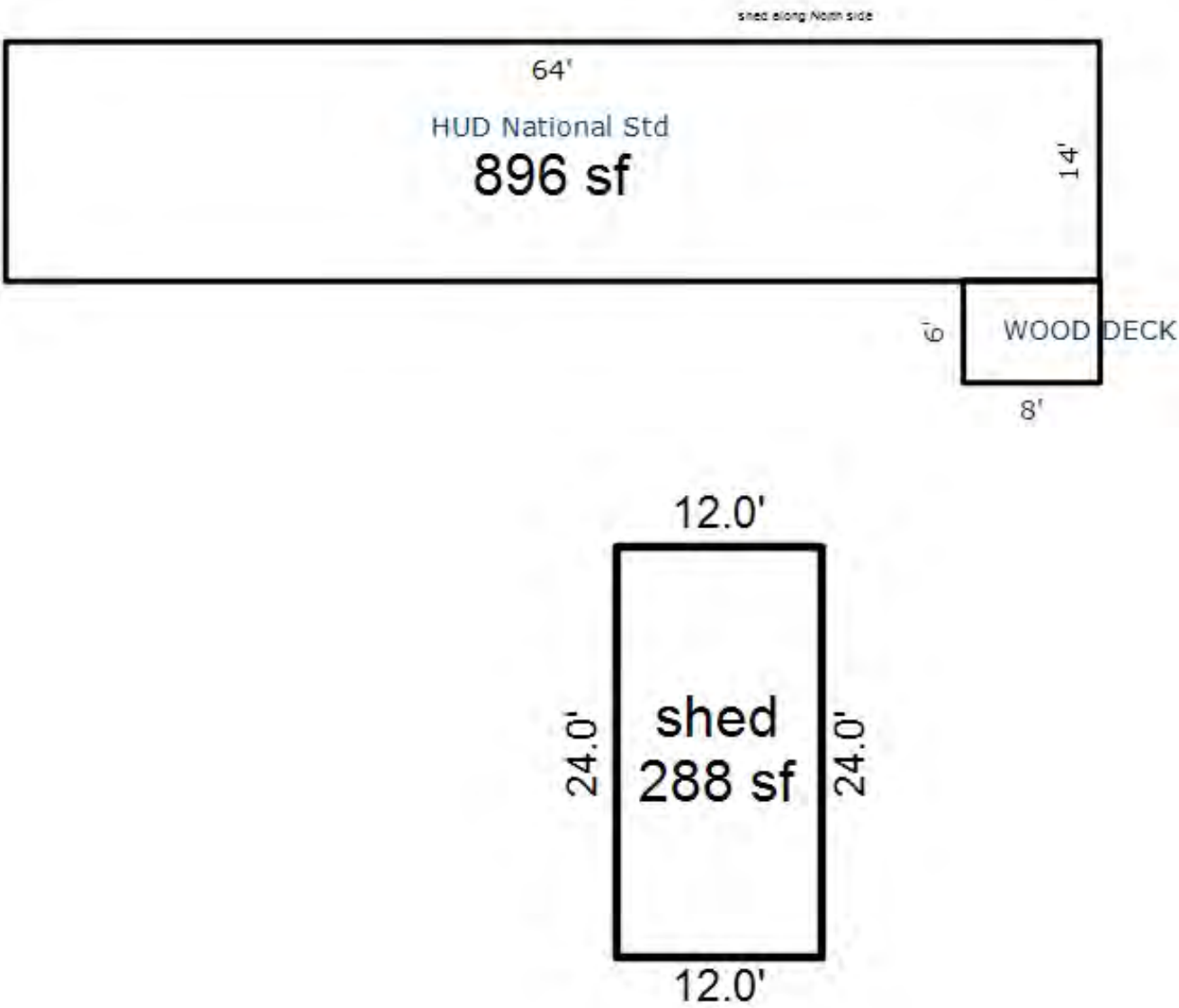
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		18,000	02/01/1999	WD	33-TO BE DETERMINED	325:1297	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status			
9577 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST			HUD/NATIONAL STD	07/20/2018	2018-0335	100%			
		P.R.E. 0%			Roof Structure	06/11/2010	2010-0285	100%			
Owner's Name/Address		MAP #:			MH	07/08/2004	20040236	Complete			
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 379,587 TCV/TFA: 27.76									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT THEREOF. 26.6667 A.		X	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 20A M/L 3800 26.66 Acres 3800 100 101,308 26.66 Total Acres Total Est. Land Value = 101,308						
Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.51 96 50 312 Wood Frame 33.31 72 50 1,199 Wood Frame 23.48 288 50 3,381 Total Estimated Land Improvements True Cash Value = 4,892						
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Work Description for Permit 2018-0335, Issued 07/20/2018: THIS IS A USED 1996 HUD Work Description for Permit 2010-0285, Issued 06/11/2010: ROOF MOBILE HOME Work Description for Permit 20040236, Issued 07/08/2004: 14X64 MH @ 75% NO SKT, GRG U/C FOR 05 COMP FOR 06.						
		Topography of Site									
		X	Level Rolling Low 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
		TPC 09/03/2019	INSPECTED		2026	50,700	139,100	189,800			81,799C
		JWV 11/26/2018	INSPECTED		2025	49,300	111,100	160,400			79,649C
		JWV 08/14/2018	INSPECTED		2024	40,000	107,100	147,100			77,255C
					2023	32,000	112,600	144,600			73,577C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						48	Treated Wood		
Building Style: HUD			Drywall Paneled				Plaster Wood T&G							
Yr Built 1996		Remodeled 0		Ex		X	Ord		Min	Trim & Decoration		Size of Closets		
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace		Class: Average Effec. Age: 35 Floor Area: Total Base New : 75,470 Total Depr Cost: 26,413 Estimated T.C.V: 24,828		E.C.F. X 0.940		Bsmnt Garage:
Room List		Doors:		Solid	X	H.C.		(12) Electric 100 Amps Service	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 896 SF Floor Area = 896 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Siding Comp.Shingle 896 Total: 57,829 20,239 Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 156 1,828 640 Plumbing Average Fixture(s) 1 1,010 353 Water/Sewer 1000 Gal Septic 1 4,689 1,641 Water Well, 100 Feet 1 5,734 2,007 Deck Treated Wood 48 1,667 583 Built-Ins Appliance Allow. 1 2,713 950 Totals: 75,470 26,413		Cls Average Blt 1996	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
(2) Windows	Many Avg. Few	X	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								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(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)										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:								
Chimney:														

*** 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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	96	Type	Year Built:	Car Capacity:				
	Mobile Home		Insulation		Wood	Coal	Steam		Cook Top	Interior 2 Story					96 CCP (1 Story)	Class:		
	Town Home		Front Overhang		Forced Warm Air	Wall Furnace	Warm & Cool Air		Heat Pump	Dishwasher					2nd/Same Stack	96 Treated Wood	Exterior:	
	Duplex		Other Overhang							Garbage Disposal					Two Sided		Exterior 1 Story	Brick Ven.:
	A-Frame									Bath Heater					Exterior 2 Story		Stone Ven.:	
Wood Frame	(4) Interior				Hot Tub	Prefab 1 Story	Common Wall:											
Building Style:			Drywall		Plaster	Unvented Hood	Prefab 2 Story	Foundation:										
HUD			Paneled		Wood T&G	Vented Hood	Heat Circulator	Finished ?:										
Yr Built	Remodeled		Trim & Decoration			Intercom	Raised Hearth	Auto. Doors:										
1994	2018	Ex	Ord	Min		Jacuzzi Tub	Wood Stove	Mech. Doors:										
Condition: Average		Size of Closets				Jacuzzi repl.Tub	Direct-Vented Gas	Area:										
		Lg	Ord	Small		Oven		% Good:										
Room List		Doors:	Solid	H.C.		Microwave	Class: Average	Storage Area:										
	Basement	(5) Floors				Standard Range	Effec. Age: 35	No Conc. Floor:										
	1st Floor	Kitchen:				Self Clean Range	Floor Area:											
	2nd Floor	Other:				Sauna	Total Base New : 81,901	E.C.F.										
	Bedrooms	Other:				Trash Compactor	Total Depr Cost: 28,665	X 0.940										
(1) Exterior						Central Vacuum	Estimated T.C.V: 26,945											
	Wood/Shingle	(6) Ceilings				Security System												
	Aluminum/Vinyl																	
	Brick																	
	Insulation																	
(2) Windows		(7) Excavation																
Many	Large	Basement: 0 S.F.																
Avg.	Avg.	Crawl: 0 S.F.																
Few	Small	Slab: 0 S.F.																
		Height to Joists: 0.0																
Wood Sash		(8) Basement																
Metal Sash																		
Vinyl Sash		Conc. Block																
Double Hung		Poured Conc.																
Horiz. Slide		Stone																
Casement		Treated Wood																
Double Glass		Concrete Floor																
Patio Doors		(9) Basement Finish																
Storms & Screens																		
(3) Roof																		
Gable	Gambrel	Recreation SF																
Hip	Mansard	Living SF																
Flat	Shed	Walkout Doors (B)																
		No Floor SF																
Asphalt Shingle		Walkout Doors (A)																
		(10) Floor Support																
Chimney:		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

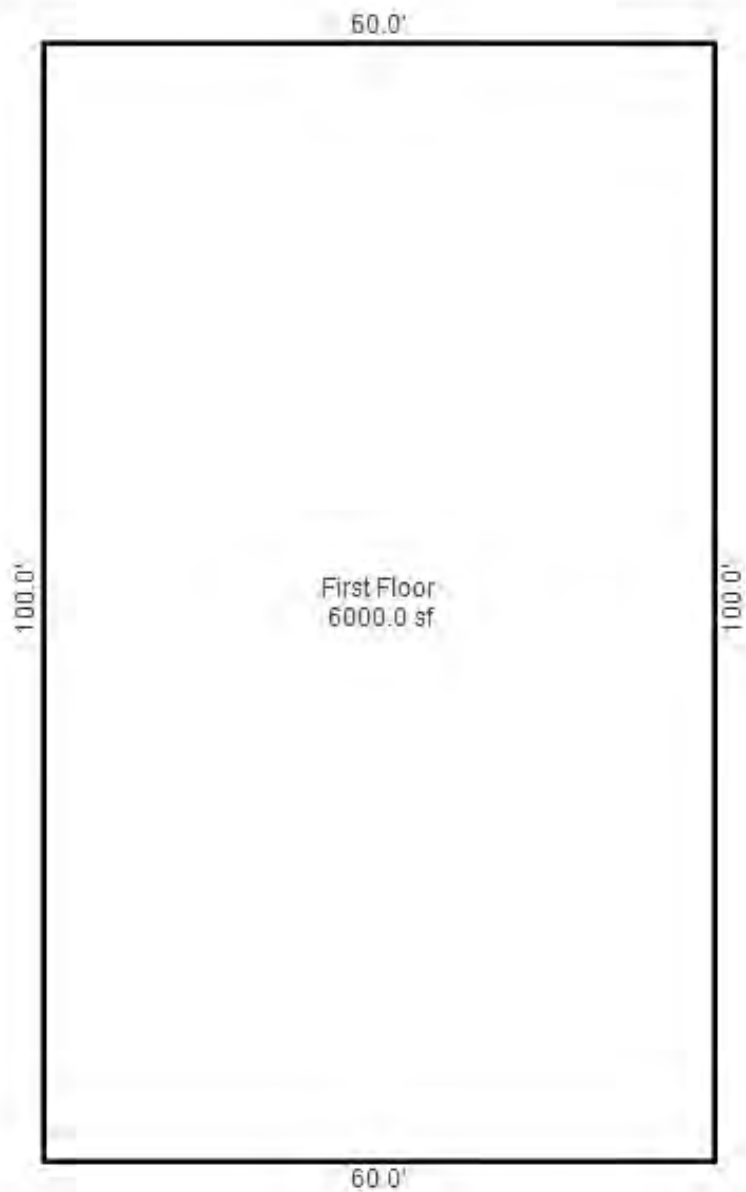
(12) Electric		(13) Plumbing		(14) Water/Sewer		Notes	
0 Amps Service	No./Qual. of Fixtures	1 Average Fixture(s)	Public Water	1 Public Sewer	1 Water Well	Cost Est. for Res. Bldg: 2 Mobile Home HUD	
	Ex. Ord. Min	2 3 Fixture Bath	Public Sewer	1 Water Well	1 1000 Gal Septic	(11) Heating System: Wall Furnace	
		2 Fixture Bath	Public Sewer	1 Water Well	2000 Gal Septic	Ground Area = 980 SF Floor Area = 980 SF.	
		Softener, Auto	Public Sewer	1 Water Well		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	
		Softener, Manual	Public Sewer	1 Water Well		Building Areas	
		Solar Water Heat	Public Sewer	1 Water Well		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost	
		No Plumbing	Public Sewer	1 Water Well		Main Home Ribbed Metal 980	
		Extra Toilet	Public Sewer	1 Water Well		Total: 60,082 21,029	
		Extra Sink	Public Sewer	1 Water Well		Other Additions/Adjustments	
		Separate Shower	Public Sewer	1 Water Well		Plumbing	
		Ceramic Tile Floor	Public Sewer	1 Water Well		Average Fixture(s) 1 1,010 353	
		Ceramic Tile Wains	Public Sewer	1 Water Well		3 Fixture Bath 1 2,944 1,030	
		Ceramic Tub Alcove	Public Sewer	1 Water Well		Water/Sewer	
		Vent Fan	Public Sewer	1 Water Well		1000 Gal Septic 1 4,689 1,641	
			Public Sewer	1 Water Well		Water Well, 100 Feet 1 5,734 2,007	
			Public Sewer	1 Water Well		Porches	
			Public Sewer	1 Water Well		CCP (1 Story) 96 2,315 810	
			Public Sewer	1 Water Well		Deck	
			Public Sewer	1 Water Well		Treated Wood 96 2,414 845	
			Public Sewer	1 Water Well		Built-Ins	
			Public Sewer	1 Water Well		Appliance Allow. 1 2,713 950	
			Public Sewer	1 Water Well		Totals: 81,901 28,665	
			Public Sewer	1 Water Well		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018	
			Public Sewer	1 Water Well		ECF (201B COMMERCIAL GROUP B) 0.940 => TCV: 26,945	

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



*** 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: 6,000 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 0									
										Base Rate for Upper Floors = 27.64									
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100										(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 27.64									
										Total Floor Area: 6,000 Base Cost New of Upper Floors = 165,840									
1970 Year Built Remodeled										Reproduction/Replacement Cost = 165,840									
										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 99,504									
Overall Bldg Height										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 105,474 Replacement Cost/Floor Area= 27.64 Est. TCV/Floor Area= 17.58									
Comments: 1 IS STEAL AND ONE POLE 4000 ST 6000 ST NO HEAT LATE - 1970 -										*** 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:									
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 Unfinished Typical Few Average 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:									



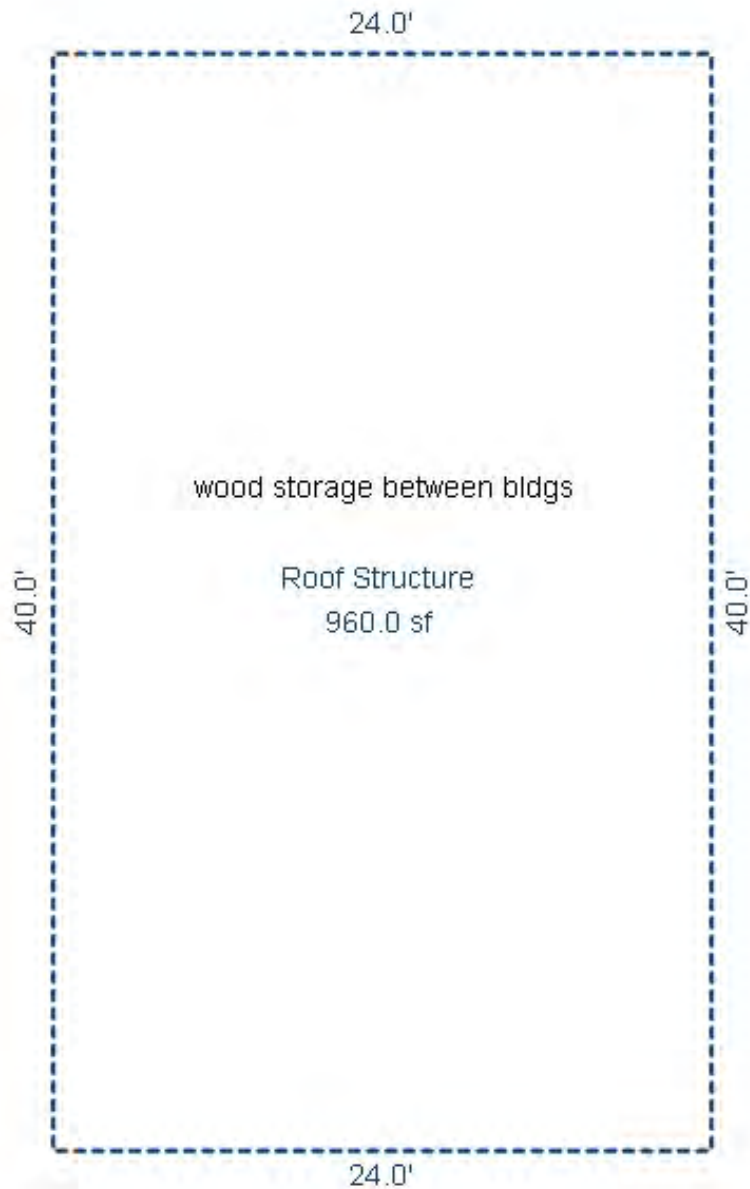
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>>									
Class: S Floor Area: 4,000 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Class: S Quality: Average Stories: 1 Story Height: 14 Perimeter: 0									
										Base Rate for Upper Floors = 31.34									
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100										Base Cost New of Upper Floors = 125,360									
										Reproduction/Replacement Cost = 125,360 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 75,216									
1970 Year Built Remodeled										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 79,729 Replacement Cost/Floor Area= 31.34 Est. TCV/Floor Area= 19.93									
Overall Bldg Height																			
Comments: 5/16 WEST BUILDING HAS INTERIOR TRUCK REPAIR PIT FOR WORKING UNDER VEHICLE 1 IS STEAL AND ONE POLE 4000 ST 6000 ST NO HEAT LATE - 1970 -										*** Basement Info ***									
										* Mezzanine Info *									
										* Sprinkler Info *									
(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:									



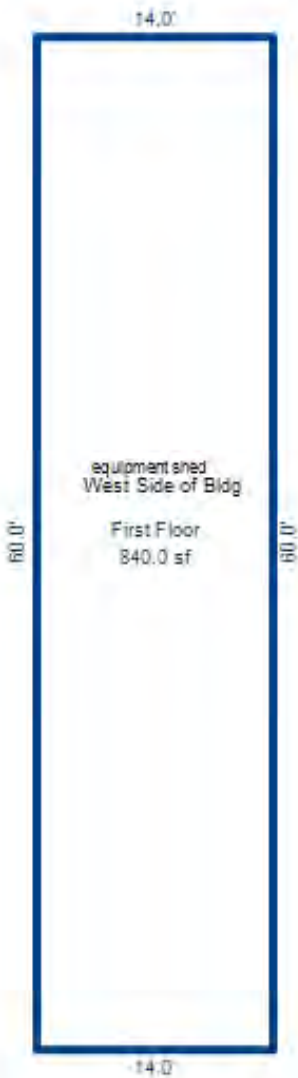
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: WOOD STORAGE BETWEEN BLDGS										Calculator Occupancy: Sheds - Material Storage, 3 Wall										<<<<<<Calculator Cost Computations>>>>>>																													
Class: D,Pole Floor Area: 960 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Construction Cost										Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 0																													
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 36.04																													
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter Has Elevators:										Adjusted Square Foot Cost for Upper Floors = 36.04																													
										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Total Floor Area: 960 Base Cost New of Upper Floors = 34,598 Reproduction/Replacement Cost = 34,598 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 23,181																													
Comments:										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 24,571 Replacement Cost/Floor Area= 36.04 Est. TCV/Floor Area= 25.60																													
										* 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																																							



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

Desc. of Bldg/Section: WEST SIDE OF BLDGS										Calculator Cost Computations											
Calculator Occupancy: Sheds - Equipment 3 Wall Shed										<<<<>>>>											
Class: D,Pole Floor Area: 840 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Average											
					High		Above Ave.		Ave.	X	Low	Stories: 1 Story Height: 16 Perimeter: 0									
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 30.22											
					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 30.22											
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 0%					Total Floor Area: 840 Base Cost New of Upper Floors = 25,385											
					Heat#2: No Heating or Cooling 0%					Reproduction/Replacement Cost = 25,385											
					Ave. SqFt/Story: 840					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0											
					Ave. Perimeter					Total Depreciated Cost = 11,169											
Has Elevators:					*** Basement Info ***					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 11,840											
					Area:					Replacement Cost/Floor Area= 30.22 Est. TCV/Floor Area= 14.09											
					Perimeter:																
					Type:																
Overall Bldg Height					Heat: Hot Water, Radiant Floor																
					* Mezzanine Info *																
					Area #1:																
					Type #1:																
Comments:					Area #2:																
					Type #2:																
					* Sprinkler Info *																
					Area:																
					Type: Average																
(1) Excavation/Site Prep:										(7) Interior:											
(2) Foundation:										(8) Plumbing:											
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Outlets:				Fixtures:					
(3) Frame:						Total Fixtures				Urinals				Few Average				Few Average			
						3-Piece Baths				Wash Bowls				Many Average				Many Average			
(4) Floor Structure:						2-Piece Baths				Water Heaters				Unfinished Typical				Unfinished Typical			
						Shower Stalls				Wash Fountains				Flex Conduit				Incandescent			
(5) Floor Cover:						Toilets				Water Softeners				Rigid Conduit				Fluorescent			
														Armored Cable				Mercury			
(6) Ceiling:														Non-Metalic				Sodium Vapor			
														Bus Duct				Transformer			
(7) Sprinklers:														(13) Roof Structure: Slope=0				(40) Exterior Wall:			
														(14) Roof Cover:							
(8) Heating and Cooling:																					
(9) Gas Oil																					
(10) Coal Stoker																					
(11) Hand Fired Boiler																					



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

Parcel Number: 009-016-018-00

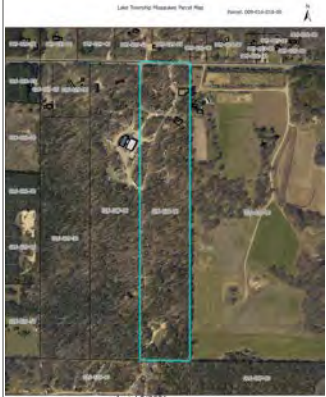
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BIGELOW KENNETH & PAMELA	GUNNERSON MATHEW & GUNNERS	13,500	02/19/2014	WD	09-FAMILY/RELATED ENTITY	2014-00572	DEED	100.0		
BARRIE CINDY J (MW)	BIGELOW KENNETH & PAMELA	13,500	02/16/2000	OTH	21-NOT USED/OTHER	2008/3116	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE		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 MATHEW & GUNNERSON TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 145,816 TCV/TFA: 20.25								
		X Improved	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 Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				COMMERCIAL 20A M/L 3800 26.66 Acres 3800 100 101,308						
				26.66 Total Acres Total Est. Land Value = 101,308						
Tax Description		X X								

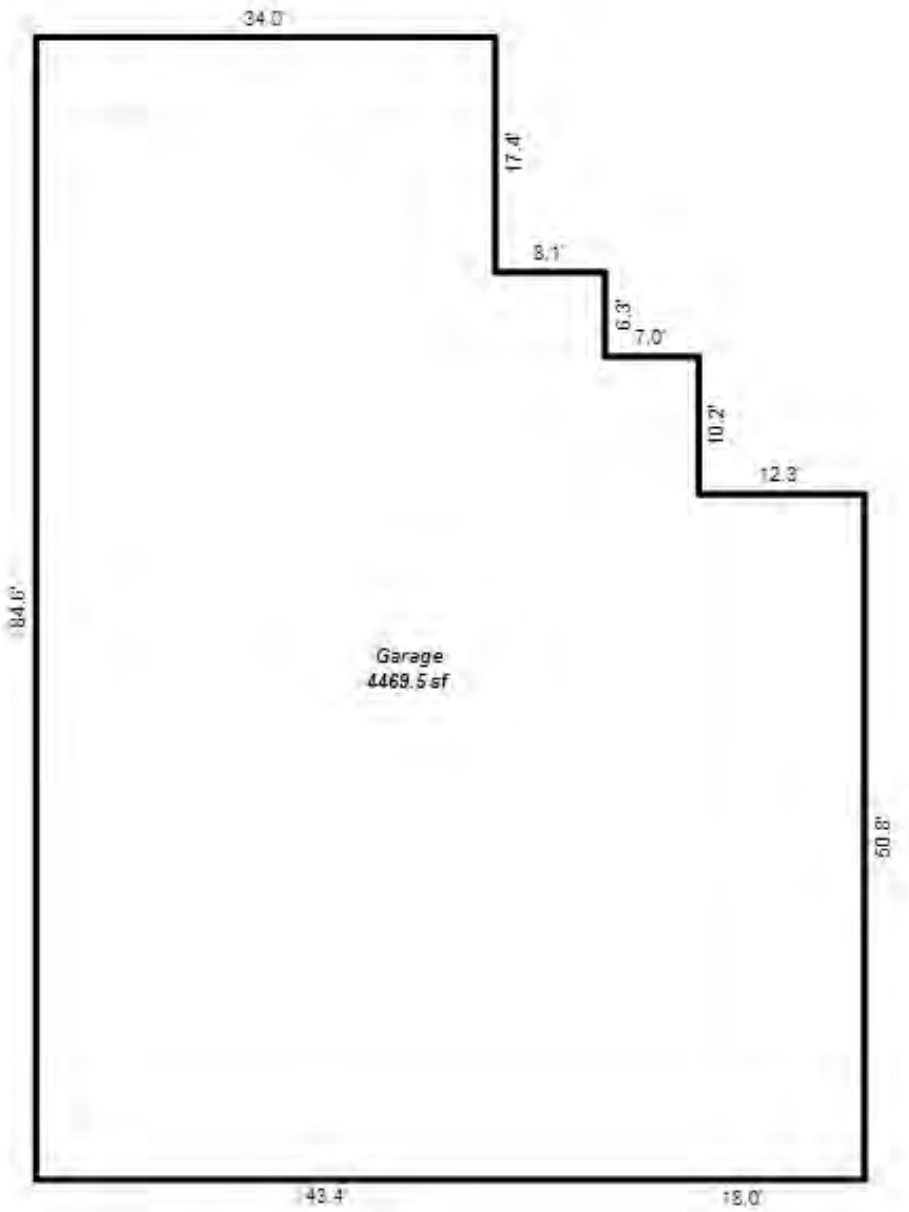


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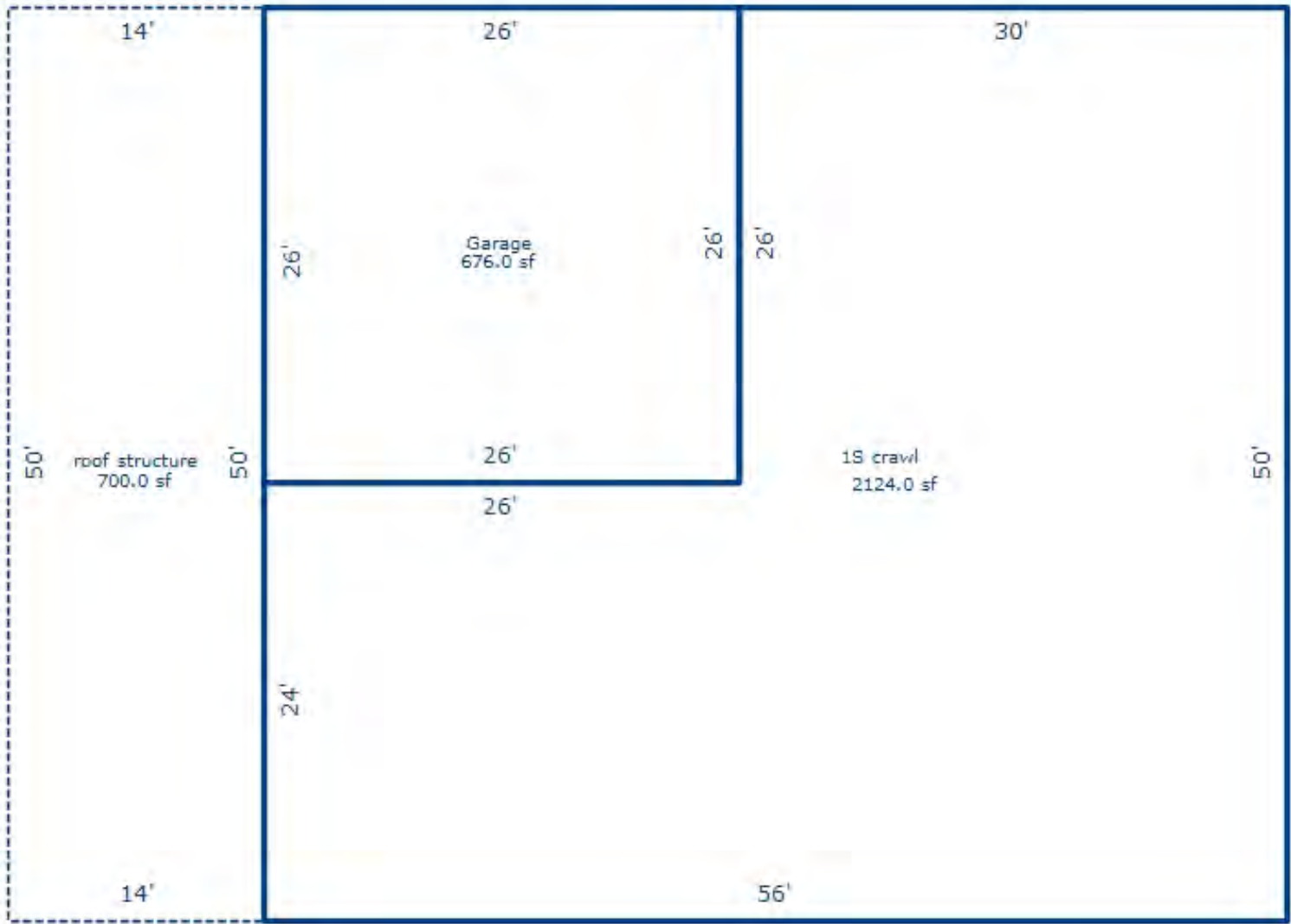
Desc. of Bldg/BLDG										Calculator Cost Computations										>>>>									
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D,Pole Quality: Low Cost										Stories: 0 Story Height: 10 Perimeter: 0									
Class: D,Pole Floor Area: 4,400 Gross Bldg Area: 7,200 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Base Rate for Upper Floors = 16.39 Adjusted Square Foot Cost for Upper Floors = 16.39 Total Floor Area: 4,400 Base Cost New of Upper Floors = 72,116 Reproduction/Replacement Cost = 72,116 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 25,241 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 26,755 Replacement Cost/Floor Area= 16.39 Est. TCV/Floor Area= 6.08																			
					☐	High	☐	Above Ave.	☐																Ave.	☐	X	Low	
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Total Floor Area: 4,400 Base Cost New of Upper Floors = 72,116 Reproduction/Replacement Cost = 72,116 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 25,241 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 26,755 Replacement Cost/Floor Area= 16.39 Est. TCV/Floor Area= 6.08																			
					Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:																								
☐ Year Built Remodeled					*** Basement Info ***					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 26,755 Replacement Cost/Floor Area= 16.39 Est. TCV/Floor Area= 6.08																			
					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																								
☐ Overall Bldg Height					* Mezzanine Info *					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 26,755 Replacement Cost/Floor Area= 16.39 Est. TCV/Floor Area= 6.08																			
					Area #1: Type #1: Area #2: Type #2:																								
Comments: 2004, PER FILE PHOTO - NEWISH GARAGE DOORS					* Sprinkler Info *					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 26,755 Replacement Cost/Floor Area= 16.39 Est. TCV/Floor Area= 6.08																			
					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	(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	☐	Thickness	☐						Bsmnt Insul.								
					(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(14) Roof Cover:									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:																			
(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***

Desc. of Bldg/Section: SOUTH BLDG										Calculator Cost Computations													
Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<>>>>>													
Class: D,Pole Floor Area: 2,800 Gross Bldg Area: 7,200 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Class: D,Pole Quality: Low Cost													
					High		Above Ave.		Ave.	X	Low	Stories: 0 Story Height: 10 Perimeter: 0											
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 17.09													
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 17.09													
Heat#1: No Heating or Cooling					0%					Total Floor Area: 2,800 Base Cost New of Upper Floors = 47,852													
Heat#2: No Heating or Cooling					0%					Reproduction/Replacement Cost = 47,852													
Ave. SqFt/Story										Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0													
Ave. Perimeter										Total Depreciated Cost = 16,748													
Has Elevators:										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 17,753													
*** Basement Info ***										Replacement Cost/Floor Area= 17.09 Est. TCV/Floor Area= 6.34													
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:													
(2) Foundation:										(8) Plumbing:													
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Outlets:					Fixtures:						
(3) Frame:						Total Fixtures				Urinals				Few Average					Few Average				
						3-Piece Baths				Wash Bowls				Many Average					Many Average				
(4) Floor Structure:						2-Piece Baths				Water Heaters				Unfinished Typical					Unfinished Typical				
						Shower Stalls				Wash Fountains				Flex Conduit					Incandescent				
(5) Floor Cover:						Toilets				Water Softeners				Rigid Conduit					Fluorescent				
														Armored Cable					Mercury				
(6) Ceiling:														Non-Metalic					Sodium Vapor				
														Bus Duct					Transformer				
(7) Sprinklers:														(13) Roof Structure: Slope=0					(40) Exterior Wall:				
														(14) Roof Cover:					Thickness				
(8) Heating and Cooling:																							
(9) Gas Oil																							
(10) Coal Stoker																							
(11) Hand Fired Boiler																							



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

Parcel Number: 009-016-019-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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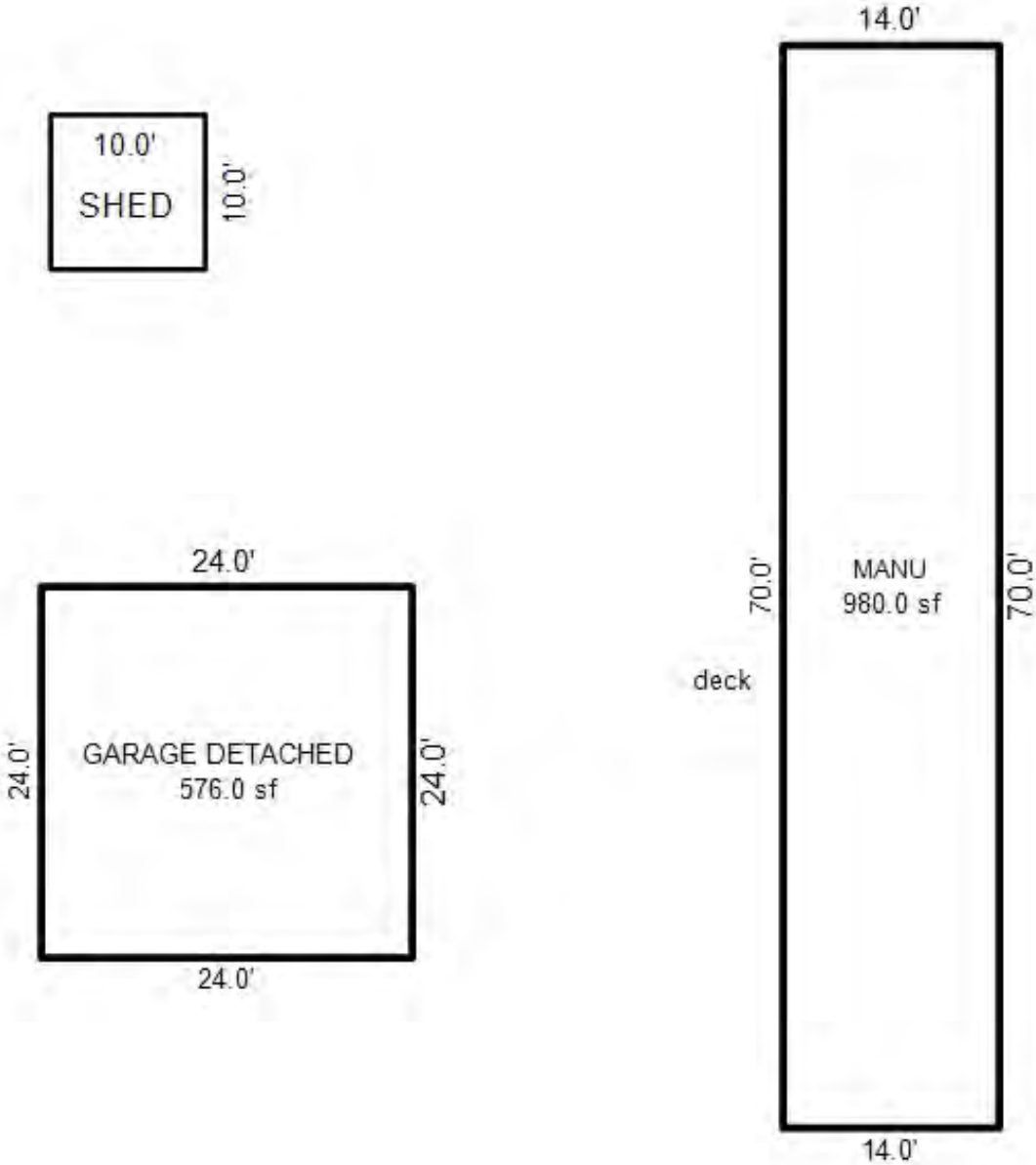
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
LEWIS CAROLYN	LEWIS CAROLYN & CHASE (J/T	0	09/16/2008	QC	21-NOT USED/OTHER	2008/3153	DEED	0.0			
LEWIS CAROLYN ETAL	LEWIS CAROLYN	0	05/03/2006	QC	21-NOT USED/OTHER	06-0/1606	DEED	0.0			
		42,000	05/01/1995	WD	33-TO BE DETERMINED	293:852	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
9697 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 05/07/1996									
Owner's Name/Address		MAP #:									
LEWIS CAROLYN & SIMPSON CHASE 9697 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 86,254 TCV/TFA: 88.01									
		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 330.00 500.00 0.8823 1.0574 110 100 33,866						
					330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value =					33,866	
Tax Description					Land Improvement Cost Estimates						
					Description		Rate	Size	% Good	Cash Value	
					Metal Prefab		18.41	100	58	1,068	
					Total Estimated Land Improvements True Cash Value =					1,068	
Comments/Influences											
Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-25; -----											
		Topography of Site									
		Who When What			2026	16,900	26,200	43,100			18,438C
		TPC 12/27/2017 INSPECTED			2025	13,900	21,200	35,100			17,954C
		TPC 04/02/2013 INSPECTED			2024	13,900	21,600	35,500			17,415C
					2023	10,800	23,500	34,300			16,586C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump						36	Treated Wood			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G												
Yr Built 1989		Ex	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 1989			
					X Ex. Ord. Min			(11) Heating System: Forced Warm Air							
					No. of Elec. Outlets			Ground Area = 980 SF Floor Area = 980 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							
X	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Main Home Ribbed Comp.Shingle 980		Cost New		Depr. Cost			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168		1,969		1,083			
		(9) Basement Finish						Plumbing Average Fixture(s) 1		1,010		555			
(3) Roof								Water/Sewer 1000 Gal Septic 1		4,689		2,579			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Deck Treated Wood 36		1,454		800			
X	Asphalt Shingle	(10) Floor Support						Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576		21,479		11,813			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:						Built-Ins Appliance Allow. 1		2,713		1,492			
								Notes: SINGLEWIDE ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		99,269		54,596		51,320	

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



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

Parcel Number: 009-016-019-25

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.						
COHOON AMANDA	BROWN KRISTY	265,000	06/12/2025	WD	03-ARM'S LENGTH	2025-01739	PROPERTY TRANSFER	100.0						
HESSELINK JOSHUA D	COHOON AMANDA	120,000	07/02/2014	WD	03-ARM'S LENGTH	2014-02703	PROPERTY TRANSFER	100.0						
SIMPSON CHASE & HEATHER	HESSELINK JOSHUA D	107,000	11/12/2010	WD	03-ARM'S LENGTH	2010-5093WD	PROPERTY TRANSFER	100.0						
LEWIS CAROLYN & SIMPSON CH	SIMPSON CHASE & HEATHER (E	0	10/16/2008	QC	09-FAMILY/RELATED ENTITY	2008/3666	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
9733 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/27/2008		20080701		Complete				
		P.R.E. 100% 06/12/2025												
Owner's Name/Address		MAP #:												
BROWN KRISTY 9733 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 256,382 TCV/TFA: 190.76												
		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 110.00 500.00 1.1612 1.0574 110 100 14,857									
					110 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 14,857									
Tax Description														
SEC 16 T22N R8W W110 FT OF N 500 FT OF E/2 OF NW/4. 1.2626 Ac. M/L Split on 10/02/2008 from 009-016-019-00; Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates								
Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-25; -----		X				Description	Rate	Size	% Good	Cash Value				
		X				D/W/P: 3.5 Concrete	6.58	99	50	325				
		X				Wood Frame	22.71	384	50	4,360				
					Total Estimated Land Improvements True Cash Value = 4,685									
					Work Description for Permit 20080701, Issued 10/27/2008: RELOCATION OF 1344 SQ FT HOUSE W/24 X 24 ATT GRG. PERMIT RECEIVED 1-15-09!!!! COMPLETE FOR 10.									
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					Who	When	What	2026	7,400	120,800	128,200			128,200S
					TPC 05/08/2025 INSPECTED			2025	6,100	111,600	117,700			74,834C
					TPC 04/30/2021 INSPECTED			2024	6,100	95,700	101,800			72,584C
					TPC 12/27/2017 INSPECTED			2023	4,700	92,800	97,500			69,128C
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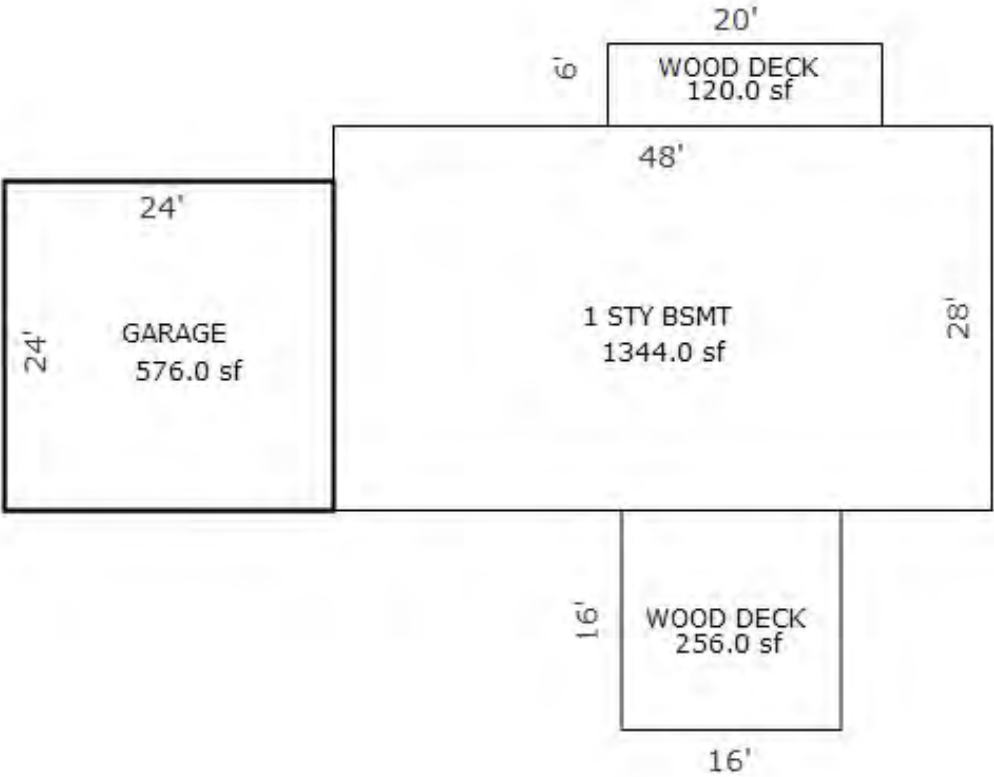
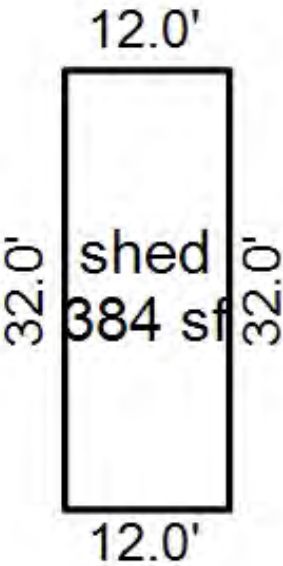


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Missaukee, Michigan

*** 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 1 Direct-Vented Gas	Area 120 256	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,344 Total Base New : 275,064 Total Depr Cost: 192,553 Estimated T.C.V: 236,840		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 2000		Remodeled 2008	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid		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		
(1) Exterior		(5) Floors					(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation 1 Story Siding Basement Other Additions/Adjustments Recreation Room Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Fireplaces Direct-Vented Gas		Cls C -5 Blt 2000 Total: 196,028 137,228 1300 24,661 17,263 1 1,422 995 1 4,478 3,135 1 4,689 3,282 1 5,734 4,014 120 5,836 4,085 256 4,692 3,284 576 23,910 16,737 1 -2,589 -1,812 1 527 369 1 2,713 1,899 1 2,963 2,074 Totals: 275,064 192,553					
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings					(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(2) Windows		(7) Excavation					(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					
X Many Avg. Few		X Large Avg. Small		Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1300 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic					
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic					
(3) Roof		1300 Recreation SF					1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic					
X Gable Hip Flat		Gambrel Mansard Shed		Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic					
X Asphalt Shingle							1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic					
Chimney:							1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic					

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



Parcel Number: 009-016-019-30

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.			
LEWIS CAROLYN	GUNNERSON MATTHEW & TRAVIS	10,000	06/04/2008	QC	32-SPLIT VACANT	2008/661	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
9697 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 82,145									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		Dirt Road Gravel Road X 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 PARTOF>40@\$3800 21.62 Acres 3800 100 82,145						
					21.62 Total Acres Total Est. Land Value = 82,145						
Tax Description											
SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L Split on 07/01/2008 from 009-016-019-00; Comments/Influences											
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-30; -----											
											
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					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	41,100	0	41,100			22,762C
		TPC 12/27/2017 INSPECTED			2025	40,000	0	40,000			22,164C
		TPC 05/10/2016 INSPECTED			2024	32,400	0	32,400			21,498C
					2023	28,100	0	28,100			20,475C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CPIF MI SH PROPCO LC	LAKE CITY AL LLC	2,500,000	08/01/2025	WD	03-ARM'S LENGTH	2025-02284	PROPERTY TRANSFER	100.0						
CPIF LENDING LLC	CPIF MI SH PROPCO LC	1	08/03/2018	QC	11-FROM LENDING INSTITUTI	2018-02558	DEED	0.0						
GOES LLC	CPIF LENDING LLC	5,409,722	08/02/2018	CD	10-FORECLOSURE	2018-02545	PROPERTY TRANSFER	0.0						
GUNNERSON GORDON C	GOES LLC	0	09/18/2015	WD	09-FAMILY/RELATED ENTITY	2015-03247	PROPERTY TRANSFER	0.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
2353 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				Commercial		07/19/2012	2012-0328	100%				
		P.R.E. 0%				Commercial		09/23/2010	2010-0557	20%				
Owner's Name/Address		MAP #:												
LAKE CITY AL LLC 111 W FERRY ST #1 BERRIEN SPRINGS MI 49103		2026 Est TCV 3,561,567 TCV/TFA: 87.22												
		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
						COMMERCIAL 20A M/L	3800	18.93	Acres		3800	100		71,915
						COMMERCIAL \$.50/SQFT		0.39	Acres		21780	100		8,385
										19.31	Total Acres	Total Est. Land Value =		80,300
						Land Improvement Cost Estimates								
						Description					Rate		Size % Good	Cash Value
						D/W/P: Asphalt Paving					3.07		38250 100	117,428
						Ad-Hoc Unit-In-Place Items								
						Description					Rate		Size % Good	Cash Value
						4 SINGLE,2 DBL LIGHT					1.00		9750 100	9,750
						Total Estimated Land Improvements True Cash Value = 127,178								
						Work Description for Permit 2012-0328, Issued 07/19/2012: NEW BLDG BUSINESS USE, OCC B, ASS LIVING CENTER, WOOD FRAME POURED FOUNDATION, GAS HEATE PRIVATE WELL 7 SEPTIC 9000SQFT								
						Work Description for Permit 2010-0557, Issued 09/23/2010: 2/7/12 SIDING ON OUTSIDE AND CUT IN ELECTRICAL BOXES BUT NO WIREING - TIM								
						10/03/11 NO ADDITIONAL WORK ON THIS PROJECT. STILL STUDSS WITH TYVEC.								
						2/21/2011 EAST WING AT 20% FOR 12/31/2010 / 2011 AV								
						U/C @ 65-70% FOR 04 N/C FOR 06. COMPLETE FOR 08.								
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	40,200	1,740,600	1,780,800	1,392,500M		1,392,500S			
		TPC 12/27/2017 INSPECTED			2025	39,200	2,477,500	2,516,700			1,786,253C			
		TPC 08/27/2012 INSPECTED			2024	28,400	2,469,700	2,498,100			1,732,545C			
		TPC 10/03/2011 INSPECTED			2023	24,600	2,086,100	2,110,700			1,650,043C			
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Missaukee, Michigan

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

Desc. of Bldg/Section: CAL 150 Calculator Occupancy: Multiple Residences - Senior Citizen										<<<<<< Calculator Cost Computations >>>>>>																																							
Class: D,Siding Floor Area: 31,856 Gross Bldg Area: 40,832 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght : 9										Construction Cost										Class: D,Siding Quality: Average Total Floor Area: 31856 # of Units: 34																													
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 93.63 Finished Basement Basement, Base Rate for Basement = 64.79 (Basement Fireproofing Rate = 0.00)																													
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 15928 Total # Units: 34 Has Elevators: X										(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.58 100% Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.98 Adjusted Square Foot Cost for Upper Floors = 107.21 Adjusted Square Foot Cost for Basement = 67.77																													
										*** Basement Info *** Area: 5181 Perimeter: 1373 Type: Finished Basement Heat: Ventilation only, Ducts/Blowers										Total Floor Area: 31,856 Base Cost New of Upper Floors = 3,415,281 Basement Area: 5,181 Base Cost New of Basement = 351,116 31,856 Sq.Ft. of Sprinklers @ 3.76, Cost New = 119,779 5,181 Sq.Ft. of Bsmnt Splr. @ 4.92, Cost New = 25,491																													
2002 Year Built Remodeled										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										Reproduction/Replacement Cost = 3,911,667 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 2,620,817																													
Overall Bldg Height										* Sprinkler Info * Area: 37037 Type: Average										<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. 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 Typical										Few Average Many Unfinished Typical 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																																							

Desc. of Bldg/Section: EAST WING 2012 Calculator Occupancy: Multiple Residences - Senior Citizen										<<<<<<Calculator Cost Computations>>>>>>														
Class: D,Siding Floor Area: 8,976 Gross Bldg Area: 40,832 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D,Siding Quality: Low Cost Total Floor Area: 8976 # of Units: 0														
					High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 82.83									
					** ** Calculator Cost Data ** **										(10) Heating system: Electric, Cable or Baseboard Cost/SqFt: 7.53 100%									
					Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 90.36									
					Heat#1: Electric, Cable or Baseboard 100%										Total Floor Area: 8,976 Base Cost New of Upper Floors = 811,071									
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100					Heat#2: Electric, Cable or Baseboard 0%					Reproduction/Replacement Cost = 811,071														
					Ave. SqFt/Story: 4488					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0														
					Total # Units					Total Depreciated Cost = 543,418														
					Has Elevators:					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 576,023														
					*** Basement Info ***					Replacement Cost/Floor Area= 90.36 Est. TCV/Floor Area= 64.17														
2012		Year Built Remodeled			Area:																			
		Overall Bldg Height			Perimeter:																			
					Type:																			
Comments: AT 12/31/10 FRAME AND WINDOWS INSTALLED. NO DOORS, STUD INTERIOR ONLY, NO ELECTRICAL					Heat: Hot Water, Radiant Floor																			
					* Mezzanine Info *																			
					Area #1:																			
					Type #1:																			
					Area #2:																			
					Type #2:																			
					* Sprinkler Info *																			
					Area:																			
					Type:																			
(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		Many Unfinished		Many Unfinished		Flex Conduit		Incandescent									
					3-Piece Baths		Wash Bowls		Typical		Typical		Rigid Conduit		Fluorescent									
(4) Floor Structure:					2-Piece Baths		Water Heaters		Non-Metalic		Mercury		(40) Exterior Wall:											
					Shower Stalls		Wash Fountains		Bus Duct		Sodium Vapor													
(5) Floor Cover:					Toilets		Water Softeners				Transformer		Thickness											
													Bsmnt Insul.											
(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***

Parcel Number: 009-016-020-50

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.								
GUNNERSON PHIL	GUNNERSON JOE PHIL (LE ETAL)	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0								
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST			MISSING PERMIT		09/23/2010	2010-0923	100%							
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
GUNNERSON PHIL (LE ETAL) GUNNERSON JOE 10022 W WALNUT ST LAKE CITY MI 49651		2026 Est TCV 90,159														
		X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture										
		Public Improvements			* Factors *											
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
						AGRICULTRU UNTILLED			3200		20.00	Acres	3200	100		64,000
											20.00	Total Acres		Total Est. Land Value =		64,000
Tax Description						Land Improvement Cost Estimates										
. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.						Description			Rate			Size % Good			Cash Value	
Comments/Influences						Ad-Hoc Unit-In-Place Items										
ABANDONED MH ON BACK OF PARCEL - NO VALUE						Description			Rate			Size % Good			Cash Value	
		X				Electric			4.47			9000 50			20,115	
						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										
		Who	When	What	2026	32,000	13,100	45,100			12,638C					
		TPC 05/30/2022	INSPECTED		2025	28,000	9,600	37,600			12,306C					
		TPC 04/30/2021	INSPECTED		2024	29,000	9,500	38,500			11,936C					
		TPC 05/13/2019	INSPECTED		2023	19,000	10,300	29,300			11,368C					

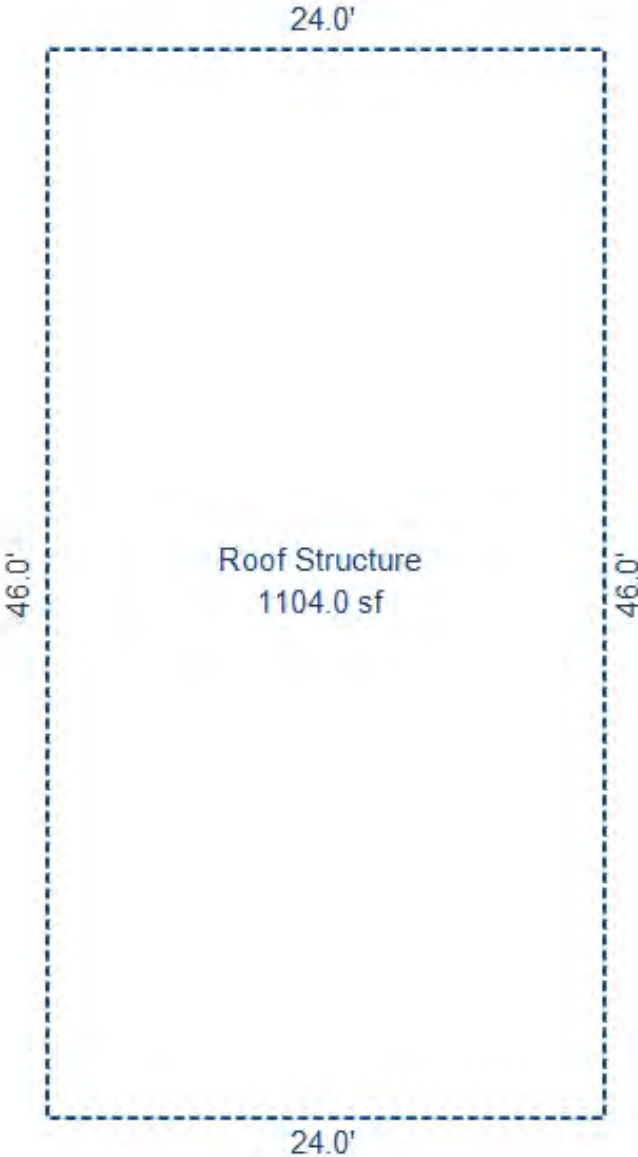


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*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Storage Shed				
Year Built	2010				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 120				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	70 x 30 = 2100				
Cost New	\$ 13,430				
Phy./Func./Econ. %Good	60/100/100 60.0				
Depreciated Cost	\$ 8,058				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750				
% Good	60				
Est. True Cash Value	\$ 6,044				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6044 / All Cards: 6044					



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

Parcel Number: 009-016-020-90

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.		
WILEY BRADON M & ROSE ASPE	RADEN CHRISTOPHER G	175,000	06/17/2022	WD	03-ARM'S LENGTH	2022-02046	PROPERTY TRANSFER	100.0		
HUD	WILEY BRANDON M	47,500	09/20/2013	WD	11-FROM LENDING INSTITUTI	2013-03283 WD	PROPERTY TRANSFER	100.0		
WILEY BRANDON M	WILEY BRADON M & ROSE ASPE	0	09/20/2013	QC	09-FAMILY/RELATED ENTITY	2013-03272 QD	DEED	0.0		
FIFTH THIRD MORTGAGE COMPA	HUD	0	04/18/2013	WD	11-FROM LENDING INSTITUTI	2013-01638 WD	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2335 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				09/08/2009		20090464		Complete
		P.R.E. 100% 06/17/2022								
Owner's Name/Address		MAP #:								
RADEN CHRISTOPHER G 2335 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 194,744 TCV/TFA: 121.94								
		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 152.00 228.00 1.0710 0.8689 110 100 15,560					
					152 Actual Front Feet, 0.80 Total Acres Total Est. Land Value = 15,560					
Tax Description										
. SEC 16 T22N R8W BEG 178.58 FT S OF NW COR OF SW 1/4 OF NW1/4 TH E 228.4 FT, S 151.6 FT, W 228.4 FT, N 151.6 FT TO POB. .7949A.		X								
Comments/Influences										
		X								

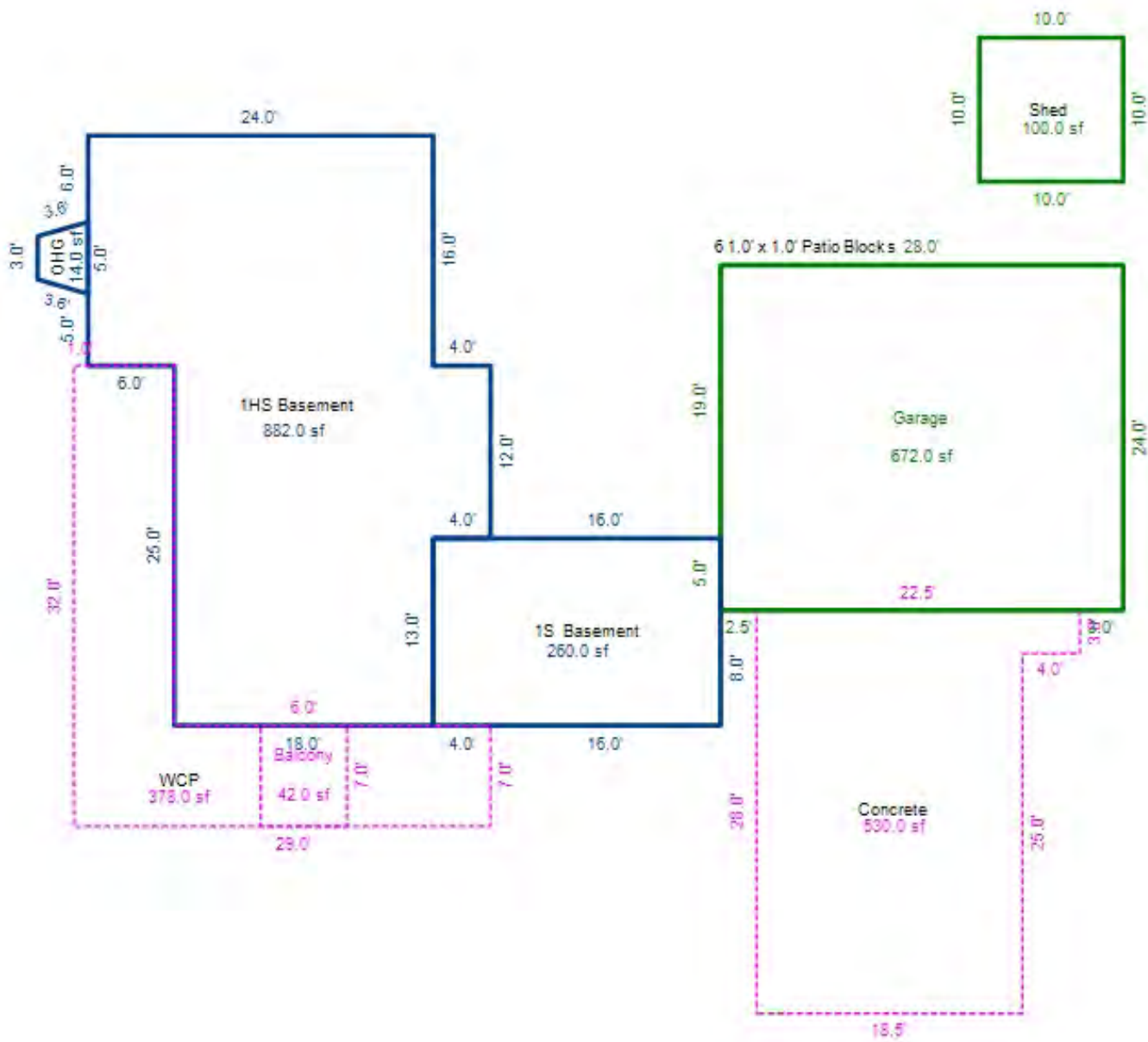


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*** Information herein deemed reliable but not guaranteed***

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 378 42	Type WCP (1 Story) Wood Balcony	Year Built: 1995 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: 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: CD Effec. Age: 40 Floor Area: 1,597 Total Base New : 238,739 Total Depr Cost: 143,244 Estimated T.C.V: 176,190		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S			Drywall Paneled										X	Plaster Wood T&G	
Yr Built 1920	Remodeled 1960	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		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:				(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1142 SF Floor Area = 1597 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas		Cls CD Blt 1920				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation				Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Balcony Wood Balcony Garages			Size 260 882 14 Total:		Cost New 190,249		Depr. Cost 114,150		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1142 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Built-Ins Appliance Allow.		672 1 1 1,897 Totals:		23,910 468 1,138 143,244		
(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)				Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		176,190				
X	Asphalt Shingle Metal	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:									

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



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

Parcel Number: 009-016-021-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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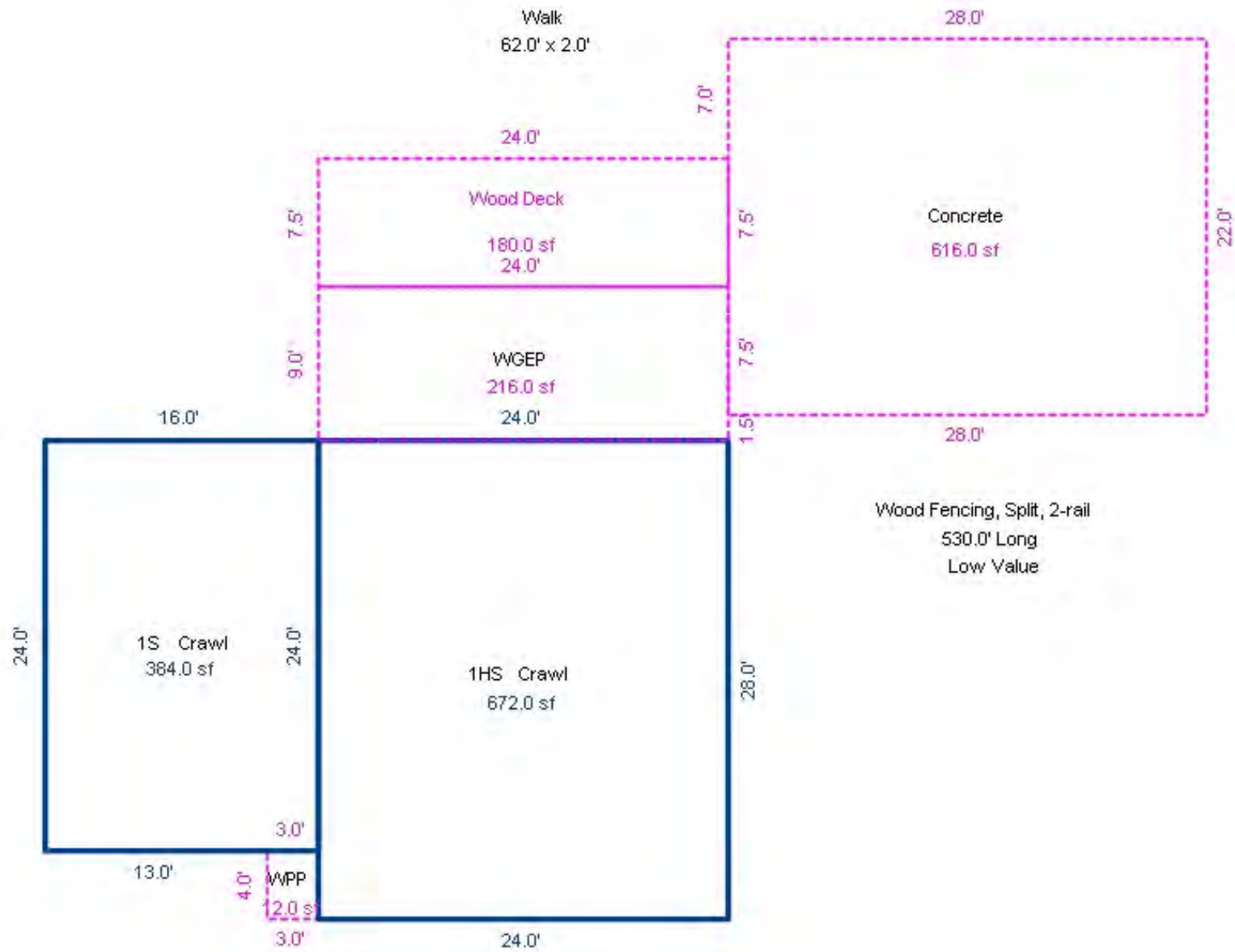
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BAIRD BONNIE	ROMIG GERALD III	1	07/04/2021	QC	21-NOT USED/OTHER	2021-02848	DEED	50.0		
GUNNERSON GORDON C TRUST	ROMIG GERALD III & BAIRD E	24,000	09/10/2020	WD	03-ARM'S LENGTH	2020-02832	DEED	100.0		
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0		
GUNNERSON GORDON C	GUNNERSON GORDON C TRUST	0	12/13/2018	QC	09-FAMILY/RELATED ENTITY	2018-04069	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)	Date	Number	Status	
2219 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ROMIG GERALD III 2859 ALDEN HILLS COURT LOWELL MI 49331-8893		2026 Est TCV 54,432								
		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		9.72 Acres	5600	100		54,432
				Residentia ROW @ ZERO		0.25 Acres	0	100		0
				9.97 Total Acres				Total Est. Land Value =		54,432
Tax Description										
. SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.		X								Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences		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	27,200	0	27,200		11,672C
		TPC 05/06/2018	INSPECTED		2025	24,300	0	24,300		11,366C
		TPC 12/27/2017	INSPECTED		2024	15,000	0	15,000		11,025C
		TPC 03/30/2015	INSPECTED		2023	14,000	0	14,000		10,500C
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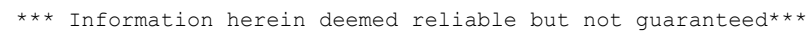
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANNAM NANCY A TRUST	1ST CHANCE GARAGE LLC	83,710	04/30/2019	QC	03-ARM'S LENGTH	2019-01441	PROPERTY TRANSFER	100.0
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY/RELATED ENTITY	2013-01800 WD	PROPERTY TRANSFER	0.0
BRANNAM JAMES E	BRANNAM NANCY A TRUST	0	02/10/2004	QC	21-NOT USED/OTHER	04-0/0561	DEED	0.0
Property Address								
2095 S LACHANCE RD		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date
Owner's Name/Address		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		Number		Status
1ST CHANCE GARAGE LLC 2079 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2026 Est TCV 276,488 TCV/TFA: 44.62				
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS		
2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4 OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4 OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A.		X		Public Improvements		* Factors *		
						Description Frontage Depth Front Depth Rate %Adj. Reason Value		
						A 200' @ 110/FF 660.001320.00 1.0000 0.0000 110 100*		
						Residentia 18 -29 @\$5000 18.55 Acres 5000 100 92,750		
						Residentia ROW @ ZERO 0.48 Acres 0 100 0		
						* denotes lines that do not contribute to the total acreage calculation.		
						660 Actual Front Feet, 19.03 Total Acres Total Est. Land Value = 92,750		
						Land Improvement Cost Estimates		
						Description Rate Size % Good Cash Value		
						Fencing: Wd, Split, 2 Rail 17.02 530 0 0		
						Fencing: Wd, Split, 6 ft. 31.31 72 0 0		
						D/W/P: 4in Concrete 6.47 616 0 0		
						D/W/P: 3.5 Concrete 6.16 124 0 0		
						D/W/P: 4in Concrete 6.47 237 0 0		
						Metal Prefab 18.90 64 50 605		
						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 = 3,105		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 12 180	Type WGEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 1,392 Total Base New : 193,808 Total Depr Cost: 106,595 Estimated T.C.V: 131,111		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled											Plaster Wood T&G	
Yr Built 1918		Remodeled 1950											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		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min	
(1) Exterior		(5) Floors		(13) Plumbing			1 Average Fixture(s)		2 3 Fixture Bath		2 Fixture Bath		Softener, Auto	
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		(14) Water/Sewer		Public Water		Public Sewer	
Insulation									1 1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
(2) Windows		(7) Excavation		Basement: 384 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X Many Avg. X Avg. Few Small				(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement				(9) Basement Finish					Porches		WGEP (1 Story)		Foundation: Shallow	
X Double Glass Patio Doors Storms & Screens									Deck		Treated Wood		Built-Ins	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)							Notes:		Totals:		193,808	
X Gable Hip Flat		Gambrel Mansard Shed							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		131,111			
X Asphalt Shingle		(10) Floor Support												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:												

*** 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: 4,804 Gross Bldg Area: 4,804 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D,Pole Quality: Average									
										Stories: 1 Story Height: 10 Perimeter: 380 Overall Building Height: 10									
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 27.33									
										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 100% Adjusted Square Foot Cost for Upper Floors = 30.79									
1985 Year Built 2016 Remodeled										Total Floor Area: 4,804 Base Cost New of Upper Floors = 147,915									
										Reproduction/Replacement Cost = 147,915 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 53,249									
10 Overall Bldg Height										ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 49,522 Replacement Cost/Floor Area= 30.79 Est. TCV/Floor Area= 10.31									
Comments: 2016 NEW TENANT ADDING ELECTRICAL OUTLETS FOR AUTO REPAIR EQUIPMENT USE										*** 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	(40) Exterior Wall:				
(3) Frame:					Total Fixtures					Urinals									
					3-Piece Baths					Wash Bowls									
					2-Piece Baths					Water Heaters									
(4) Floor Structure:					Shower Stalls					Wash Fountains									
					Toilets					Water Softeners									
(5) Floor Cover:					(9) Sprinklers:					Flex Conduit					Incandescent				
					(10) Heating and Cooling:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
(6) Ceiling:					Gas Oil					Coal Stoker					Sodium Vapor				
										Hand Fired Boiler					Transformer				
(13) Roof Structure: Slope=0																			
										(14) Roof Cover:									

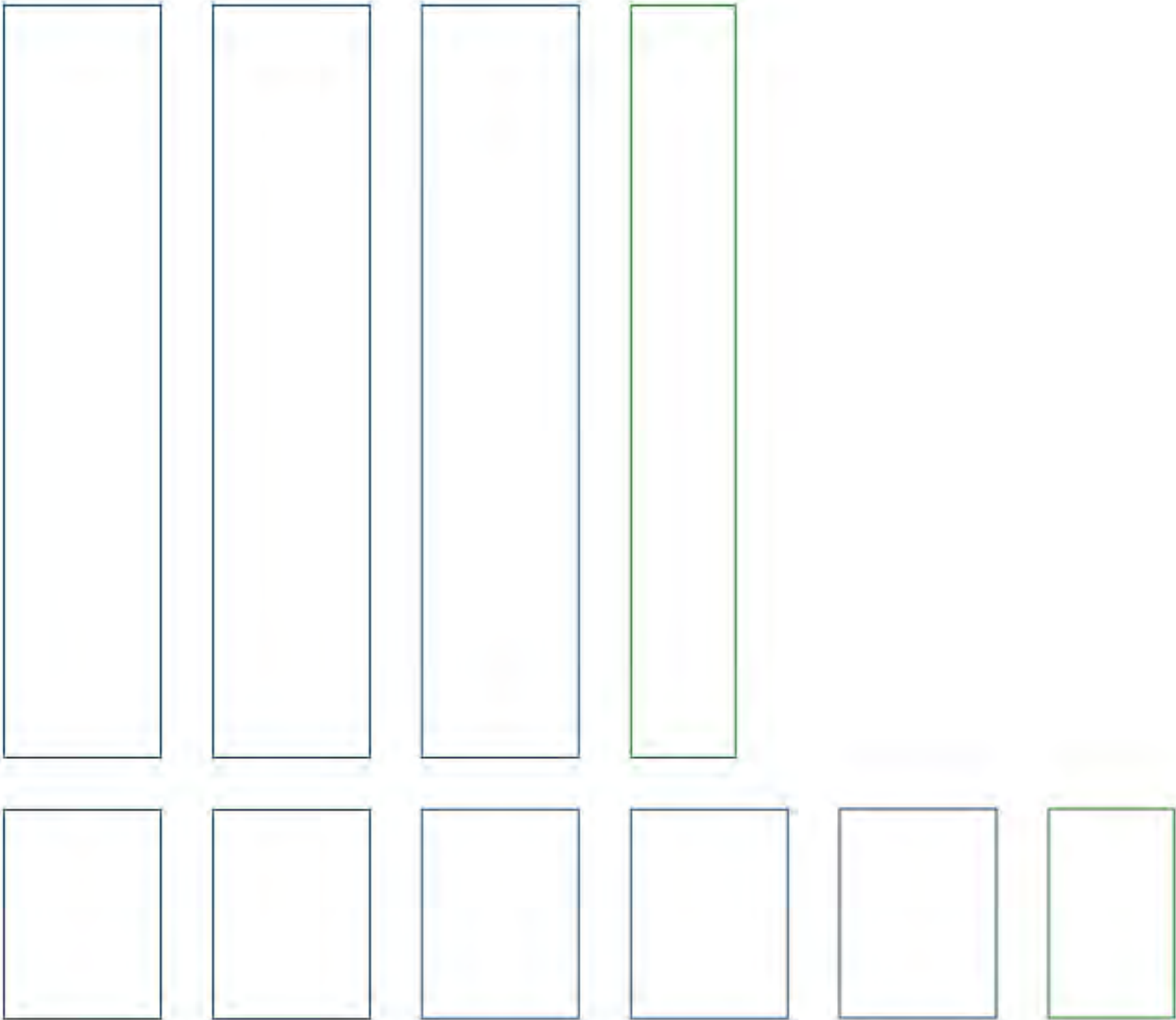


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
BRANAM SCOTT & LAURIE	MOOMEY RICHARD	21,500	07/28/2021	WD	03-ARM'S LENGTH	2021-02676	PROPERTY TRANSFER	100.0											
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY/RELATED ENTITY	2013-01800 WD	PROPERTY TRANSFER	100.0											
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status									
2055 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				Commercial		08/09/2022	2022-0538	100%									
		P.R.E. 0%				Commercial		08/09/2022	2022-0539	100%									
Owner's Name/Address		MAP #:				Commercial		10/07/2021	2021-0706	100%									
MOOMEY RICHARD PO BOX 825 Cadillac MI 49601		2026 Est TCV 863,977 TCV/TFA: 37.89				Commercial		09/21/2021	2021-00649	100%									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES													
		Public Improvements				* Factors *													
Tax Description						Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
2013-01800 PARCEL "A" AS SHOWN IN BOOK OF SURVEYS S-1, PAGE 541, MISSAUKEE COUNTY RECORDS LIBER S-1 P542 PARCEL "A" BEGINNING AT THE NW CORNER OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, THENCE S 89°20'22" E 351.93' ALONG THE NORTH SECTION LINE, THENCE S00°05'46" E 333.15', THENCE N86°48'35" W 352.54' TO THE WEST SECTION LINE, THENCE N00° 05'08" W 377.58' TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF JENNINGS AND LACHANCE ROADS CONTAINING 2.63 + ACRES		X				Dirt Road				INFO FOR SIZE 0 351.90 325.56 1.0000 0.0000 0 100*						0			
						Gravel Road				COMMERCIAL 2-4A 9000 2.63 Acres 9000 100						23,670			
		X				Paved Road				* denotes lines that do not contribute to the total acreage calculation.									
						Storm Sewer				352 Actual Front Feet, 2.63 Total Acres Total Est. Land Value =						23,670			
		X				Sidewalk													
						Water													
		X				Sewer				Land Improvement Cost Estimates									
						Electric				Description		Rate		Size		% Good	Cash Value		
		X				Gas				D/W/P: Crushed Rock		2.08		5000 100		10,400			
						Curb				Total Estimated Land Improvements True Cash Value =						10,400			
X				Street Lights				Work Description for Permit 2022-0538, Issued 08/09/2022: NEW NON RESI USE											
				Standard Utilities				STORAGE BUILDING, POLES FOUNDATION. N/A MECH											
X				Underground Utils.				Work Description for Permit 2022-0539, Issued 08/09/2022: NEW NON RESI USE											
								STORAGE BLDG. POLES FOUNDATION. N/A MECH.											
X				Topography of Site				Work Description for Permit 2021-0706, Issued 10/07/2021: NEW NON RESI USE											
								STORAGE BUILDING POLES											
X				Level				Work Description for Permit 2021-0651, Issued 09/21/2021: 3 BUILDINGS											
				Rolling				Work Description for Permit 2021-0543, Issued 08/13/2021: (2) NEW STORAGE BLDG											
X				Low				NON RESI USE											
				High				Work Description for Permit 2021-0542, Issued 08/13/2021: NEW NON RESIDNETIAL											
X				Landscaped				USE MINI STORAGE UNITS											
				Swamp															
X				Wooded				Year						Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				Pond															
X				Waterfront															
				Ravine															
X				Wetland															
				Flood Plain															
		Who				When	What	2026	11,800	420,200	432,000			348,080C					
		JWV				10/28/2022	INSPECTED	2025	11,800	332,100	343,900			338,929C					
		TPC				04/28/2022	INSPECTED	2024	13,100	316,000	329,100			328,739C					
		JWV				10/27/2021	INSPECTED	2023	10,200	349,200	359,400			313,085C					
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 5@ 30'X40' YEAR 2021 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 140 Base Rate for Upper Floors = 39.75 Adjusted Square Foot Cost for Upper Floors = 39.75 Total Floor Area: 1,200 Base Cost New of Upper Floors = 47,700 Reproduction/Replacement Cost = 47,700 5 Identical Units => Reproduction/Replacement Cost of all units = 238,500 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 226,575 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 240,170 Replacement Cost/Floor Area= 39.75 Est. TCV/Floor Area= 40.03									
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost High Above Ave. Ave. X Low					*** Calculator Cost Data *** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat:														
2021 Year Built Remodeled																			
Overall Bldg Height					* Mezzanine Info *														
Comments:					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									
(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:					(40) Exterior Wall:				
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler										Thickness Bsmnt Insul.				



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

Desc. of Bldg/Section: 3 @ 30'X144' YEAR 2021 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 4,320 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost									
										Stories: 1 Story Height: 10 Perimeter: 0 Overall Building Height: 10									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 33.23									
										Adjusted Square Foot Cost for Upper Floors = 33.23									
2021 Year Built Remodeled										Total Floor Area: 4,320 Base Cost New of Upper Floors = 143,554									
										Reproduction/Replacement Cost = 143,554									
10 Overall Bldg Height										3 Identical Units => Reproduction/Replacement Cost of all units = 430,662									
										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 409,129									
Comments:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 433,677									
										Replacement Cost/Floor Area= 33.23 Est. TCV/Floor Area= 33.46									
*** Basement Info ***																			
Area: Perimeter: Type: Heat:																			
* Mezzanine Info *																			
Area #1: Type #1: Area #2: Type #2:																			
* Sprinkler Info *																			
Area: Type: Low																			
(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:									

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Desc. of Bldg/Section: 2022-0539 (1) 20 X 144 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 328 Base Rate for Upper Floors = 39.39 Adjusted Square Foot Cost for Upper Floors = 39.39 Total Floor Area: 2,880 Base Cost New of Upper Floors = 113,443 Reproduction/Replacement Cost = 113,443 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 108,905 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 115,440 Replacement Cost/Floor Area= 39.39 Est. TCV/Floor Area= 40.08									
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					Construction Cost					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2880 Ave. Perimeter: 328 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
					High	Above Ave.	Ave.	X	Low										
2022	Year Built Remodeled				Area: Perimeter: Type: Heat:					Comments:									
	Overall Bldg Height																		
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					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:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals											
(3) Frame:					3-Piece Baths 2-Piece Baths Shower Stalls Toilets														
(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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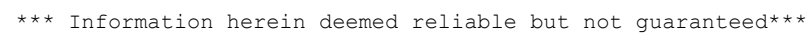
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MEEKHOF MARIANNE K	DEVERNEY ANN L	140,000	07/10/2018	WD	03-ARM'S LENGTH	2018-02607	PROPERTY TRANSFER	100.0					
ATKINS SHAWN & TAMMY	MEEKHOF MARIANNE K	80,000	02/05/2016	WD	16-LC PAYOFF	2016-0060	PROPERTY TRANSFER	0.0					
ATKINS SHAWN & TAMMY	VANDERMEULEN ALEN D & MAR	80,000	03/22/2013	LC	16-LC PAYOFF	2013-00865 LCT	PROPERTY TRANSFER	100.0					
		6,000	03/01/1996	WD	33-TO BE DETERMINED	302:498	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status				
9909 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 07/10/2018											
Owner's Name/Address		MAP #:											
DEVERNEY ANN L 9909 W JENNINGS ROAD LAKE CITY MI 49651		2026 Est TCV 288,771 TCV/TFA: 146.14											
		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 337.50 340.74 0.8774 0.9607 110 100 31,293								
					338 Actual Front Feet, 2.64 Total Acres Total Est. Land Value = 31,293								
Tax Description													
SEC 16 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 PP 541 MISSAUKEE COUNTY RECORDS. 2.64A.		X											
Comments/Influences													
		X											



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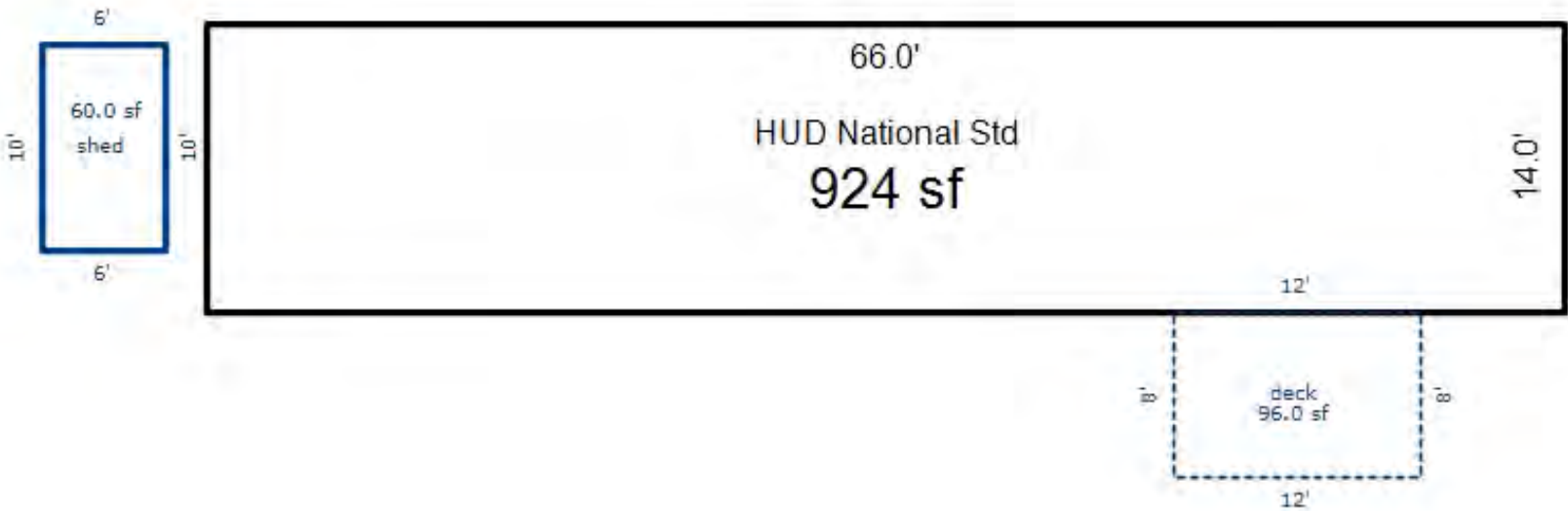


03/24/2026

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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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 35 Floor Area: Total Base New : 74,091 Total Depr Cost: 25,931 Estimated T.C.V: 24,375	E.C.F. X 0.940	Bsmnt Garage:				
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1983		Ex	X Ord								Min			
Condition: Average		Size of Closets												
Room List		Doors:	Solid X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		100 Amps Service										
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 1983			
				Ex. X Ord. Min			(11) Heating System: Wall Furnace							
				No. of Elec. Outlets			Ground Area = 924 SF Floor Area = 924 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	Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Type Ext. Walls Roof/Fnd. Size Main Home Ribbed Metal 924		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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 160		1,875		656			
		(8) Basement					Plumbing 2 Fixture Bath 1		1,962		687			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Water/Sewer 1000 Gal Septic 1		4,689		1,641			
		(9) Basement Finish					Water Well, 100 Feet 1		5,734		2,007			
(3) Roof				(14) Water/Sewer			Deck Treated Wood 96		2,414		845			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Totals: 74,091		25,931					
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			Notes:		ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		24,375			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

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Parcel Number: 009-016-022-75

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

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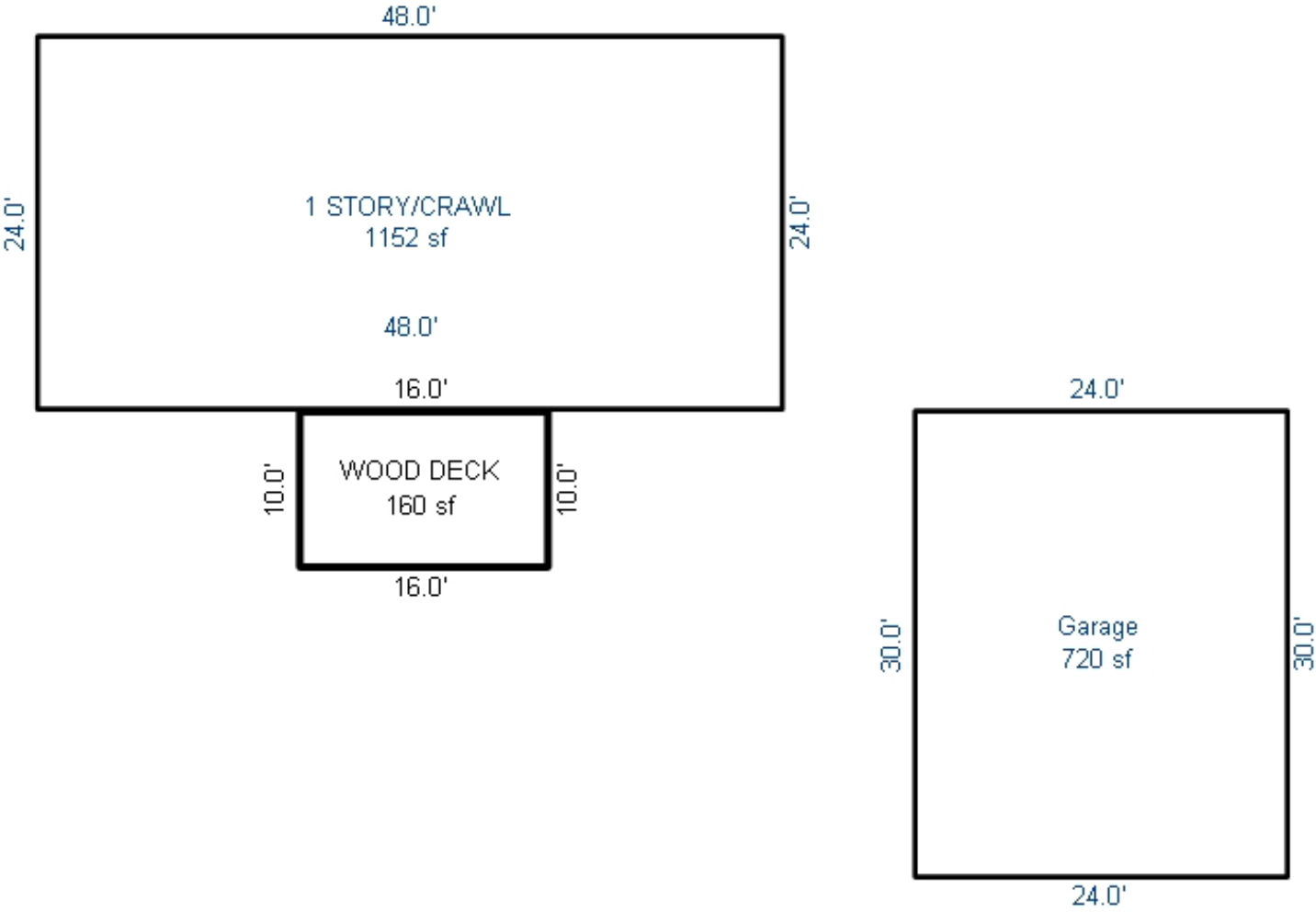
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
RICHARDS KAY IRENE ESTATE	BERGEY MALVIN J & CHRISTI	130,000	04/27/2021	WD	03-ARM'S LENGTH	2021-01520	PROPERTY TRANSFER	100.0				
RICHARDS KAY ESTATE	RICHARDS KAY IRENE ESTATE	0	12/21/2020	OTH	06-COURT JUDGEMENT	2021-001143	DEED	0.0				
RICHARDS RONALD		0	01/05/2008	AFF	33-TO BE DETERMINED	2008-0175DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
9765 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/27/2021										
Owner's Name/Address		MAP #:										
BERGEY MALVIN J & CHRISTI 9765 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 209,089 TCV/TFA: 181.50										
		X	Improved		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	
SEC 16 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 2.65A.		X			Dirt Road	A 200' @ 110/FF	313.00	368.40	0.8941	0.9796	110 100 30,156	
Comments/Influences					Gravel Road	313 Actual Front Feet, 2.65 Total Acres					Total Est. Land Value = 30,156	
					Paved Road							
					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	15,100	89,400	104,500			77,628C
			Low			2025	12,300	76,800	89,100			75,588C
			High			2024	12,300	65,900	78,200			73,316C
			Landscaped			2023	9,600	63,800	73,400			69,825C
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2026	15,100	89,400	104,500				77,628C
		TPC 05/06/2018	INSPECTED		2025	12,300	76,800	89,100				75,588C
		TPC 12/27/2017	INSPECTED		2024	12,300	65,900	78,200				73,316C
		TPC 04/02/2013	INSPECTED		2023	9,600	63,800	73,400				69,825C
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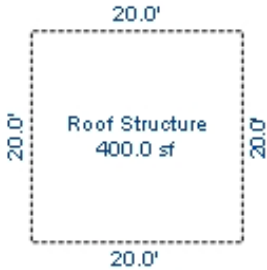
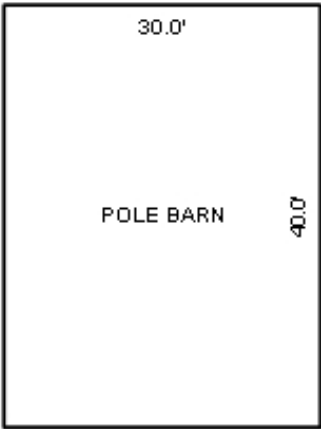
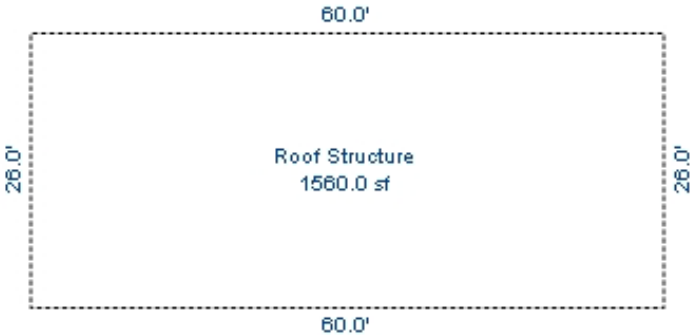
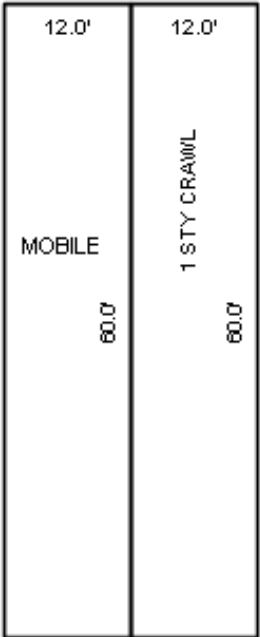


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RUNION LORETTA M ETAL	GUNNERSON MATTHEW &	10,000	01/06/2004	QC	21-NOT USED/OTHER	04-0/1639	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2635 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 04/19/2004								
Owner's Name/Address		MAP #:								
GUNNERSON TRAVIS & GUNNERSON MATTHEW 2635 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 209,741 TCV/TFA: 145.65								
		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
					Residentia 66 - 120	\$3800	42.43 Acres	3800	100	161,242
					42.43 Total Acres				Total Est. Land Value =	161,242
Tax Description					Land Improvement Cost Estimates					
					Description	Rate	Size	% Good	Cash Value	
					D/W/P: 3.5 Concrete	5.77	240	69	956	
					Fencing: Wire Mesh, #9	3.67	200	0	0	
					Total Estimated Land Improvements True Cash Value =				956	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 1560 400	Type Roof Cover Onl Roof Cover Onl	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % 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: Low Effec. Age: 45 Floor Area: Total Base New : 144,514 Total Depr Cost: 50,578 Estimated T.C.V: 47,543		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1971		Remodeled 0	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 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 1971					
		X	Drywall				(11) Heating System: Forced Warm Air									
				No. of Elec. Outlets			Ground Area = 1440 SF Floor Area = 1440 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 Main Home Ribbed Metal 720 Addition Siding Crawl 720 Total: 83,761 29,316									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments									
		(8) Basement					Skirting, Brick Veneer		144		4,545 1,591					
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Plumbing									
		(9) Basement Finish					Average Fixture(s)		1		783 274					
(3) Roof							Water/Sewer									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1000 Gal Septic		1		4,109 1,438					
X	Asphalt Shingle						Water Well		1		3,344 1,170					
Chimney:		(10) Floor Support					Built-Ins									
		Joists: Unsupported Len: Cntr.Sup:					Appliance Allow.		1		1,607 562					
							Deck									
							w/Roof (Roof portion)		1560		19,001 6,650					
							w/Roof (Roof portion)		400		4,900 1,715					
							Garages									
							Class: D Exterior: Pole (Unfinished)									
							Base Cost		1200		22,464 7,862					
							Notes:		Totals:		144,514 50,578					
							ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				47,543					

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



Parcel Number: 009-016-023-70

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.					
GUNNERSON TRAVIS & GUNNERS	STAATS DONALD & SHAWN	1	05/24/2019	QC	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
2705 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
STAATS DONALD & SHAWN 2244 W DIVISION ST CADILLAC MI 49601		2026 Est TCV 27,197											
		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 18	-29	@\$5000		5.00	Acres	5000	100	
					5.00 Total Acres				Total Est. Land Value =		25,000		
Tax Description					Land Improvement Cost Estimates								
SEC 16 T22N R8W (0*2019) S 165 FT OF W 1320 FT OF N 1/2 OF SW 1/4. 5A. SPLIT ON 05/21/2019 FROM 009-016-023-00;					Description		Rate		Size	% Good		Cash Value	
Comments/Influences					Fencing: Wd, Solid, 6 ft.		29.29		150	50		2,197	
Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ;					Total Estimated Land Improvements				True Cash Value =		2,197		
Parent Parcel(s): 009-016-023-00; Child Parcel(s): 009-016-023-70; -----													
		Topography of Site											
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling			2026	12,500	1,100	13,600			5,424C		
		Low			2025	9,300	900	10,200			5,282C		
		High			2024	7,500	1,000	8,500			5,124C		
		Landscaped			2023	6,500	900	7,400			4,880C		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What			2026	12,500	1,100	13,600			5,424C		
		TPC 04/30/2021 INSPECTED			2025	9,300	900	10,200			5,282C		
		TPC 05/06/2018 INSPECTED			2024	7,500	1,000	8,500			5,124C		
					2023	6,500	900	7,400			4,880C		



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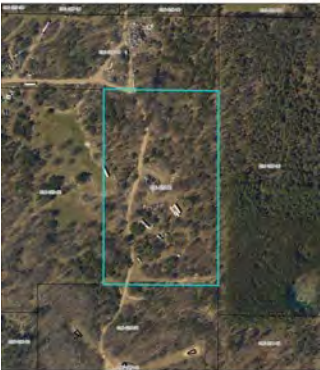
Parcel Number: 009-016-023-80

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.							
GUNNERSON JILL C	GUNNERSON MATTHEW & TRAVIS	1	03/17/2014	QC	09-FAMILY/RELATED ENTITY	2014-00975 QD	DEED	100.0							
GUNNERSON TRAVIS & MATTHEW	GUNNERSON JILL C	0	10/12/2007	QC	21-NOT USED/OTHER	2007/3612	DEED	100.0							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
X S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 38,000													
		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>40@\$3800		10.00	Acres	3800	100					38,000
					10.00 Total Acres		Total Est. Land Value =							38,000	
Tax Description		X SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508..47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998 Ac M/L Split on 11/26/2007 from 009-016-023-00; Comments/Influences Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ; Parent Parcel(s): 009-016-023-00; Child Parcel(s): 009-016-023-80; ----- 													
		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	19,000	0	19,000			11,672C				
		TPC 12/27/2017 INSPECTED			2025	18,500	0	18,500			11,366C				
					2024	15,000	0	15,000			11,025C				
					2023	14,000	0	14,000			10,500C				

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

Parcel Number: 009-016-024-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

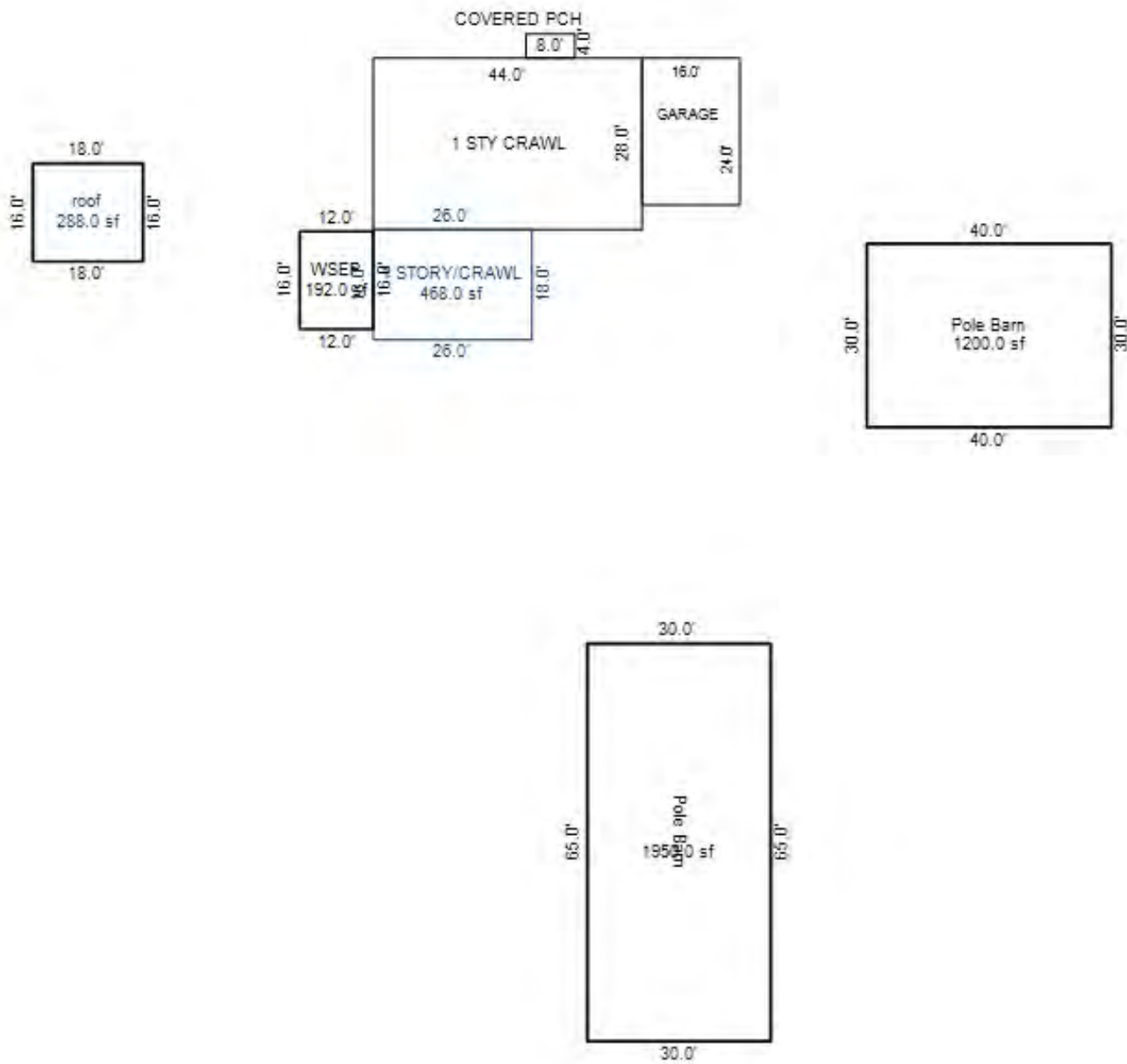
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHWARTZ JOHN FRANK	GUNNERSON GAY D	0	02/14/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0				
GUNNERSON JOANN	SCHWARTZ GAY D & JOHN FRANK	1	08/28/2017	QC	09-FAMILY/RELATED ENTITY	2017-02674	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
9954 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Garage		12/31/2003		20030466		Complete		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
GUNNERSON GAY D 286 S BAGLEY ST LAKE CITY MI 49651		2026 Est TCV 56,319 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	
					Residentia 8 - 17	@\$5600	10.00	Acres	5600	100	56,000	
					10.00 Total Acres Total Est. Land Value =						56,000	
Tax Description					Land Improvement Cost Estimates							
. SEC 16 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.		X				Description	Rate	Size	% Good	Cash Value		
Comments/Influences					Fencing: Wd, Solid, 6 ft.	29.29	428	0		0		
		X				Total Estimated Land Improvements True Cash Value =					0	
					Work Description for Permit 20030466, Issued 12/31/2003: 16X24 ATTACHED GRG COMP FOR 06.							
		Topography of Site										
		X				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	28,000	200	28,200				3,160C
					2025	25,000	100	25,100				3,077C
					2024	15,000	62,000	77,000				46,908C
					2023	14,000	60,100	74,100				44,675C
		Who	When	What	2026	28,000	200	28,200				3,160C
		RH	11/21/2024	INSPECTED	2025	25,000	100	25,100				3,077C
		TPC	12/27/2017	INSPECTED	2024	15,000	62,000	77,000				46,908C
		TPC	07/31/2012	INSPECTED	2023	14,000	60,100	74,100				44,675C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1950 % Good: 0 Storage Area: 0 No Conc. Floor: 1950		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 0 Total Base New : 47,170 Total Depr Cost: 25,944 Estimated T.C.V: 31,911	E.C.F. X 1.230			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S			Drywall Paneled											Plaster Wood T&G
Yr Built 1948 EXPL		Ex	X										Ord	Min
Condition: Average Part. Construct.: 1%		Size of Closets												
Room List		Doors:											Solid	X
	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 Blt 1948			
				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts							
				No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 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							
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation		Size		Cost New Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash 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					Plumbing							
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					3 Fixture Bath		1		-3,128 -1,720			
		(9) Basement Finish					Garages							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)							
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost		384		12,403 6,822			
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			Common Wall: 1 Wall		1		-1,777 -977			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					No Concrete Floor		384		-2,097 -1,153			
							Class: D Exterior: Pole (Unfinished)		1950		36,504 20,077			
							Base Cost		1950		-10,647 -5,856			
							Class: D Exterior: Pole (Unfinished)							
							Base Cost		1200		22,464 12,355			
							No Concrete Floor		1200		-6,552 -3,604			
							Totals:		47,170		25,944			
							Notes:							
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				31,911			
							1% Completed => Est. True Cash Value 2026 =							

*** 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.					
STAATS SHAWN LEE & STATS R	STAATS DONALD J & ELIZABETH	0	07/13/2016	QC	09-FAMILY/RELATED ENTITY	2016-02351	PROPERTY TRANSFER	0.0					
STAATS DONALD J & ELIZABETH	STAATS DONALD J & ELIZABETH	0	07/13/2016	WD	09-FAMILY/RELATED ENTITY	2016-02352	PROPERTY TRANSFER	0.0					
STAATS DONALD J & ELIZABETH	STAATS SHAWN LEE	0	04/04/2016	WD	09-FAMILY/RELATED ENTITY	2016-01034	PROPERTY TRANSFER	0.0					
STAATS DONALD J & ELIZABETH	STAATS DONALD J & ELIZABETH	1	02/13/2014	WD	09-FAMILY/RELATED ENTITY	2014-00664	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status			
2761 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		08/27/2021		2021-0590		100%			
Owner's Name/Address		P.R.E. 0%		MAP #:									
STAATS DONALD J & ELIZABETH J 2761 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 452,373 TCV/TFA: 25.88											
Tax Description		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			
					COMMERCIAL 20A M/L	3800	15.00	Acres	3800	100 57,000			
					15.00 Total Acres Total Est. Land Value = 57,000								
. SEC 16 T22N R8W N 660 FT OF W 990 FT OF SW 1/4 OF SW 1/4. 15A.													
Comments/Influences					Land Improvement Cost Estimates								
BLDG ONE CONSTRUCTED OF USED MATERIAL.					Description	Rate	Size	% Good	Cash Value				
					D/W/P: 4in Ren. Conc.	8.09	400	50	1,618				
					Metal Prefab	15.80	192	50	1,517				
		X	Electric	Wood Frame			22.32	756	50	8,437			
					Total Estimated Land Improvements True Cash Value = 11,572								
					Work Description for Permit 2021-0590, Issued 08/27/2021: NEW BUILDING, NON RESI USE STORAGE WOOD FRAME. POURED FOUNATION. N/A ALL ESLE. 11/8/2021 SAM'S CELL NUMBER IS 231-920-3940. SAM STAATS STATES MOST THE MATERIAL IS RELOCATED FROM AN DEMO GARAGE IN CADILLAC. NEW METAL ROOF, AND HIRED A PROFESSIONAL TO HELP HIM DISMANTAL AND REBUILD AT THE NEW LOCATION. UNINSULATED AND NO HEAT. SAYS IT IS POLE FOUNDATION.								
		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	28,500	197,700	226,200					67,987C
		JWV	10/11/2022	INSPECTED	2025	27,800	158,000	185,800					66,200C
		JWV	11/05/2021	INSPECTED	2024	29,300	152,200	181,500					64,210C
		TPC	12/27/2017	INSPECTED	2023	22,500	162,900	185,400					61,153C
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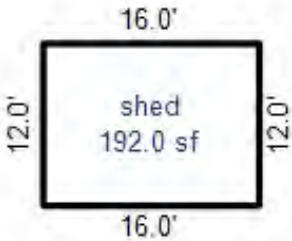
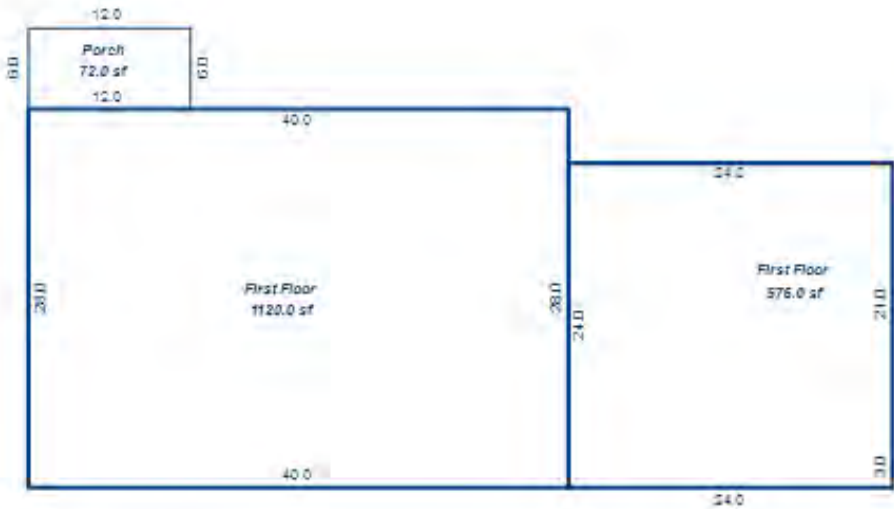


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Missaukee, Michigan

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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	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	72	Treated Wood	Year Built:	Car Capacity:																																															
	Mobile Home		Insulation		Wood	Coal	Steam		Cook Top	Interior 2 Story					40	Treated Wood	Class:																																												
	Town Home		0 Front Overhang		Forced Warm Air	Wall Furnace	Warm & Cool Air		Heat Pump	Dishwasher								2nd/Same Stack	Foundation:																																										
	Duplex		0 Other Overhang							Garbage Disposal								Two Sided		Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Gas																																		
A-Frame	(4) Interior	Drywall	Paneled	Plaster	Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Room List	Doors:	Solid	H.C.	Central Air										Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s)	1 3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	Public Water	Public Sewer	1 Water Well	1 1000 Gal Septic	2000 Gal Septic	Lump Sum Items:	
Wood Frame																			Building Style:																																										HUD
Basement																				(5) Floors	Kitchen:	Other:	Other:																																						
1st Floor																																																													
2nd Floor																																																													
Bedrooms																																																													
(1) Exterior	(6) Ceilings	(7) Excavation	Basement: 0 S.F.	Crawl: 1527 S.F.	Slab: 0 S.F.	Height to Joists: 0.0	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	(10) Floor Support	Joists:	Unsupported Len:	Cntr.Sup:																																												
Wood/Shingle																																																													
Aluminum/Vinyl																																																													
Brick																																																													
Insulation	(2) Windows	(3) Roof	Many	Avg.	Few	Large	Avg.	Small	Gable	Hip	Flat	Gambrel	Mansard	Shed	Asphalt Shingle	Chimney:																																													
Total:																	186,994	65,447																																											
																			Average Fixture(s)	1	1,010	353																																							
																							Water/Sewer	1000 Gal Septic	1	4,689	1,641																																		
Deck	Treated Wood	72	2,062	722																																																									
					Built-Ins	Appliance Allow.	1	2,713	950																																																				
Totals:	204,742	71,659																																																											
			Notes:	ECF (201B COMMERCIAL GROUP B) 0.940 => TCv:	67,359																																																								

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



Desc. of Bldg/Section: CAL 210, WITH SCALE										<<<<										Calculator Cost Computations										>>>>																																							
Calculator Occupancy: Warehouses - Storage										Class: D										Quality: Low Cost										Stories: 1										Story Height: 10										Perimeter: 268																			
Class: D Floor Area: 4,000 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 36.22										Adjusted Square Foot Cost for Upper Floors = 36.22										Total Floor Area: 4,000										Base Cost New of Upper Floors = 144,880																													
					High					Above Ave.					Ave.					X					Low					Reproduction/Replacement Cost = 144,880										Eff.Age:25										Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0										Total Depreciated Cost = 86,928									
					** ** Calculator Cost Data ** **										Unit in Place Items										Rate Quantity Arch %Good Depr.Cost										/CI14/SERS/DEQU/HOI/FRAL/HBUSL 35000.00										1 1.00 100 35,000																								
					Quality: Low Cost										ECF (201B COMMERCIAL GROUP B)										1.060 => TCV of Bldg: 1 = 129,244										Replacement Cost/Floor Area= 44.97										Est. TCV/Floor Area= 32.31																								
					Heat#1: Space Heaters, Gas with Fan 0%																																																																
1985 Year Built Remodeled Overall Bldg Height Comments:					Area:					Heat: Hot Water, Radiant Floor																																																											
					Perimeter:																																																																
					Type:																																																																
					Heat: Hot Water, Radiant Floor																																																																
					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																													
					(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.																			
					Gas Oil				Coal Stoker				Hand Fired Boiler																																									
(6) Ceiling:																																																						

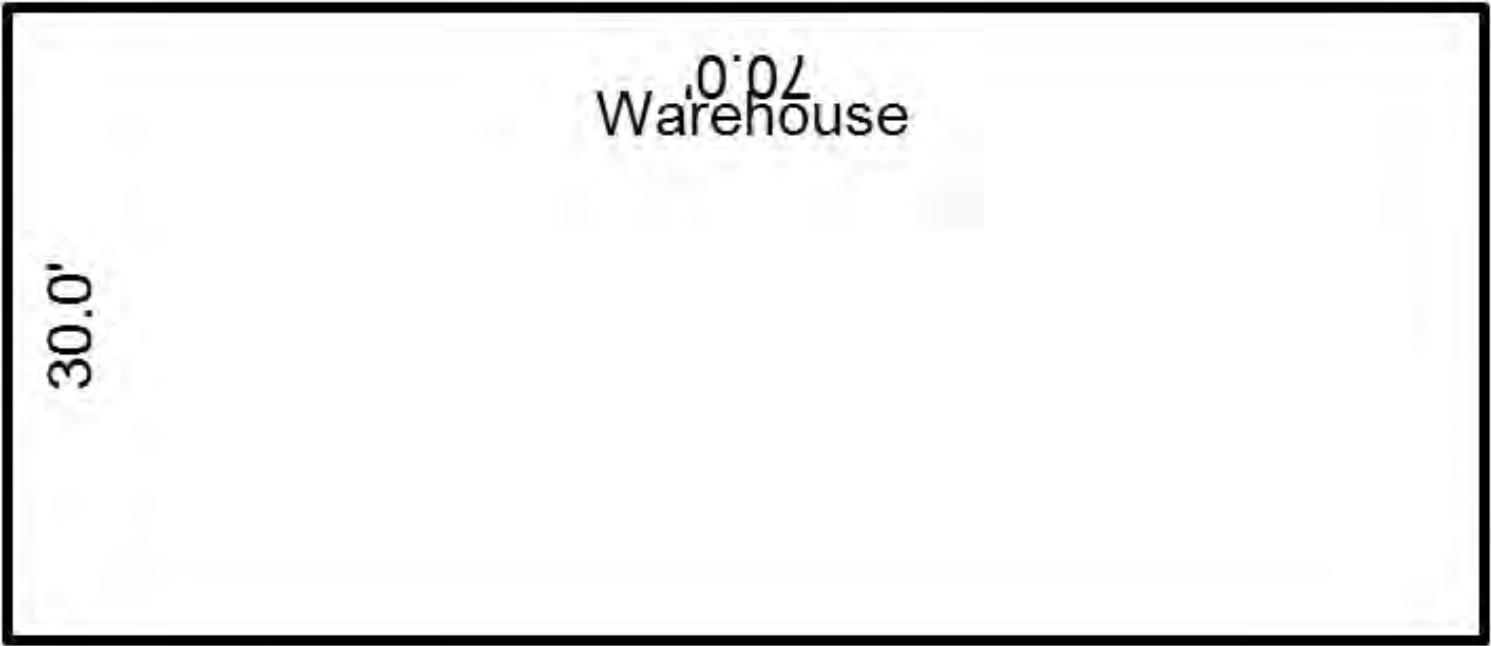
*** Information herein deemed reliable but not guaranteed***



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

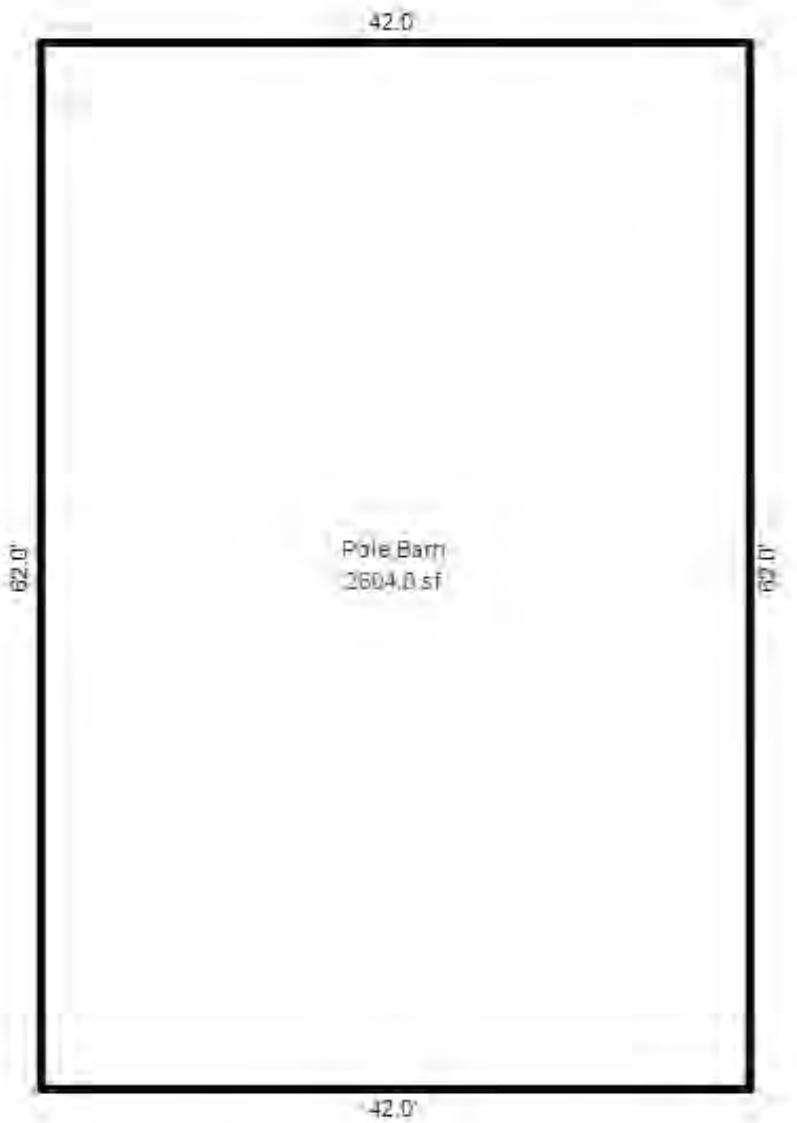
Desc. of Bldg/Section: CAL 210										<<<<< Calculator Cost Computations >>>>>																													
Calculator Occupancy: Warehouses - Storage										Class: D,Pole Quality: Low Cost																													
Class: D,Pole Floor Area: 2,100 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Height Comments:										Construction Cost										Stories: 1 Story Height: 10 Perimeter: 160																			
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 32.61																			
										** ** Calculator Cost Data ** **										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.42 100%																			
										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 38.03																			
										Heat#1: Space Heaters, Gas with Fan 100%										Total Floor Area: 2,100 Base Cost New of Upper Floors = 79,863																			
Heat#2: Space Heaters, Gas with Fan 0%										Reproduction/Replacement Cost = 79,863																													
Ave. SqFt/Story: 2100										Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0																													
Ave. Perimeter: 160										Total Depreciated Cost = 47,918																													
Has Elevators:										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 50,793																													
*** Basement Info ***										Replacement Cost/Floor Area= 38.03 Est. TCV/Floor Area= 24.19																													
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			Few Average																	
(3) Frame:										Total Fixtures			Urinals			Many Unfinished			Many Unfinished																				
										3-Piece Baths			Wash Bowls			Typical			Typical																				
										2-Piece Baths			Water Heaters																										
										Shower Stalls			Wash Fountains																										
										Toilets			Water Softeners																										
(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***



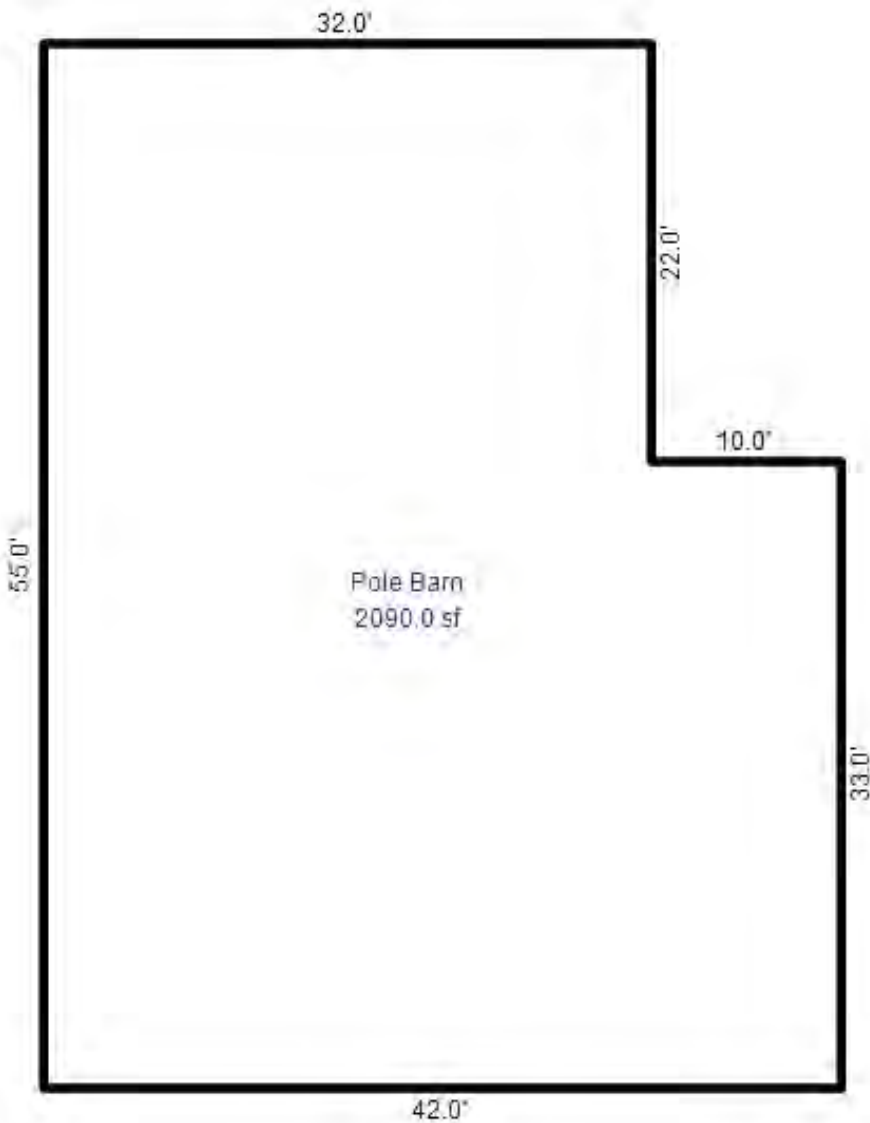
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: STORGE W/LIFT										Calculator Cost Computations														
Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<>>>>>														
Class: D,Pole Floor Area: 2,604 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost														
					High		Above Ave.		Ave.	X	Low	Stories: 1 Story Height: 14 Perimeter: 208												
					** ** Calculator Cost Data ** **					Overall Building Height: 14														
					Quality: Low Cost					Base Rate for Upper Floors = 18.27														
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 18.27														
					Heat#2: No Heating or Cooling 0%					Total Floor Area: 2,604 Base Cost New of Upper Floors = 47,575														
					Ave. SqFt/Story: 2604					Reproduction/Replacement Cost = 47,575														
					Ave. Perimeter: 208					Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0														
1985 Year Built Remodeled					Has Elevators:					Total Depreciated Cost = 28,545														
					*** Basement Info ***					Unit in Place Items Rate Quantity Arch %Good Depr.Cost														
					Area:					/CI14/SERS/DEQU/HOI/GDRI/AAUTL 15200.00 1 1.00 100 15,200														
					Perimeter:					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 46,370														
14 Overall Bldg Height					Type:					Replacement Cost/Floor Area= 24.11 Est. TCV/Floor Area= 17.81														
					Heat: Hot Water, Radiant Floor																			
					* Mezzanine Info *																			
					Area #1:																			
Comments: SOUTH OF OFFICE/PROCESSING					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					Urinals														
					3-Piece Baths					Wash Bowls														
					2-Piece Baths					Water Heaters														
					Shower Stalls					Wash Fountains														
					Toilets					Water Softeners														
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					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														
					Gas					Coal														
					Oil					Stoker														
					Hand Fired																			
					Boiler																			
(6) Ceiling:										(14) Roof Cover:														



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

Desc. of Bldg/Section: EAST SIDE OF LOT										Calculator Cost Computations									
Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<< Class: D,Pole Quality: Low Cost >>>>>>									
Class: D,Pole Floor Area: 2,090 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 10 Perimeter: 194									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 17.53									
					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 17.53									
					Quality: Low Cost					Total Floor Area: 2,090 Base Cost New of Upper Floors = 36,637									
					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 36,637									
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					Heat#2: No Heating or Cooling 0%					Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
					Ave. SqFt/Story: 2090					Total Depreciated Cost = 21,982									
					Ave. Perimeter: 194					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 23,301									
					Has Elevators:					Replacement Cost/Floor Area= 17.53 Est. TCV/Floor Area= 11.15									
					*** Basement Info ***														
Year Built					Area:														
Remodeled					Perimeter:														
Overall Bldg Height					Type:														
					Heat: Hot Water, Radiant Floor														
					* Mezzanine Info *														
					Area #1:														
					Type #1:														
Comments:					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 Unfinished	Many Average											
				2-Piece Baths		Water Heaters	Unfinished Typical	Typical											
				Shower Stalls		Wash Fountains													
				Toilets		Water Softeners													
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent				
(5) Floor Cover:					(10) Heating and Cooling:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
(6) Ceiling:										Bus Duct					Transformer				
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									



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

Desc. of Bldg/Section: PERMIT 20210590										Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<<Calculator Cost Computations>>>>>>									
Class: D,Pole										Construction Cost										Class: D,PoleQuality: Low Cost									
Floor Area: 4,200										HighAbove Ave.Ave.XLow										Stories: 1Story Height: 16Perimeter: 280									
Gross Bldg Area: 14,994										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 18.28									
Stories Above Grd: 1										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 18.28									
Average Sty Hght : 16										Heat#1: No Heating or Cooling0%										Total Floor Area: 4,200Base Cost New of Upper Floors = 76,776									
Bsmnt Wall Hght										Heat#2: Electric, Cable or Baseboard0%										Reproduction/Replacement Cost = 76,776									
Depr. Table : 4%										Ave. SqFt/Story: 4200										Eff.Age:5Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Effective Age : 5										Ave. Perimeter: 280										Total Depreciated Cost = 62,956									
Physical %Good: 82										Has Elevators:										ECF (201B COMMERCIAL GROUP B)1.060 => TCV of Bldg: 5 = 66,734									
Func. %Good : 100										*** Basement Info ***										Replacement Cost/Floor Area= 18.28Est. TCV/Floor Area= 15.89									
Economic %Good: 100										Area:Perimeter:Type:Heat:																			
Year Built										* Mezzanine Info *																			
Remodeled										Area #1:Type #1:Area #2:Type #2:																			
Overall Bldg Height										* Sprinkler Info *																			
Comments:										Area:Type:Low																			
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:									
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:									
Footings										ManyAbove Ave.Average TypicalFewNone										Outlets:Fixtures:									
X Poured Conc. Brick/Stone Block										Total Fixtures										FewAverageManyUnfinishedTypical									
(3) Frame:										3-Piece Baths2-Piece BathsShower StallsToilets										AverageManyUnfinishedTypical									
(4) Floor Structure:										UrinalsWash BowlsWater HeatersWash FountainsWater Softeners										Flex ConduitRigid ConduitArmored CableNon-MetalicBus Duct									
(5) Floor Cover:										(9) Sprinklers:										IncandescentFluorescentMercurySodium VaporTransformer									
(6) Ceiling:										(10) Heating and Cooling:										(40) Exterior Wall:									
										GasOilCoalStokerHand FiredBoiler										ThicknessBsmnt Insul.									
																				(13) Roof Structure: Slope=0									
																				(14) Roof Cover:									



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

Parcel Number: 009-016-024-60

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	Number	Status			
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%							
Owner's Name/Address	MAP #:								
WIGGINS JON PO BOX 968 917 COTEY ST CADILLAC MI 49601	2026 Est TCV 125,008 TCV/TFA: 94.70								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 16 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 15 A.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X	Gravel Road	Residentia 8 - 17 @\$5600	15.00 Acres	5600	100		84,000	
		Paved Road	15.00 Total Acres Total Est. Land Value =						84,000
		Storm Sewer							
		Sidewalk							
		Water							
	X	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	42,000	20,500	62,500			27,833C
		Low	2025	37,500	16,300	53,800			27,102C
		High	2024	22,500	16,500	39,000			26,288C
		Landscaped	2023	21,000	18,000	39,000			25,037C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What						
	TPC 12/27/2017	INSPECTED							

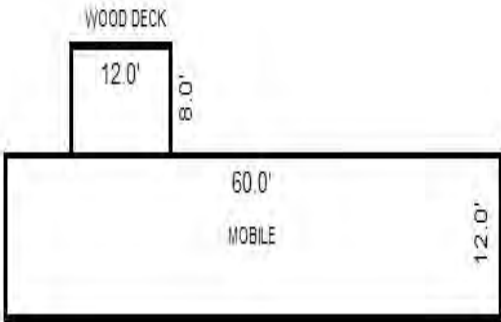
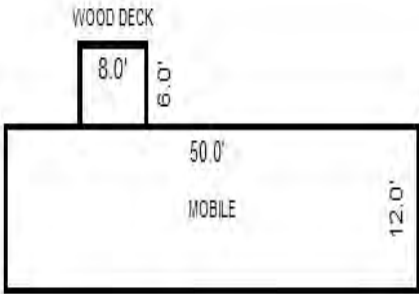
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Missaukee, Michigan

*** 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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						96	Treated Wood				
Building Style: HUD			Drywall Paneled				Plaster Wood T&G									
Yr Built 1973		Remodeled 0		Ex		X	Ord		Min	Trim & Decoration		Size of Closets				
Condition: Average				Lg	X	Ord		Small			Doors:			Solid	X	H.C.
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			100 Amps Service				
(1) Exterior				No./Qual. of Fixtures			Ex.			X	Ord.		Min	No. of Elec. Outlets		
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	Many			X	Ave.		Few	(13) Plumbing			Average Fixture(s)		
Insulation				1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement									
X	Many Avg. Few	X	Large Avg. Small													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal																

Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Average		Blt 1973	
(11) Heating System: Wall Furnace					
Ground Area = 720 SF Floor Area = 720 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
Total:				49,935	17,477
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical		268		3,141	1,099
Water/Sewer					
1000 Gal Septic		1		4,689	1,641
Water Well, 50 Feet		1		3,344	1,170
Deck					
Treated Wood		96		2,414	1,086
Built-Ins					
Appliance Allow.		1		2,713	950
Totals:				66,236	23,423
Notes: 12X60		ECF (4012 RURAL METES & BOUNDS) 0.940 =>		TCV: 22,018	

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



Sketch by Apex IV™

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

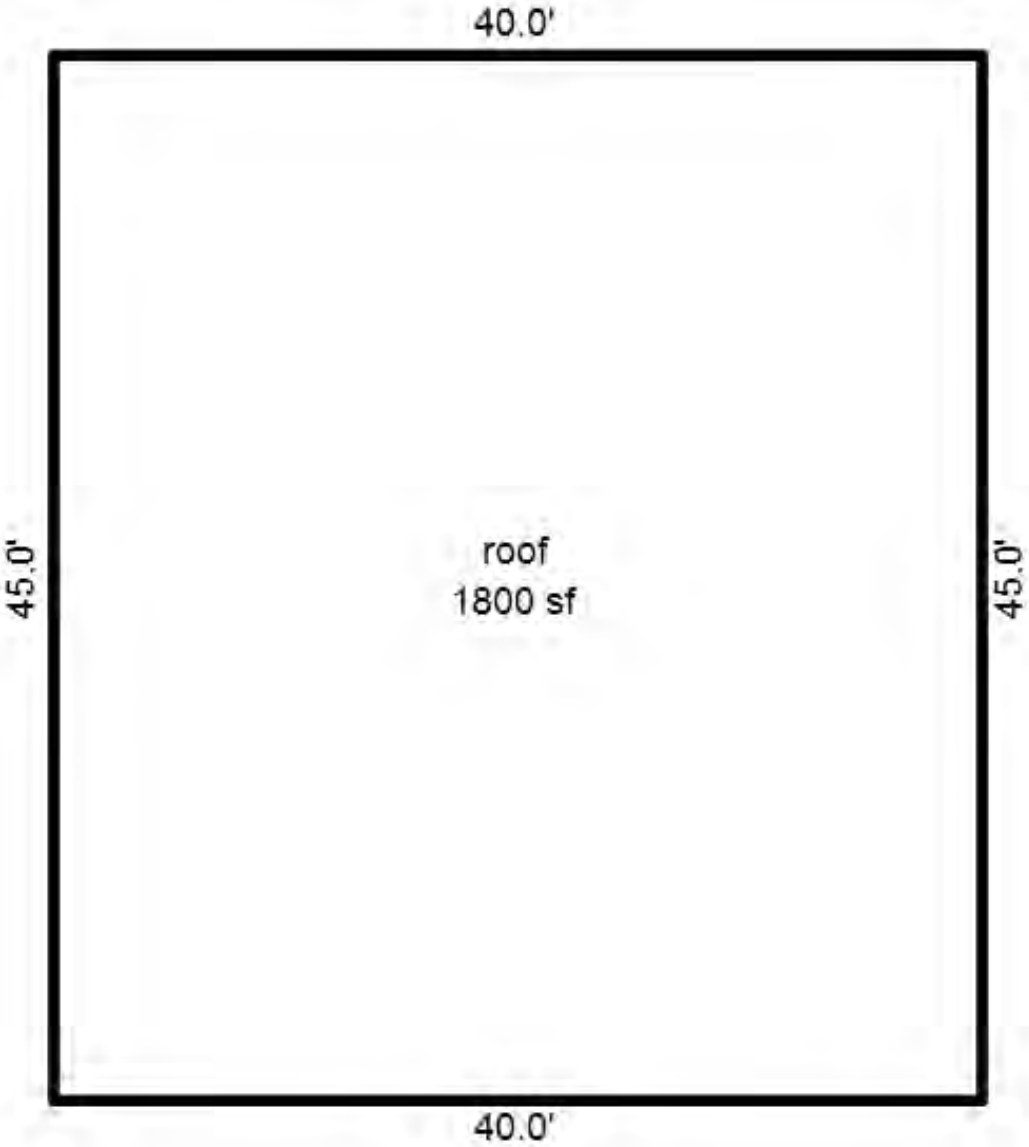
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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:	
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						48	Treated Wood	Car Capacity:	
Building Style: HUD			Drywall Paneled		Plaster Wood T&G								Class:	
Yr Built 1971	Remodeled 0		Ex	X	Ord		Min						Foundation:	
Condition: Average		Size of Closets				Lg	X	Ord		Small			Finished ?:	
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace					Auto. Doors:	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric					Mech. Doors:	
(1) Exterior								100 Amps Service					Area:	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures					% Good:	
								Ex.	X	Ord.		Min	Storage Area:	
								No. of Elec. Outlets					No Conc. Floor:	
								Many	X	Ave.		Few	Bsmnt Garage:	
(2) Windows		(7) Excavation						(13) Plumbing					Carport Area:	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Average Fixture(s)					Roof:	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
		(9) Basement Finish						(14) Water/Sewer						
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic						
X	Gable Hip Flat		Gambrel Mansard Shed					Lump Sum Items:						
X	Asphalt Shingle	(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Mobile Home HUD				Cls Average	Blt 1971
(11) Heating System: Wall Furnace					
Ground Area = 600 SF Floor Area = 600 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	600		
Total:				43,381	15,182
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			124	1,453	509
Water/Sewer					
1000 Gal Septic			1	4,689	1,641
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			48	1,667	750
Built-Ins					
Appliance Allow.			1	2,713	950
Totals:				57,247	20,202
Notes: 12X50 INVADER					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				18,990	

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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 KELLY RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
GUNNERSON STEVEN R ETAL 9513 W JENNINGS RD LAKE CITY MI 49651	2026 Est TCV 96,981								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 16 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 265 FT IF N 300 FT THOF. 18.1749A. (3*1998)	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X	Gravel Road	Residentia 18 -29 @\$5000	18.17 Acres	5000	100			90,850
		Paved Road	18.17 Total Acres Total Est. Land Value =						90,850
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2026	45,400	3,100	48,500			12,759C
		Rolling	2025	33,600	2,900	36,500			12,424C
		Low	2024	27,300	2,800	30,100			12,051C
		High	2023	23,600	2,800	26,400			11,478C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2026	45,400	3,100	48,500		12,759C
	TPC 04/30/2021	INSPECTED		2025	33,600	2,900	36,500		12,424C
	TPC 12/27/2017	INSPECTED		2024	27,300	2,800	30,100		12,051C
	TPC 05/10/2016	INSPECTED		2023	23,600	2,800	26,400		11,478C

Building Type	Loafing Sheds				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 170				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	45 x 40 = 1800				
Cost New	\$ 13,185				
Phy./Func./Econ. %Good	50/100/100 50.0				
Depreciated Cost	\$ 6,593				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	50				
Est. True Cash Value	\$ 6,131				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6131 / All Cards: 6131					



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

Parcel Number: 009-016-025-90

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.					
GUNNERSON GARY GUY	ANEJA RAJESH	1	09/01/2020	WD	03-ARM'S LENGTH	2020-02512	DEED	100.0					
GUNNERSON JOAAN L	GUNNERSON GARY GUY	248,000	12/01/2010	LC	03-ARM'S LENGTH	2010-3331LC	DEED	0.0					
WILDBIZ LLC	GUNNERSON JOAAN L	0	11/30/2010	LC	06-COURT JUDGEMENT	L2010/P05238	DEED	0.0					
GUNNERSON GARY GUY (M/M)	GUNNERSON JOANN L	1	11/04/2008	QC	21-NOT USED/OTHER	2008/3934	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status				
2555 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ANEJA RAJESH 2555 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 522,469 TCV/TFA: 110.65											
		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 0 235.00 290.00 1.0000 0.0000 0 100*								
					COMMERCIAL <2A M/L 1.56 Acres 18000 100 28,170								
					* denotes lines that do not contribute to the total acreage calculation.								
					235 Actual Front Feet, 1.56 Total Acres Total Est. Land Value = 28,170								
Tax Description													
SEC 16 T22N R8W W 235 FT OF N 290 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 1.5645A. (0*1998)		X											
Split on 11/16/2006 into 009-016-025-99;													
Comments/Influences													
Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (Adjacent owner)		X											
;													
Parent Parcel(s): 009-016-025-90;													
Child Parcel(s): 009-016-025-99;													

					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	14,100	247,100	261,200			173,285C		
		TPC 04/30/2021	INSPECTED		2025	14,100	222,100	236,200			168,730C		
		JWV 08/06/2018	INSPECTED		2024	9,400	191,400	200,800			163,657C		
		JWV 08/06/2018	INSPECTED		2023	7,300	162,100	169,400			155,864C		

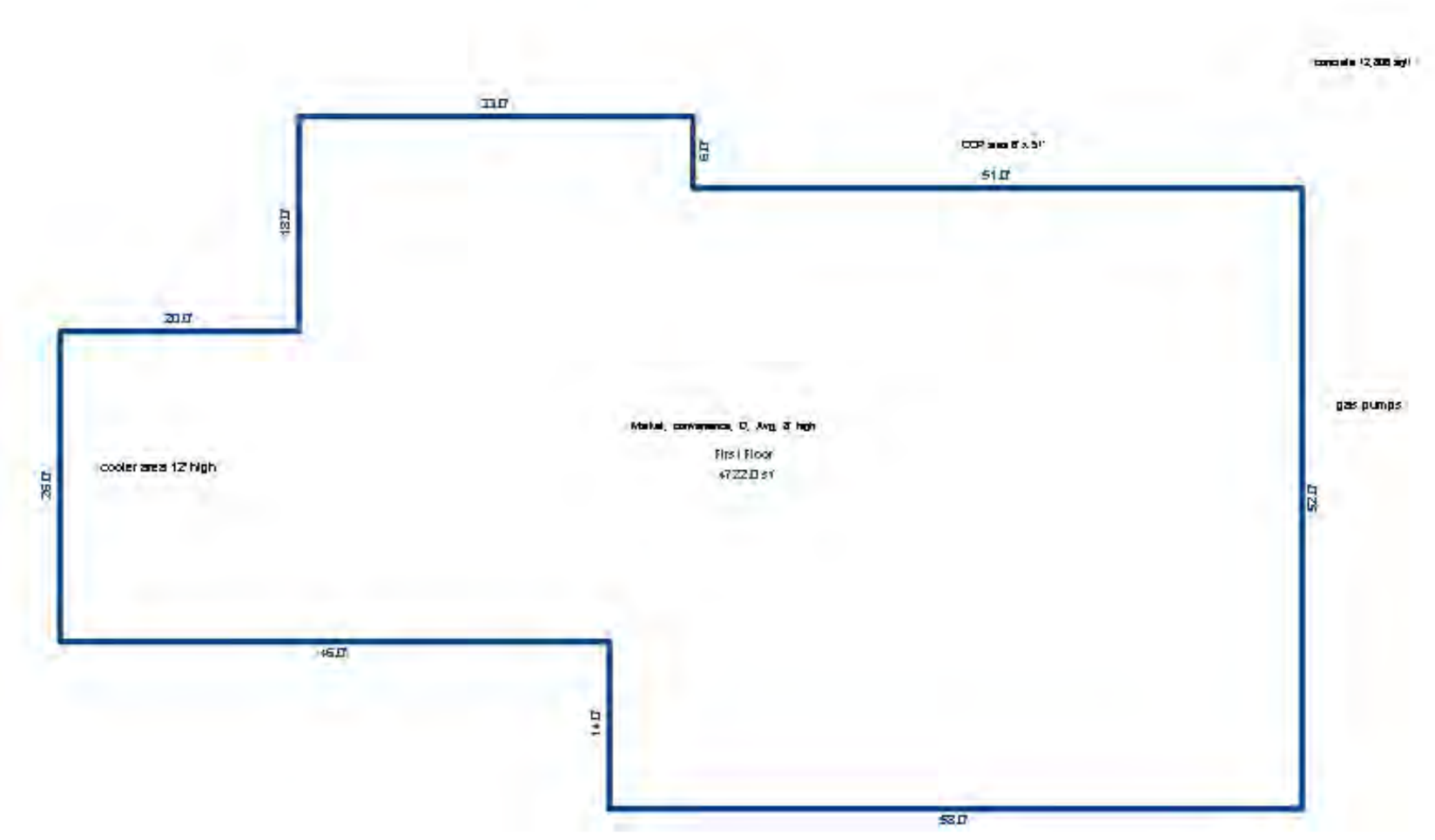
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 116 Calculator Occupancy: Markets - Convenience										<<<<< Calculator Cost Computations >>>>>														
Class: D Floor Area: 4,722 Gross Bldg Area: 4,722 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 324														
					High		Above Ave.	X	Ave.		Low	Base Rate for Upper Floors = 106.22												
					** ** Calculator Cost Data ** **					(10) Heating system: Forced Air Furnace Cost/SqFt: 8.62 100%														
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100					Quality: Average					Adjusted Square Foot Cost for Upper Floors = 114.84														
					Heat#1: Forced Air Furnace 100%					Total Floor Area: 4,722 Base Cost New of Upper Floors = 542,275														
					Heat#2: Forced Air Furnace 0%					Reproduction/Replacement Cost = 542,275														
1997 Year Built Remodeled					Ave. SqFt/Story: 4722					Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0														
					Ave. Perimeter: 324					Total Depreciated Cost = 216,910														
					Has Elevators:																			
Overall Bldg Height					*** Basement Info ***					<<<<< Segregated Cost Computations >>>>>														
					Area:					Costs taken from Segregated Cost Section 3: Stores & Commercial														
					Perimeter:					Item Description Cost # or Height Storys Cost														
Comments:					Type:					Col. Rate SqFt Adj. Adj. Cost														
					Heat: Hot Water, Radiant Floor					(39) Miscellaneous														
					* Mezzanine Info *					Canopies & Marquees:														
					Area #1:					Wood Frame 1 Up 33.50 603 1.000 1.000 20,201														
					Type #1:					Miscellaneous Built-in Construction:														
					Area #2:					Cold Storage, for each inch over 2"														
					Type #2:					add 2 Up 0.00 2026 1.000 1.000 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		Few Average	603 Wood Frame								
(3) Frame:					Total Fixtures					Urinals					2026 Cold Storage, for each inch o									
					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				
															Armored Cable					Mercury				
(5) Floor Cover:															Non-Metalic					Sodium Vapor				
															Bus Duct					Transformer				
(6) Ceiling:															(13) Roof Structure: Slope=0					(40) Exterior Wall:				
															(14) Roof Cover:									



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

Parcel Number: 009-016-025-99

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	Prct. Trans.		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
2555 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
GUNNERSON JOANN & GUNNERSON GARY G 9513 W JENNINGS ROAD LAKE CITY MI 49651	2026 Est TCV 12,015									
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 16 T22N R8W W 265 FT OF N 300 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 235 FT OF N 290 FT THEREOF. .2606A. (0*2006) Split on 11/16/2006 from 009-016-025-90;	Public Improvements			* Factors *						
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (From Adjacent Owner)	Gravel Road			I 200' @ 250/	30.00	300.00	1.6069	0.9306	250 100	11,215
Parent Parcel(s): 009-016-025-90; Child Parcel(s): 009-016-025-99;	Paved Road			30 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 11,215						
-----	Storm Sewer			Land Improvement Cost Estimates						
	Sidewalk			Description	Rate	Size	% Good	Cash Value		
	Water			Fencing: Wd, Split, 2 Rail	16.01	100	50	800		
	Sewer			Total Estimated Land Improvements True Cash Value = 800						
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level			2026	5,600	400	6,000			1,466C
	Rolling			2025	4,500	300	4,800			1,428C
	Low			2024	5,000	0	5,000			1,386C
	High			2023	3,500	0	3,500			1,320C
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	2026	5,600	400	6,000			1,466C
	TPC 04/30/2021	INSPECTED		2025	4,500	300	4,800			1,428C
	TPC 12/27/2017	INSPECTED		2024	5,000	0	5,000			1,386C
	TPC 05/10/2016	INSPECTED		2023	3,500	0	3,500			1,320C



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

Parcel Number: 009-016-026-00

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.	
GUNNERSON JOANN L & STEVEN	BAKER RICKY C	14,000	02/26/2013	QC	09-FAMILY/RELATED ENTITY	2013-00572	PROPERTY TRANSFER	100.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
9662 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%							
Owner's Name/Address	MAP #:								
BAKER RICKY C 4789 S LA CHANCE RD LAKE CITY MI 49651	2026 Est TCV 125,759 TCV/TFA: 128.33								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 16 T22N R8W SE 1/4 OF SW 1/4 EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT, W 800FT, S 800 FT, E 800 FT TO POB LYING S'LY OF S 1/8 LINE. 27.88A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia INFERIOR@\$1400 20.00 Acres 1400 100 28,000 Residentia 18 -29 @\$5000 7.88 Acres 5000 100 39,400 27.88 Total Acres Total Est. Land Value = 67,400						
Comments/Influences	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value Wood Frame 28.87 576 50 8,314 Total Estimated Land Improvements True Cash Value = 8,314						
	X	Electric							
	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	33,700	29,200	62,900			40,865C
	X	Low	2025	28,600	24,500	53,100			39,791C
	X	High	2024	25,800	24,800	50,600			38,595C
	X	Landscaped	2023	24,200	26,500	50,700			36,758C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	Who	When	What	2026	33,700	29,200	62,900		40,865C
	TPC 04/03/2018	INSPECTED	2025	28,600	24,500	53,100			39,791C
	TPC 05/19/2014	INSPECTED	2024	25,800	24,800	50,600			38,595C
			2023	24,200	26,500	50,700			36,758C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump Central Air Wood Furnace			Class: Good Effec. Age: 25 Floor Area: Total Base New : 120,993 Total Depr Cost: 53,239 Estimated T.C.V: 50,045		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1988		Remodeled 0	Ex										X	Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		150 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Drywall													
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 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		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing												
(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 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

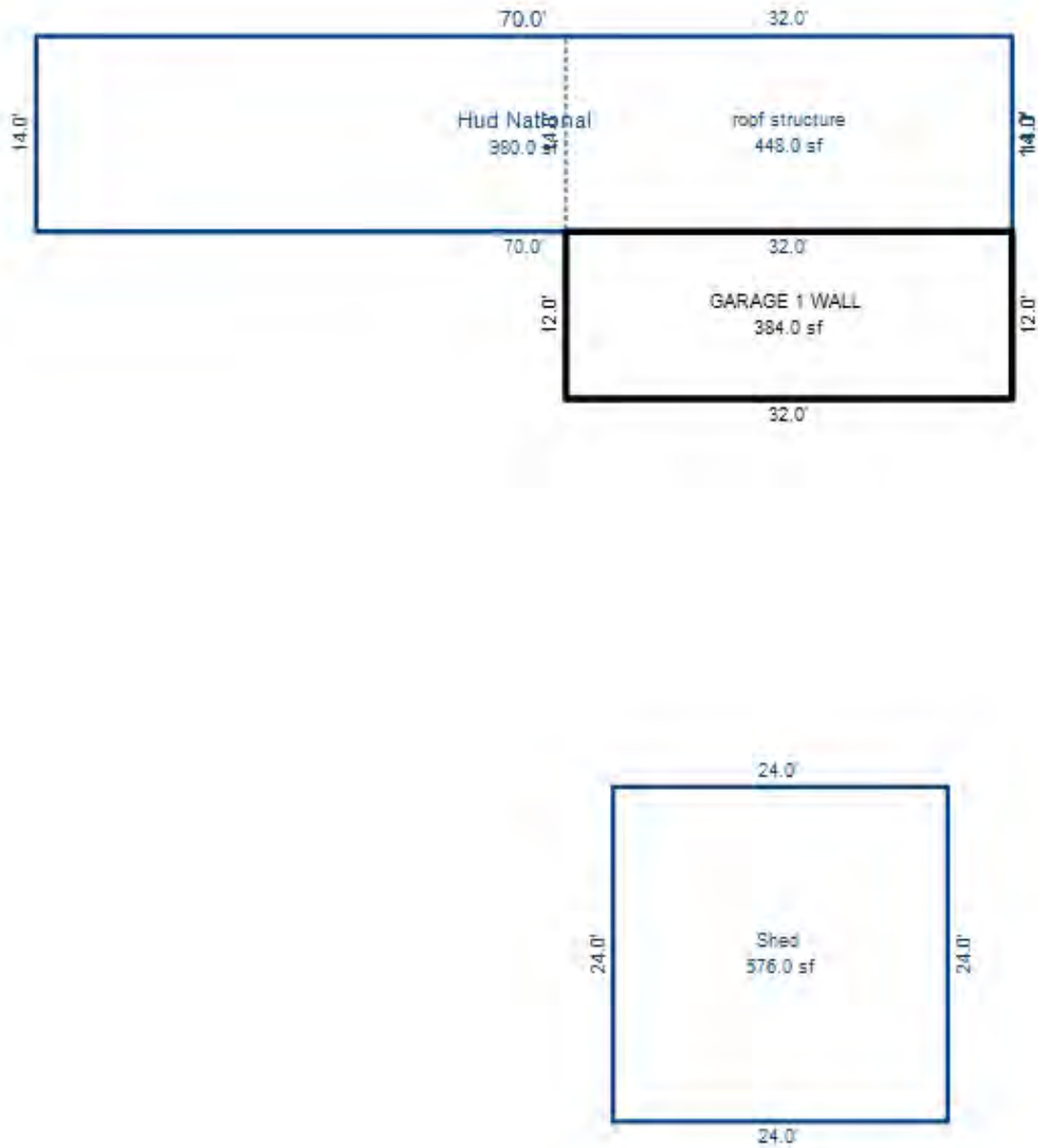
Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Good Blt 1988

(11) Heating System: Wall Furnace
Ground Area = 980 SF Floor Area = 980 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44

Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed		Metal	980		
Total:					77,325	34,024
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical				168	2,070	911
Plumbing						
Average Fixture(s)				1	1,293	569
Water/Sewer						
1000 Gal Septic				1	5,433	2,391
Water Well, 50 Feet				1	3,351	1,474
Garages						
Class: BC Exterior: Pole (Unfinished)						
Base Cost				832	27,622	12,154
Built-Ins						
Appliance Allow.				1	3,899	1,716
Totals:					120,993	53,239

Notes: 1988 REDMAN
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 50,045

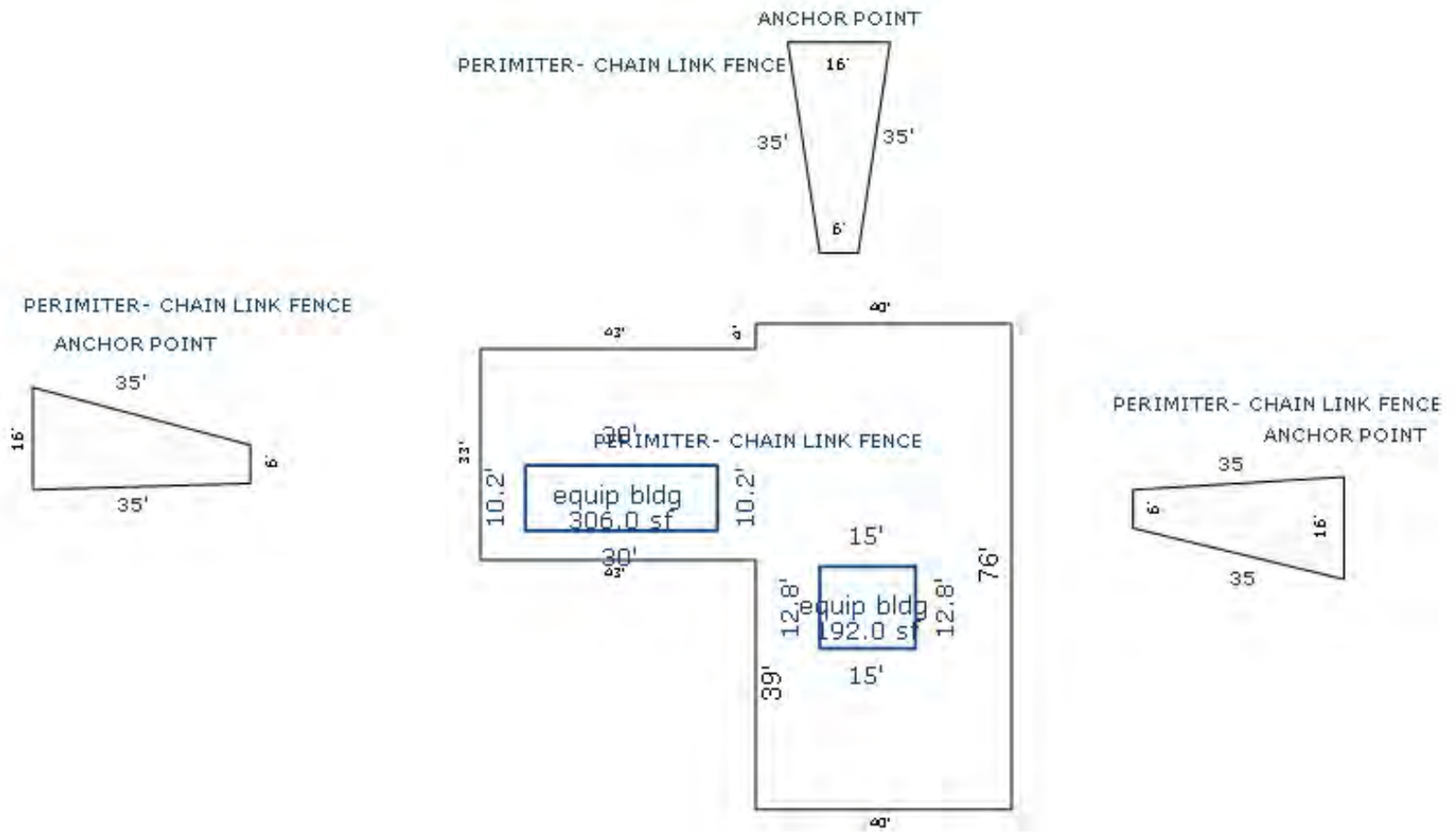
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CONSUMERS ENERGY COMPANY	VERTICAL BRIDGE AM LLC	176,239	05/24/2022	WD	03-ARM'S LENGTH	2022-02164	PROPERTY TRANSFER	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
9590 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		10/06/2025		PE25-0199		
		P.R.E. 0%		Enlargement/Addition		04/22/2025		PE25-0047		
Owner's Name/Address		MAP #:		Replacement		12/31/2024		PE24-0107		
VERTICAL BRIDGE TOWERS V LLC C/O RYAN LLC-PTS PO BOX 460169 DEPT 850 HOUSTON TX 77056-8169		2026 Est TCV 538,478 TCV/TFA: 1081.28								
		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
					COMMERCIAL 10A M/L	3800	14.69 Acres	3800	100	55,822
					14.69 Total Acres			Total Est. Land Value =		55,822
Tax Description		X	Dirt Road			Land Improvement Cost Estimates				
SEC 16 T22N R8W BEG 653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT, S 800 FT E 800 FT TO POB. 14.69A.			Gravel Road							
			Paved Road							
			Storm Sewer							
Comments/Influences		X	Sidewalk			Description				
			Water			Rate				
			Sewer			Size % Good				
			Electric			Cash Value				
COMMUNICATION BLDG,EQP & TOWER ASSESSED HERE.		X	Gas			TOWER \$382,083 YEAR 2000				
TOWER BUILT IN 2000. CONSTRUCTION COST 382,083.			Curb			1.00 374441 100 374,441				
			Street Lights			/CI16/YARI/CHALF/08'/29 31.25 591 100 18,469				
			Standard Utilities			/CI16/YARI/CHALF/08'/3 4.54 611 100 2,774				
		X	Underground Utils.			/CI16/YARI/CHALF/08'/GATW15 1,500.00 1 100 1,500				
						/CI16/YARI/CHALF/08'/GATW5 805.00 1 100 805				
						Total Estimated Land Improvements True Cash Value = 409,946				
		X	Topography of Site							
			Level			Work Description for Permit PE25-0199, Issued 10/06/2025: Remove single gang meter, install 2 gang meter to accomodate T-Mobile. Adding T-Mobile 200 amp service to an existing tower.				
			Rolling			Work Description for Permit PE25-0047, Issued 04/22/2025: New 200amp, 120/240v, 1PH service for T-Mobile.				
			Low			Work Description for Permit PE24-0107, Issued 12/31/2024: AT&T wireless proposes to modify an existing facility. The scope of work consists of antenna replacements.				
		X	High							
			Landscaped							
			Swamp							
			Wooded							
		X	Pond							
			Waterfront							
			Ravine							
			Wetland							
		X	Flood Plain							
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Desc. of Bldg/Section: EQUIPMENT BLDG Calculator Occupancy: Warehouses - Storage										<<<<<< Calculator Cost Computations >>>>>>																																																	
Class: C Floor Area: 306 Gross Bldg Area: 498 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Construction Cost										Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 80																																							
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 81.96																																							
Depr. Table : 2.25% Effective Age : 5 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.02 100%																																							
										Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 306 Ave. Perimeter: 80 Has Elevators:										Adjusted Square Foot Cost for Upper Floors = 109.98																																							
2006 Year Built Remodeled										*** Basement Info ***										Total Floor Area: 306 Base Cost New of Upper Floors = 33,654																																							
										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Reproduction/Replacement Cost = 33,654 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 29,952																																							
Overall Bldg Height										* Mezzanine Info *										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 49,121 Replacement Cost/Floor Area= 109.98 Est. TCV/Floor Area= 160.53																																							
										Area #1: Type #1: Area #2: Type #2:																																																	
Comments:										* 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										Few Average										Few Average									
										Total Fixtures										Urinals										Flex Conduit										Incandescent																			
(3) Frame:										3-Piece Baths										Wash Bowls										Rigid Conduit										Fluorescent																			
										2-Piece Baths										Water Heaters										Armored Cable										Mercury																			
										Shower Stalls										Wash Fountains										Non-Metalic										Sodium Vapor																			
										Toilets										Water Softeners										Bus Duct										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.																													
										Gas Oil										Coal Stoker										Hand Fired Boiler																													
(6) Ceiling:																																																											



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

Desc. of Bldg/Section: EQUIPMENT BLDG										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Sheds - Equipment 4 Wall Building										Class: C Quality: Average									
Class: C										Stories: 1 Story Height: 10 Perimeter: 55									
Floor Area: 192										Base Rate for Upper Floors = 61.96									
Gross Bldg Area: 498										(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.28 100%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 83.24									
Average Sty Hght : 10										Total Floor Area: 192 Base Cost New of Upper Floors = 15,982									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 15,982									
Depr. Table : 2%										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0									
Effective Age : 5										Total Depreciated Cost = 14,384									
Physical %Good: 90										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 23,589									
Func. %Good : 100										Replacement Cost/Floor Area= 83.24 Est. TCV/Floor Area= 122.86									
Economic %Good: 100																			
2006 Year Built										Area:									
Remodeled										Perimeter:									
										Type:									
Overall Bldg Height										Heat: Hot Water, Radiant Floor									
Comments:										*** Basement Info ***									
										Area #1:									
										Type #1:									
										Area #2:									
										Type #2:									
										* Mezzanine Info *									
										Area:									
										Type: Average									
										* Sprinkler Info *									
										Area:									
										Type: Average									
(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:									
										(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:									

Parcel Number: 009-016-027-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

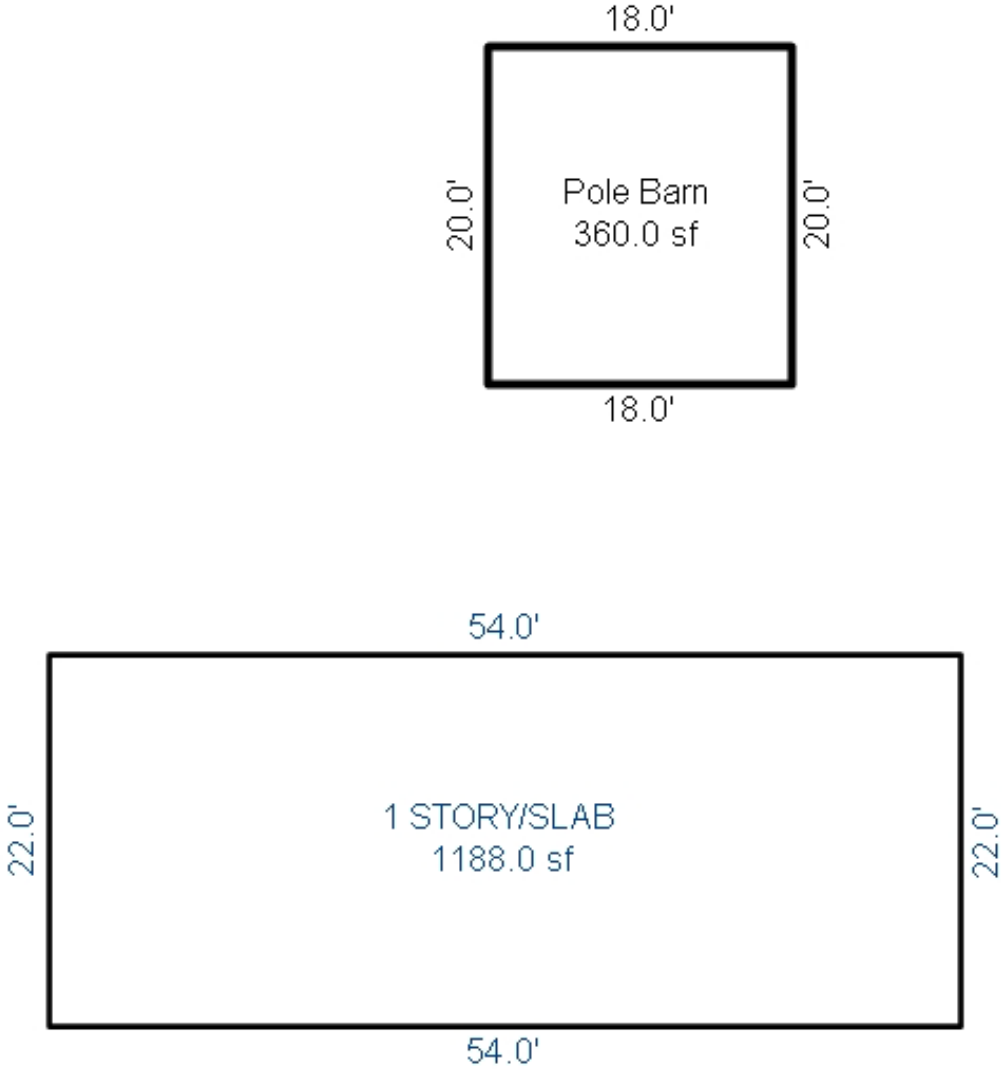
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PRICE DORIS	BARRINGER HAROLD & BARRINGER	1	06/25/2014	QC	21-NOT USED/OTHER	2014-02300	DEED	100.0				
PRICE DORIS J	PRICE DORIS & BARRINGER &	0	09/30/2013	QC	09-FAMILY/RELATED ENTITY	2013-03433	DEED	0.0				
HUNT MARY E & PRICE DORIS	PRICE DORIS J	0	07/10/2013	AFF	07-DEATH CERTIFICATE	2013-03432 DC	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2610 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 11/15/2018										
Owner's Name/Address		MAP #:										
BARRINGER HAROLD & BARRINGER LINDA 2610 S BLODGET RD LAKE CITY MI 49651		2026 Est TCV 331,565 TCV/TFA: 279.10										
		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 30 - 65	\$3800	59.04 Acres	3800	100		224,360	
					Residentia ROW @ ZERO		0.13 Acres	0	100		0	
					59.17 Total Acres						Total Est. Land Value =	224,360
Tax Description												
SEC 16 T22N R82 (8*2020) NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 EXCEPT S 660 FT OF E 220 FT THOF, & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 59.1667 A 009-016-027-00 SPLIT PART TO -95 FORMERLY . SEC 16 T22N R8W NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 62.50 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Comments/Influences												
Split/Comb. on 08/27/2020 completed 08/27/2020 TIM												
2020 Lake Township Parcel Map 000-016-027-00; 000-016-027-95;												
		X	Level Rolling Low High Landscaped Swamp 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	112,200	53,600	165,800			87,958C	
TPC 05/06/2018 INSPECTED					2025	109,200	46,400	155,600			85,646C	
TPC 12/27/2017 INSPECTED					2024	88,600	39,100	127,700			83,071C	
TPC 01/09/2017 INSPECTED					2023	70,900	37,900	108,800			79,116C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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	Type	Year Built: 1960 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																											
X	Wood Frame Block	(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 1960	Remodeled 0	Ex	X	Ord		Min																																																																		
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																															
Room List		Doors:		Solid	X	H.C.																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:																																																																			
(1) Exterior		(6) Ceilings		X	Drywall																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 1188 S.F. Height to Joists: 0.0																																																																			
(2) Windows		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																			
X	Many Avg.	X	Large Avg.																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																			
(3) Roof		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																																																																			
X	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																			
X	Asphalt Shingle				Lump Sum Items:																																																																			
Chimney: Block																																																																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1188 SF Floor Area = 1188 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>Block</td> <td>Slab</td> <td>1,188</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>122,333</td> <td>73,400</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>1</th> <th>949</th> <th>569</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,947</td> <td>2,368</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>3,212</td> <td>1,927</td> </tr> </tbody> </table> Garages Class: D Exterior: Pole (Unfinished) Base Cost <table border="1"> <thead> <tr> <th>360</th> <th>8,600</th> <th>5,160</th> </tr> </thead> <tbody> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,543</td> </tr> <tr> <td>926</td> <td></td> <td></td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>4,680</td> </tr> <tr> <td>2,808</td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td>145,264</td> <td>87,158</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 107,205															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Block	Slab	1,188			Total:				122,333	73,400	Average Fixture(s)	1	949	569	Water/Sewer				1000 Gal Septic	1	3,947	2,368	Water Well, 50 Feet	1	3,212	1,927	360	8,600	5,160	Built-Ins			Appliance Allow.	1	1,543	926			Fireplaces			Exterior 1 Story	1	4,680	2,808			Totals:	145,264	87,158
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																			
1 Story	Block	Slab	1,188																																																																					
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*** Information herein deemed reliable but not guaranteed***



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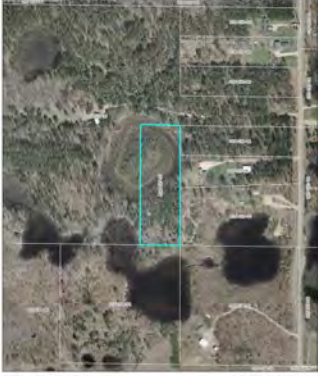
Parcel Number: 009-016-027-95

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.		
BARRINGER HAROLD & BARRING	HANNA LESLIE L	1,500	09/23/2020	QC	21-NOT USED/OTHER	2020-02769	PROPERTY TRANSFER	100.0		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 11/23/2020								
Owner's Name/Address	MAP #:									
HANNA LESLIE L 2670 S BLODGET RD LAKE CITY MI 49651	2026 Est TCV 4,666									
Tax Description SEC16T22NR8W (0*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A SPLIT ON 08/27/2020 FROM 009-016-027-00; Comments/Influences Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ; Parent Parcel(s): 009-016-027-00; Child Parcel(s): 009-016-027-95; -----  The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors * 220' X 660'						
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	Gravel Road			Residentia INFERIOR@\$1400	3.33 Acres	1400	100			4,666
	Paved Road			3.33 Total Acres Total Est. Land Value =						4,666
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	2,300	0	2,300			2,300S	
Low			2025	2,300	0	2,300			2,273C	
High			2024	2,300	0	2,300			2,205C	
Landscaped			2023	2,300	0	2,300			2,100C	
Swamp										
Wooded										
X Pond										
Waterfront										
Ravine										
X Wetland										
Flood Plain										
Who	When	What	2026	2,300	0	2,300			2,300S	
TPC 05/06/2018	INSPECTED		2025	2,300	0	2,300			2,273C	
			2024	2,300	0	2,300			2,205C	
			2023	2,300	0	2,300			2,100C	

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

Parcel Number: 009-016-028-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

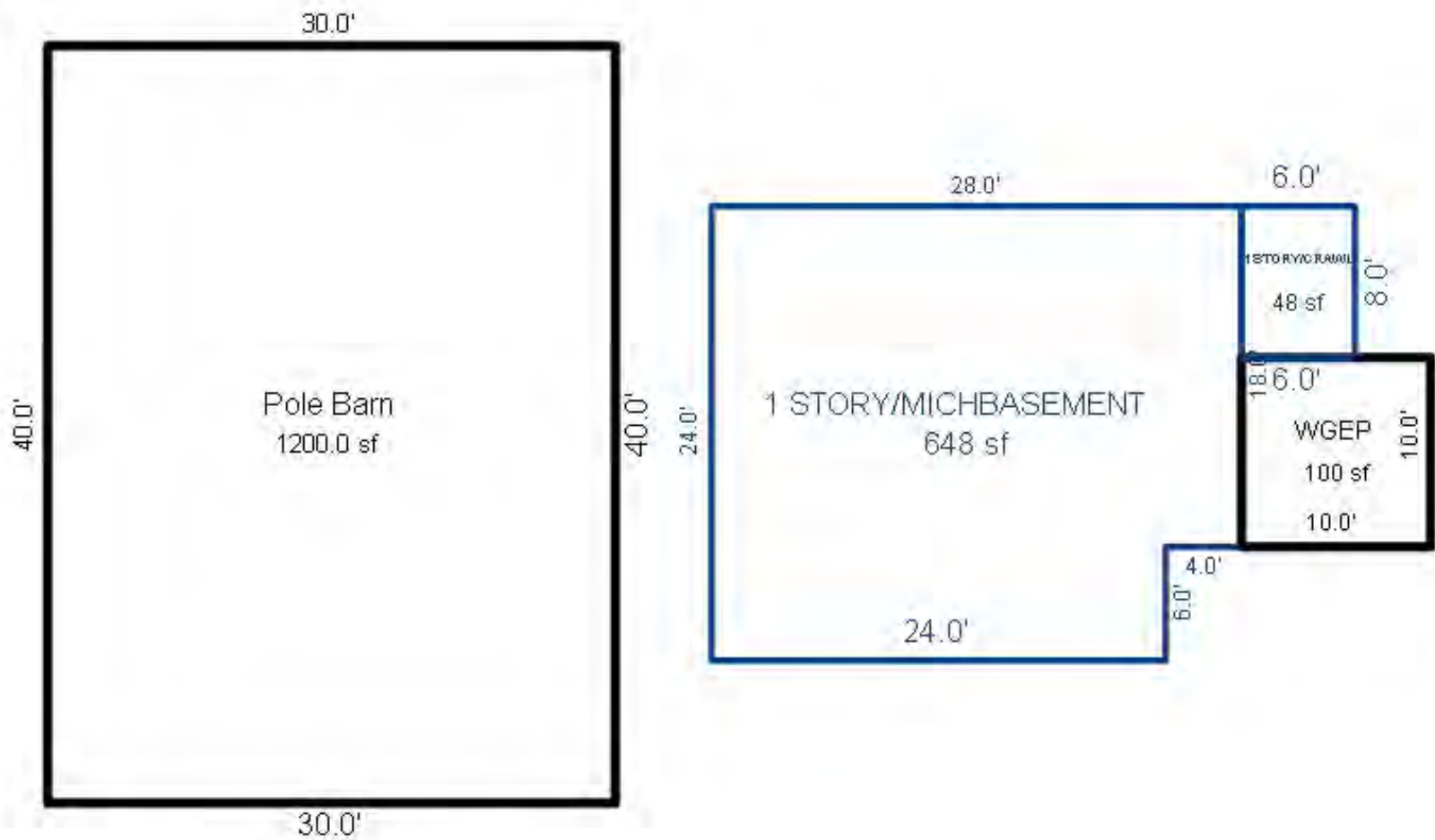
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KINKEMA RYAN/ LONGSTREET L	HANNA JAMES D	70,000	10/31/2017	WD	03-ARM'S LENGTH	2017-03448	PROPERTY TRANSFER	100.0		
NEWTN DALE G & LORI A (H/W	KINKEMA RYAN & LONGSTREET	84,500	04/03/2008	WD	03-ARM'S LENGTH	2008/1068	DEED	100.0		
		38,000	04/01/2000	WD	33-TO BE DETERMINED	336:282	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2540 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/23/2003		20030226		Complete
		P.R.E. 100% 10/31/2017								
Owner's Name/Address		MAP #:								
HANNA JAMES D 2540 S BLODGETT ROAD LAKE CITY MI 49651		2026 Est TCV 137,810 TCV/TFA: 198.00								
		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 165.00 660.00 1.0493 1.1334 110 100 21,584					
					165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value =					21,584
Tax Description										
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2 1/2 A.		X								
Comments/Influences										
										
		Topography of Site								
		X								



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

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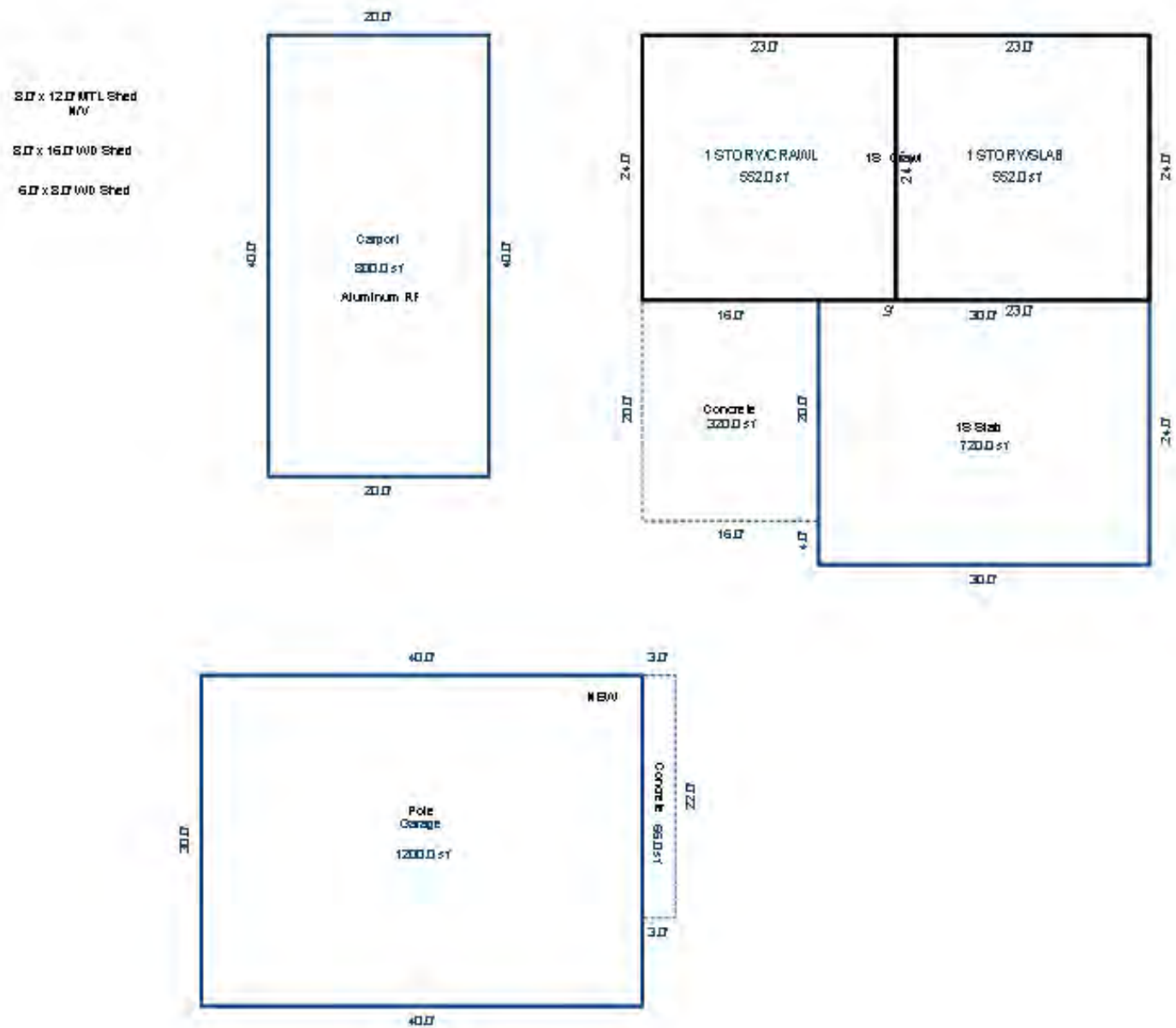


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DENMAN ADAM	DENMAN ADAM	0	03/22/2024	WD	15-LADY BIRD	2024-00626	PROPERTY TRANSFER	0.0					
NATIONSTAR MORTGAGE LLC	DENMAN ADAM LEE	41,000	05/31/2017	PTA	11-FROM LENDING INSTITUTI	PTA	PROPERTY TRANSFER	100.0					
MAXWELL JAMES J & MICHELE	DENMAN ADAM	55,000	01/27/2017	WD	03-ARM'S LENGTH	2017-00344	PROPERTY TRANSFER	100.0					
MAXWELL JAMES A & SANDRA K	MAXWELL JAMES J & MICHELE	0	09/03/2004	WD	21-NOT USED/OTHER	05-0/1041	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2730 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/27/2018		2018-0118		100%			
Owner's Name/Address		P.R.E. 100% 08/01/2018											
DENMAN ADAM 2730 S BLODGETT RD LAKE CITY MI 49651		MAP #:											
		2026 Est TCV 253,961 TCV/TFA: 139.23											
		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	330.00	662.00	0.8823	1.1342	110 100	36,327		
					330 Actual Front Feet, 5.01 Total Acres						Total Est. Land Value =	36,327	
					Land Improvement Cost Estimates								
					Description	Rate					Size % Good	Cash Value	
					D/W/P: 4in Concrete	6.47					320 50	1,035	
					Sewer	D/W/P: 4in Ren. Conc.					7.33	66 50	242
					X Electric	Wood Frame					24.57	128 50	1,572
					Gas	Wood Frame					33.62	48 50	807
					Curb	Total Estimated Land Improvements					True Cash Value =	3,656	
					Street Lights								
					Standard Utilities								
					Underground Utils.								
		Topography of Site			Work Description for Permit 2018-0118, Issued 04/27/2018: NEW BLDG/ADDITON RESI USE R4, PLE BLDG/ADDITION FOR HOME. WOOD FRAME. POURED FOUNDATION GAS HEAT PRIAVATE WELL & CISTERN. N/A MECH. 1 STORIES 1 BDRM, 0 BATH TOT 720 SQFT								
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			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	18,200	108,800	127,000		74,233C			
		JWV	08/10/2018	INSPECTED	2025	14,900	93,100	108,000		72,282C			
		TPC	12/27/2017	INSPECTED	2024	5,000	85,800	90,800		70,109C			
		TPC	01/09/2017	INSPECTED	2023	4,000	83,100	87,100		66,771C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2018 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,824 Total Base New : 248,524 Total Depr Cost: 173,966 Estimated T.C.V: 213,978		E.C.F. X 1.230		Bsmnt Garage: Carport Area: 800 Roof: Aluminum				
Building Style: 1S			Drywall											Plaster Wood T&G	
Yr Built 1996	Remodeled 2018	Ex											Ord	X	Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 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 1996		
				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
				No. of Elec. Outlets			Ground Area = 1824 SF Floor Area = 1824 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								
	Many Avg.		Large Avg.	1 Average Fixture(s)			Stories Exterior Foundation Size								
X	Few X Small	Basement: 0 S.F. Crawl: 552 S.F. Slab: 1272 S.F. Height to Joists: 0.0		1 3 Fixture Bath			1 Story Siding Slab 552								
				2 Fixture Bath			1 Story Siding Crawl Space 552								
				Softener, Auto			1 Story Siding Slab 720								
				Softener, Manual			Total: 201,070 140,748								
				Solar Water Heat			Other Additions/Adjustments								
				No Plumbing			Plumbing								
				Extra Toilet			Average Fixture(s) 1 1,185 829								
				Extra Sink			Water/Sewer								
				Separate Shower			1000 Gal Septic 1 4,386 3,070								
				Ceramic Tile Floor			Water Well, 50 Feet 1 3,344 2,341								
				Ceramic Tile Wains			Garages								
				Ceramic Tub Alcove			Class: CD Exterior: Pole (Unfinished)								
				Vent Fan			Door Opener 1 468 328								
							Base Cost 1200 25,428 17,800								
(3) Roof		(8) Basement		(14) Water/Sewer			Fireplaces								
	Recreation SF			Public Water			Wood Stove 1 2,107 1,475								
	Living SF			Public Sewer			Carports								
	Walkout Doors (B)			Water Well			Aluminum 800 10,536 7,375								
	No Floor SF			1 1000 Gal Septic			Totals: 248,524 173,966								
	Walkout Doors (A)			1 2000 Gal Septic			Notes: 2018 ADDITION								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 213,978								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

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



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

Parcel Number: 009-016-030-00

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.					
VELTING MARK & EARLINA	TAYLOR BRIAN K & LORI	9,000	07/10/2020	WD	03-ARM'S LENGTH	2020-01962	PROPERTY TRANSFER	100.0					
COOPER RONALD L & THELMA L	VELTING MARK & EARLINA	6,500	01/31/2020	WD	03-ARM'S LENGTH	2020-00281	PROPERTY TRANSFER	100.0					
		7,000	09/01/1998	WD	33-TO BE DETERMINED	322:267	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
2658 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
TAYLOR BRIAN K & LORI 320 S 15TH ST OOSTBURG WI 53070		2026 Est TCV 21,600											
		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	165.00	662.00	1.0493	1.1342	110	100		
					165 Actual Front Feet, 2.51 Total Acres						Total Est. Land Value =		21,600
Tax Description													
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 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	10,800	0	10,800			3,615C		
		TPC 05/30/2022	INSPECTED		2025	8,800	0	8,800			3,520C		
		TPC 04/30/2021	INSPECTED		2024	5,000	0	5,000			3,415C		
		TPC 05/06/2018	INSPECTED		2023	4,000	0	4,000			3,253C		
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Missaukee, Michigan

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

Parcel Number: 009-016-031-00

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.					
KOŁODZIEJ PATRICIA	KOŁODZIEJ PATRICIA TRUST	0	05/02/2019	QC	09-FAMILY/RELATED ENTITY	2019-03174	PROPERTY TRANSFER	0.0					
KOŁODZIEJ ROSALIA TRUST	KOŁODZIEJ PATRICIA	0	05/01/2019	QC	09-FAMILY/RELATED ENTITY	2019-02206	PROPERTY TRANSFER	0.0					
KOŁODZIE ROSALIA	KOŁODZIEJ ROSALIA TRUST	0	11/03/2017	QC	09-FAMILY/RELATED ENTITY	2017-03708	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KOŁODZIEJ PATRICIA TRUST 3055 GILLFORD DRIVE SE LOWELL MI 49331		2026 Est TCV 21,600											
		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
					A 200' @ 110/FF	165.00	662.00	1.0493	1.1342	110	100	21,600	
					165 Actual Front Feet, 2.51 Total Acres						Total Est. Land Value =	21,600	
Tax Description					Land Improvement Cost Estimates								
. SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.					Description		Rate		Size	% Good		Cash Value	
Comments/Influences					Wood Frame		19.51		200	0		0	
					Total Estimated Land Improvements True Cash Value =						0		
		Topography of Site											
		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			2026	10,800	0	10,800			3,615C	
						2025	8,800	0	8,800			3,520C	
						2024	5,000	0	5,000			3,415C	
						2023	4,000	0	4,000			3,253C	
		Who	When	What	2026	10,800	0	10,800				3,615C	
		TPC	05/30/2022	INSPECTED	2025	8,800	0	8,800				3,520C	
		TPC	04/30/2021	INSPECTED	2024	5,000	0	5,000				3,415C	
		TPC	05/06/2018	INSPECTED	2023	4,000	0	4,000				3,253C	
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Parcel Number: 009-016-032-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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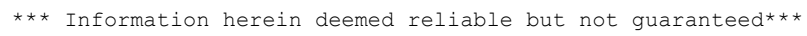
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WEED PAULA K	CONRAD KALEB	205,000	02/11/2026	WD	03-ARM'S LENGTH	2026-00384	PROPERTY TRANSFER	100.0				
POTKAN HELEN ETAL	WEED PAULA K	28,000	12/01/2010	WD	03-ARM'S LENGTH	2010-5248WD	PROPERTY TRANSFER	100.0				
POTKAN FELIX-HELEN POTKAN,	POTKAN HELEN ETAL (J/T)	0	10/03/2005	QC	21-NOT USED/OTHER	05-0/4576	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2520 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/14/2020		2020-0139	100%			
		P.R.E. 100% 02/27/2026		VIOLATION LETTER		09/12/2019		2019-2520	100%			
Owner's Name/Address		MAP #:										
CONRAD KALEB 2520 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 135,335 TCV/TFA: 144.28										
		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 165.00 662.00 1.0493 1.1342 110 100						21,600	
					165 Actual Front Feet, 2.51 Total Acres						Total Est. Land Value =	21,600
Tax Description												
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.		X										
Comments/Influences												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 368	Type CCP (1 Story)	Year Built: 2020 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: 1800 % 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 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 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 1 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										
	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***



Parcel Number: 009-016-033-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

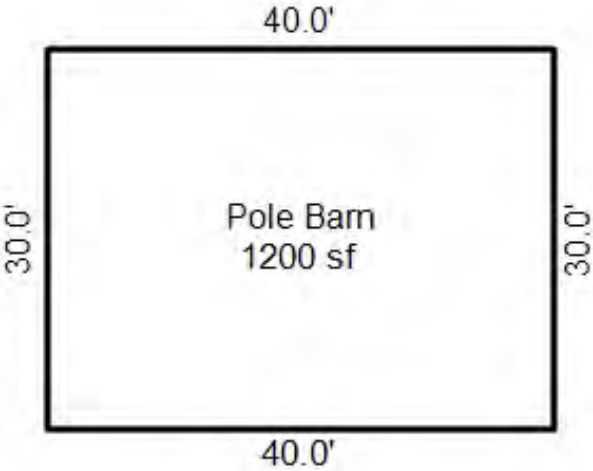
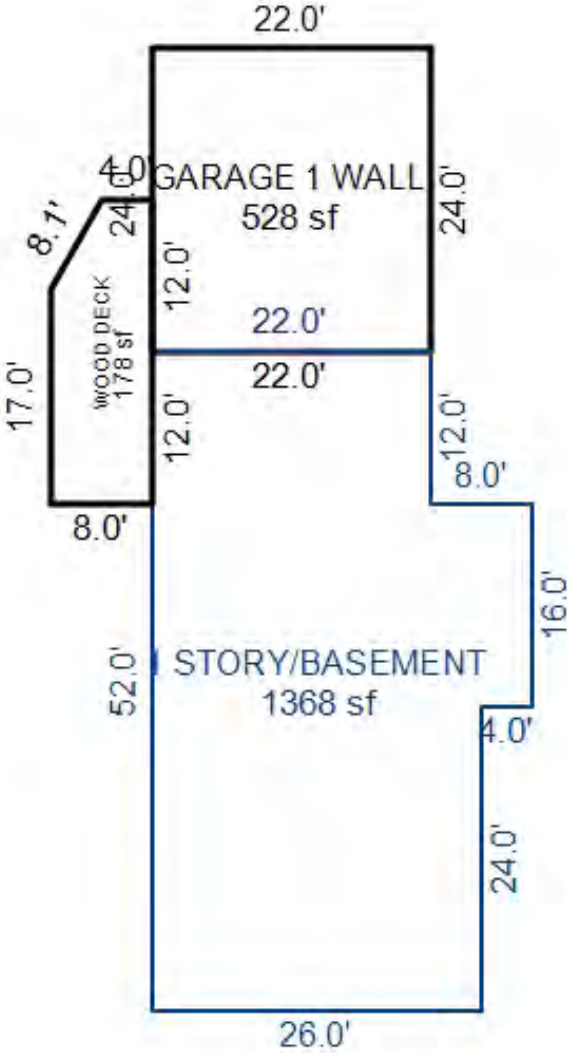
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
2670 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 07/21/1994									
Owner's Name/Address	MAP #:									
HANNA LESLIE L & HAUGHT EVE L 2670 BLODGETT LAKE CITY MI 49651	2026 Est TCV 218,399 TCV/TFA: 159.65									
Tax Description	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	657.36	1.0493	1.1322	110 100	21,562	
			165 Actual Front Feet, 2.49 Total Acres						Total Est. Land Value = 21,562	
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE1/4, & PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19, EXC PCL B-1 OF SURVEY AS SHOWN IN LIBER S-5 PG 19. 2.49 Ac. M/L Split on 01/02/2008 into 009-016-033-99; ----- 08-28-08 Combine 009-016-029-99 with this Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Split/Comb. on 01/02/2008 completed	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	10,800	98,400	109,200			48,169C
	TPC 04/30/2021	INSPECTED		2025	8,800	83,900	92,700			46,903C
	TPC 12/27/2017	INSPECTED		2024	5,000	71,900	76,900	76,900M		45,493C
	TPC 04/08/2013	INSPECTED		2023	4,000	69,700	73,700			43,327C

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

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



Parcel Number: 009-016-034-01

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	Number	Status				
9100 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%								
Owner's Name/Address	MAP #:									
CARPENTER-THOMPSON MITCH 10591 W KELLY RD LAKE CITY MI 49651	2026 Est TCV 195,510 TCV/TFA: 339.43									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
REMAINDER PARCEL AS SHOWN IN LIBER S6P250 SEC 16 T22N R8W 29.67 A SPLIT ON 09/10/2025 FROM 009-016-034-00; Comments/Influences	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 30 - 65 \$3800 29.67 Acres 3800 100 112,746 29.67 Total Acres Total Est. Land Value = 112,746							
Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ; Parent Parcel(s): 009-016-034-00; Child Parcel(s): 009-016-034-01, 009-016-034-05; -----	X	Land Improvement Cost Estimates	Description Rate Size % Good Cash Value Wood Frame 21.65 228 50 2,468 Total Estimated Land Improvements True Cash Value = 2,468							
	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								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	TPC 04/30/2021	INSPECTED		2026	56,400	41,400	97,800			97,800S
	TPC 12/27/2017	INSPECTED		2025	0	0	0			0
	TPC 09/10/2012	INSPECTED		2024	0	0	0			0
				2023	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 1024		
X	Wood Frame	(4) Interior			Drywall Paneled		Plaster Wood T&G							
Building Style: LOG		Trim & Decoration												
Yr Built 1846	Remodeled 1997		Ex	X	Ord		Min							
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors						(12) Electric						
		Kitchen: Other: Other:						0 Amps Service						
(1) Exterior								No./Qual. of Fixtures						
	Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No. of Elec. Outlets						
								Many	X	Ave.		Few		
(2) Windows		(7) Excavation						(13) Plumbing						
	1 Average Fixture(s)													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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											
(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)					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: 1 Single Family LOG Cls CD Blt 1846

(11) Heating System: Wall/Floor Furnace

Ground Area = 576 SF Floor Area = 576 SF.

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

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	576			
Total:					76,604	42,133

Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,185	652
Water/Sewer				
1000 Gal Septic	1	4,386	2,412	
Water Well, 50 Feet	1	3,344	1,839	

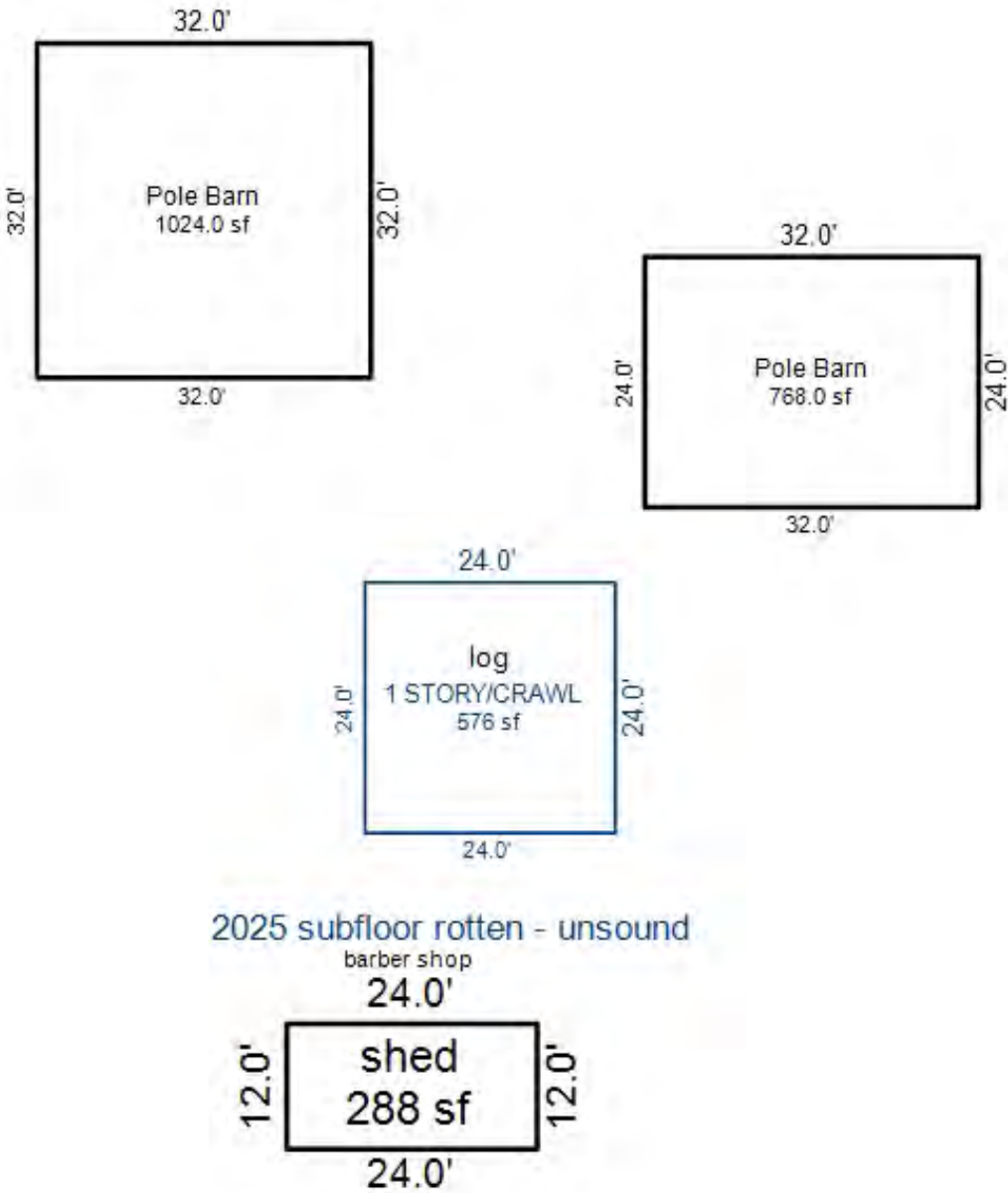
Garages

Class: CD Exterior: Pole (Unfinished)	Base Cost	768	17,610	9,685
Class: CD Exterior: Pole (Unfinished)				
Base Cost	1024	21,699	11,934	
No Concrete Floor	1024	-6,134	-3,374	
Totals:		118,694	65,281	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 80,296

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



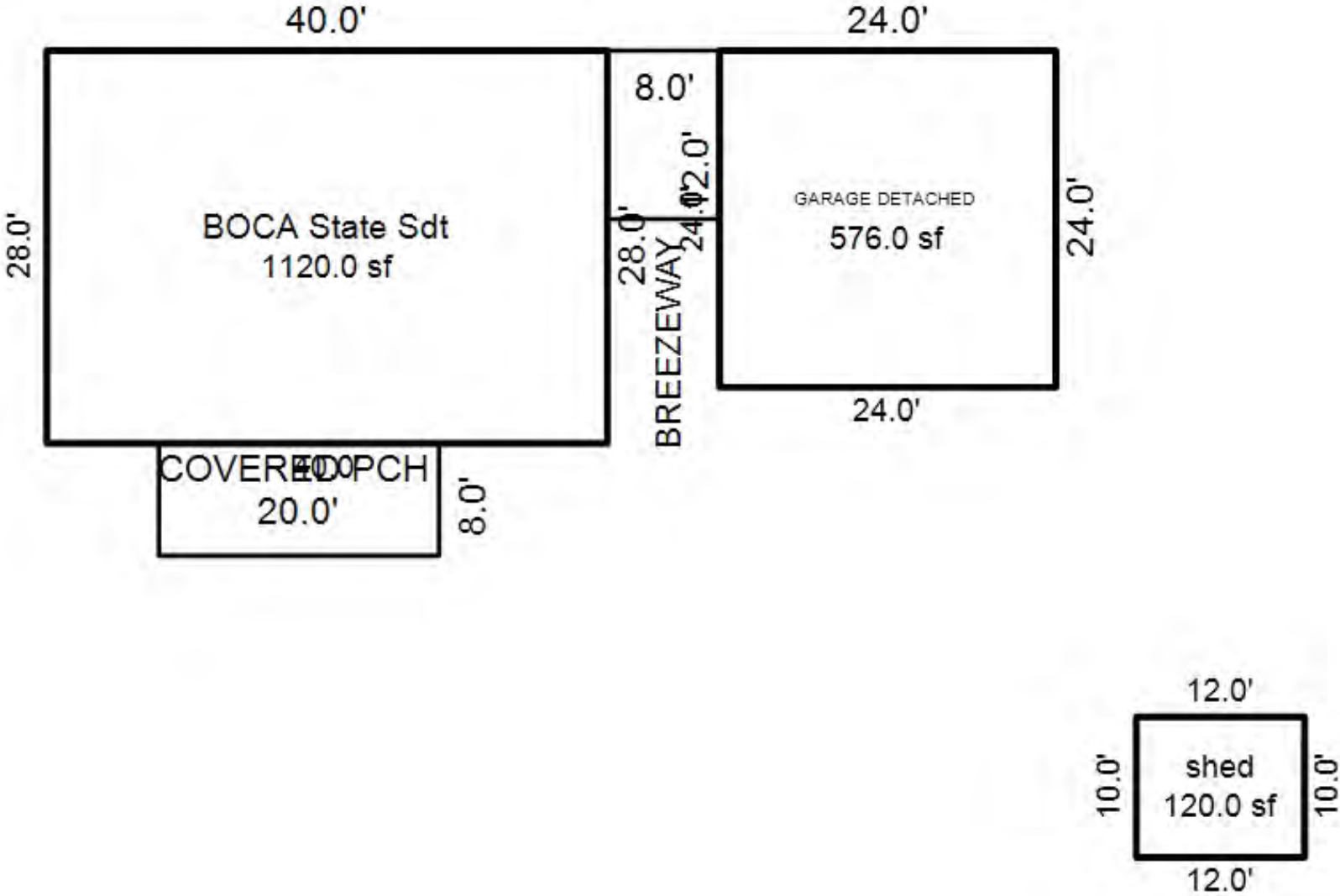
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
9040 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
CARPENTER-THOMPSON MITCH 10591 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 161,539 TCV/TFA: 149.57										
		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	291.31	297.02	0.9103	0.9283	110 100	27,077	
					291 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 27,077							
Tax Description					Land Improvement Cost Estimates							
PCL A OF THE SURVEY RECORDED IN LIBER S6P250 SEC 16 T22N R8W 2.46 A		X			Description					Rate	Size % Good	Cash Value
SPLIT ON 09/10/2025 FROM 009-016-034-00;					D/W/P: 4in Concrete					6.05	500 50	1,512
Comments/Influences					Wood Frame					22.16	120 50	1,329
Split/Comb. on 09/10/2025 completed 09/10/2025 TIM ;		X			Total Estimated Land Improvements True Cash Value = 2,841							
Parent Parcel(s): 009-016-034-00;												
Child Parcel(s): 009-016-034-01,												
009-016-034-05;												

		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
Who		When	What	2026	13,500	67,300	80,800			80,800S		
				2025	0	0	0			0		
				2024	0	0	0			0		
				2023	0	0	0			0		

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 160 96	Type WCP (1 Story) Brzwy, FW	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																							
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 25 Floor Area: 1,080 Total Base New : 177,271 Total Depr Cost: 132,951 Estimated T.C.V: 131,621		E.C.F. X 0.990		Bsmnt Garage:																																																																								
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G																																																																															
Yr Built 1998		Remodeled 0		Ex		X	Ord		Min	Size of Closets																																																																										
Condition: Average				Lg			Ord	X	Small																																																																											
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(1) Exterior		Kitchen: Other: Other:				125 Amps Service																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall																																																																															
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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Many			X	Ave.		Few																																																																								
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X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Average Fixture(s) 1 3 Fixture Bath 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																																																																														
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*** Information herein deemed reliable but not guaranteed***



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Parcel Number: 009-016-034-50

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.				
MAXWELL JAMES A & SANDRA K	SHERMAN DAVID P JR	10,000	04/27/2012	WD	03-ARM'S LENGTH	2012-1590 WD	DEED	100.0				
SHANK JERALD W & SHARON LE	MAXWELL JAMES A & SANDRA K	4,000	09/06/2005	WD	21-NOT USED/OTHER	05-0/3429	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		12/23/2010		2010-1223		Entered		
		P.R.E. 100% 07/16/2012										
Owner's Name/Address		MAP #:										
SHERMAN DAVID P JR 2835 S BLODGETT ROAD LAKE CITY MI 49651		2026 Est TCV 31,803										
		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	328.00	396.02	0.8837	0.9975	110 100	31,803	
					328 Actual Front Feet, 2.98 Total Acres						Total Est. Land Value =	31,803
Tax Description												
2012-1590 WD Commencing at the SE corner of Section 16, T22N, R8W, Thence N00°04'57"E 330.02 feet along the East line of said Section 16 to the point of beginning; Thence N89° 17'07"W 396.02 feet parallel to the South line of said Section 16, Thence N00°04'57"E 327.62 feet parallel to said East section line; Thence S89°17'07"E 396.02 feet parallel to said South section line to a point on said East section line; Thence S00°04'57:W 327.62 feet along said East section line to the point of Beginning.		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
		X										

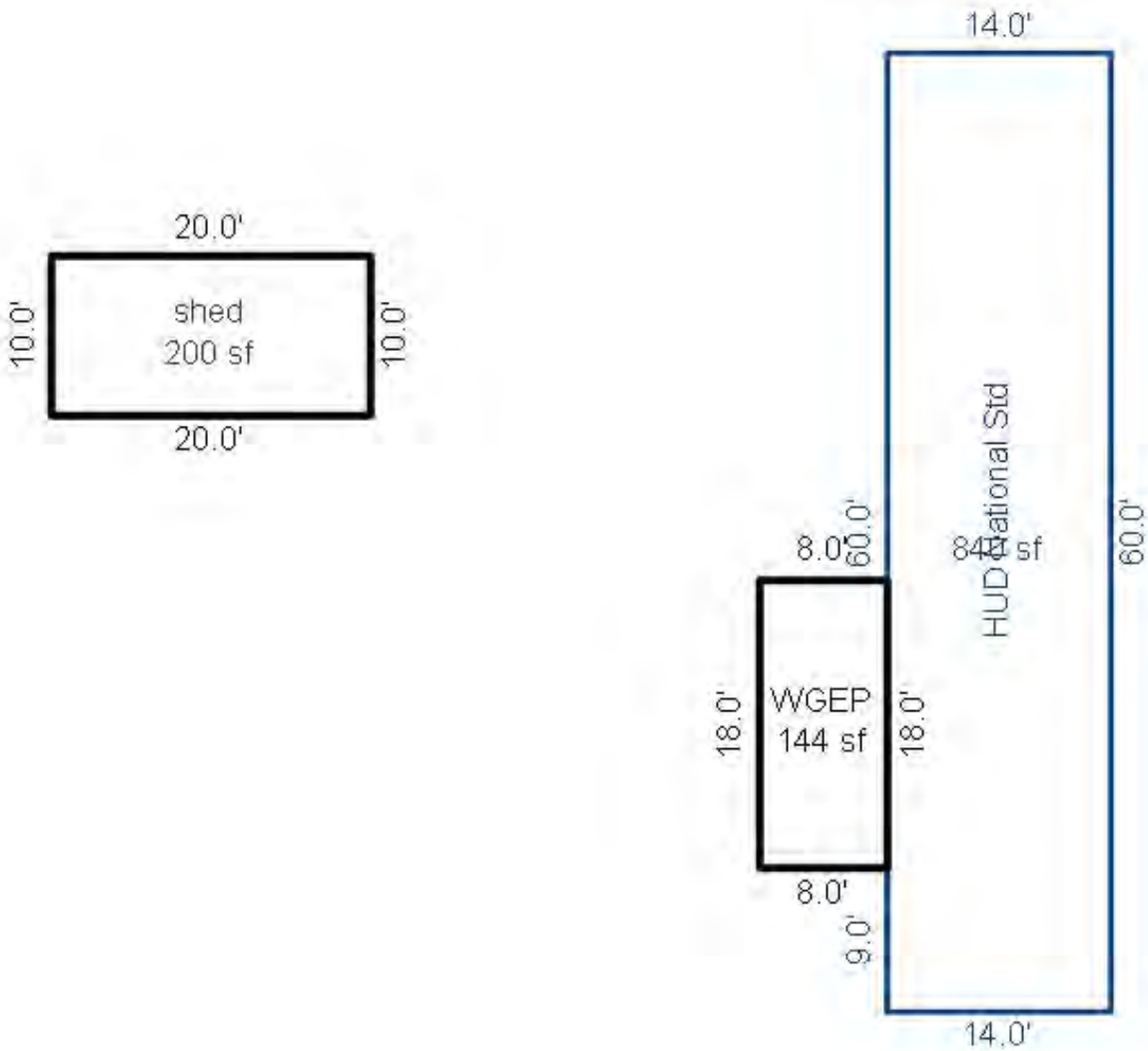
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 Licensed To: Township of Lake, County of
 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SHANK JERALD W & SHARON LE	GUNERSON MATTHEW A	1	04/27/2011	QC	21-NOT USED/OTHER	2011-01420QC	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
9402 W KELLY 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 70,310 TCV/TFA: 48.22									
		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 INFERIOR@	\$1400	25.00	Acres	1400	100	35,000
					25.00 Total Acres Total Est. Land Value =						35,000
Tax Description											
SEC 16 T22N R8W (0*2001) W 660 FT OF SW 1/4 OF SE 1/4. 20A. AND 2011 EXEMPT TRANSFER FROM 016-034-00 ADDING W 165' OF E 1/2 OF SW 1/4 OF SE 1/4 SECT 16 TWP 22N RNG 8W 5 AC MOL		X				Land Improvement Cost Estimates					
		X				Description	Rate	Size	% Good	Cash Value	
		X				Wood Frame	19.51	200	50	1,951	
Comments/Influences		X				Total Estimated Land Improvements True Cash Value =					1,951
2011: EXEMPT LAND TRANSFER OF PARCEL LINE FROM 009-016-34-00.		X									
		Topography of Site									
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																							
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Building Style: HUD			Drywall Paneled				Plaster Wood T&G																																																																																																													
Yr Built 1979		Remodeled 0		Ex		X	Ord		Min	Size of Closets																																																																																																										
Condition: Fair				Lg	X	Ord		Small																																																																																																												
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace																																																																																																												
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X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 618 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																																																																																																											
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Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1979 (11) Heating System: Forced Warm Air Ground Area = 1458 SF Floor Area = 1458 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>618</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>81,817</td> <td>28,637</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>168</td> <td>1,875</td> <td>656</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>783</td> <td>274</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,109</td> <td>1,438</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>3,344</td> <td>1,170</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WGEP (1 Story)</td> <td></td> <td></td> <td>144</td> <td>8,915</td> <td>3,120</td> </tr> <tr> <td>Foundation: Shallow</td> <td></td> <td></td> <td>144</td> <td>-1,054</td> <td>-369</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,607</td> <td>562</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>101,396</td> <td>35,488</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 33,359															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	840			Addition	Siding	Crawl	618			Total:				81,817	28,637	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			168	1,875	656	Plumbing						Average Fixture(s)			1	783	274	Water/Sewer						1000 Gal Septic			1	4,109	1,438	Water Well, 50 Feet			1	3,344	1,170	Porches						WGEP (1 Story)			144	8,915	3,120	Foundation: Shallow			144	-1,054	-369	Built-Ins						Appliance Allow.			1	1,607	562	Totals:				101,396	35,488
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03/24/2026

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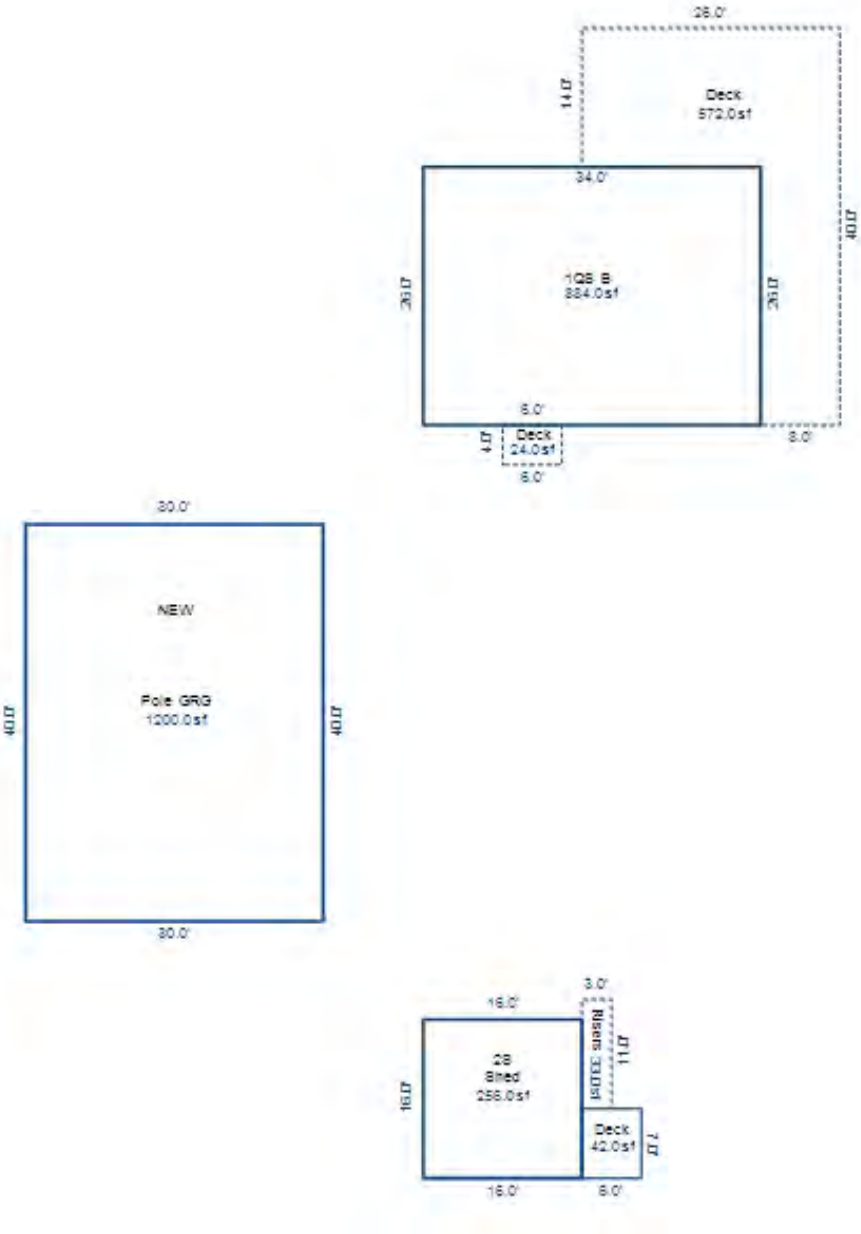
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WELLS FARGO BANK	MOORE TROY & KINA	75,000	07/29/2011	CD	21-NOT USED/OTHER	2011-02498	DEED	100.0			
PELTON DOUGLAS S & KEMMIE	SHERIFF / WELLS FARGO	0	12/22/2010	SD	33-TO BE DETERMINED	2010-480SD	PROPERTY TRANSFER	0.0			
		8,500	12/01/1996	WD	33-TO BE DETERMINED	327:809	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2840 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/13/2016		2016-0438		100%	
		P.R.E. 100% 07/18/2012									
Owner's Name/Address		MAP #:									
MOORE TROY & KINA 2840 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 297,639 TCV/TFA: 269.36									
		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
					Residentia 8 - 17 @\$5600 10.11 Acres 5600 100						56,616
					10.11 Total Acres Total Est. Land Value =						56,616
Tax Description											
SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.		X									
Comments/Influences											
											
		Topography of Site									
		Level			009-016-034-90 - I DID THIS ONE EARLIER AND WAS DOING A FOLLOW UP CHECK ON THE NEW POLE GARAGE. CONCRETE IS POURED, WALLS ARE NOW UP. CONSTRUCTION COMPLETE. -JWV 12/3/16						
		X Rolling									
		X Low									
		X High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	28,300	120,500	148,800		68,555C	
		TPC 12/27/2017	INSPECTED		2025	25,300	104,400	129,700		66,753C	
		JWV 12/03/2016	INSPECTED		2024	15,200	90,000	105,200		64,746C	
		JWV 10/15/2016	INSPECTED		2023	14,200	87,100	101,300		61,663C	
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*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Parcel Number: 009-017-001-05

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

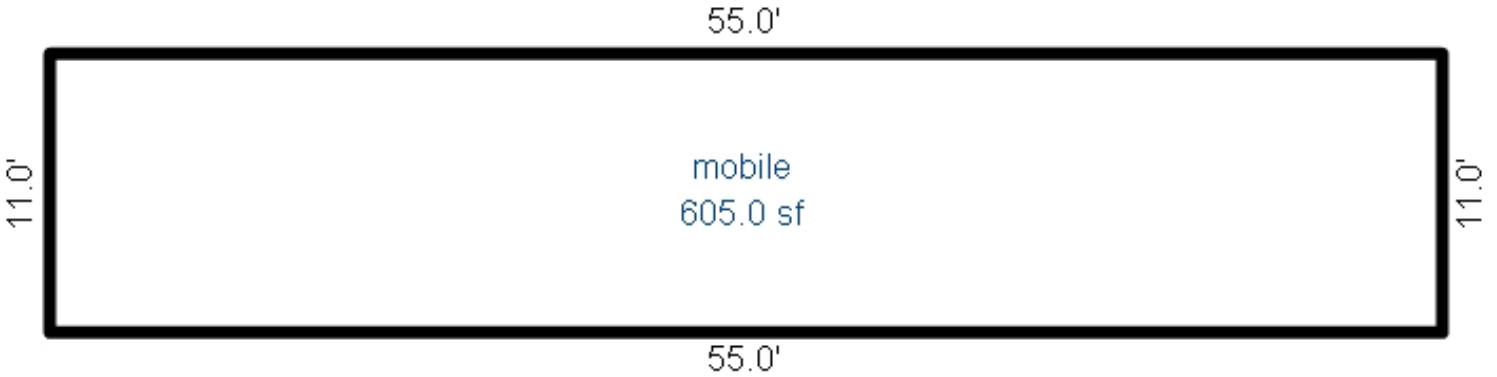
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ETAL)	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2026 Est TCV 39,958 TCV/TFA: 66.05								
	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	220.00	660.00	0.9765	1.1334	110 100	26,782
			220 Actual Front Feet, 3.33 Total Acres Total Est. Land Value =						26,782
Tax Description									
SEC 17 T22N R8W (0*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.33A.	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	13,400	6,600	20,000		7,745C
	TPC 04/22/2025	INSPECTED		2025	11,000	5,200	16,200		7,542C
	TPC 04/30/2021	INSPECTED		2024	11,000	5,300	16,300		7,316C
			2023	8,500	5,800	14,300		6,968C	

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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: 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 0		Remodeled 0			Ex	X	Ord		Min																																															
Condition: Very Poor		Size of Closets			Lg	X	Ord		Small																																															
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace																																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors						(12) Electric																																																
(1) Exterior		Kitchen: Other: Other:						0 Amps Service																																																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures																																																
					Ex.	X	Ord.		Min																																															
(2) Windows		(7) Excavation						No. of Elec. Outlets																																																
X	Many Avg. Few	X	Large Avg. Small					Many	X	Ave.		Few																																												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						(13) Plumbing																																																
(3) Roof		(8) Basement						Average Fixture(s)																																																
X	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																																																
X	Asphalt Shingle	(9) Basement Finish						(14) Water/Sewer																																																
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																
Cost Est. for Res. Bldg: 1 Mobile Home 1S (11) Heating System: Wall Furnace Ground Area = 605 SF Floor Area = 605 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>605</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>35,938</td> <td>12,579</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,109</td> <td>1,438</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>40,047</td> <td>14,017</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,176															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	605						Total:	35,938	12,579	Other Additions/Adjustments						Water/Sewer						1000 Gal Septic			1	4,109	1,438	Totals:				40,047	14,017
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																			
Main Home	Ribbed	Metal	605																																																					
			Total:	35,938	12,579																																																			
Other Additions/Adjustments																																																								
Water/Sewer																																																								
1000 Gal Septic			1	4,109	1,438																																																			
Totals:				40,047	14,017																																																			

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Parcel Number: 009-017-001-10

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.		
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ETAL)	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	07/10/2018	2018-9997	100%				
	P.R.E. 0%		MH	11/20/2009	20090645	100%				
Owner's Name/Address	MAP #:									
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651		2026 Est TCV 38,728								
	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 337.26 660.00 0.8775 1.1334 110 100 36,897 337 Actual Front Feet, 5.11 Total Acres Total Est. Land Value = 36,897								
Tax Description		Land Improvement Cost Estimates								
SEC 17 T22N R8W (0*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 5.11A.	X	Dirt Road		Description	Rate	Size % Good	Cash Value			
		Gravel Road		Fencing: Wd, Solid, 6 ft.	29.29	250 25	1,831			
		Paved Road		Total Estimated Land Improvements True Cash Value =				1,831		
		Storm Sewer		Work Description for Permit 20090645, Issued 11/20/2009: HUD MH SI FOR 10						
		Sidewalk		RECHECK 11						
Comments/Influences		Water								
		Sewer								
	X	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	18,400	1,000	19,400			3,025C
		Low		2025	15,100	800	15,900			2,946C
		High		2024	15,100	800	15,900			2,858C
		Landscaped		2023	11,700	800	12,500			2,722C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	Who	When	What	2026	18,400	1,000	19,400			3,025C
	TPC 04/22/2025	INSPECTED		2025	15,100	800	15,900			2,946C
	TPC 12/30/2022	INSPECTED		2024	15,100	800	15,900			2,858C
	TPC 04/30/2021	INSPECTED		2023	11,700	800	12,500			2,722C



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Parcel Number: 009-017-001-15

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.		
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ETAL)	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651		2026 Est TCV 14,288								
		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					
					Residentia PARTOF>20@\$3800 3.76 Acres 3800 100 14,288					
					3.76 Total Acres Total Est. Land Value = 14,288					
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
SEC 17 T22N R8W (0*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.76A.										
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	7,100	0	7,100			5,485C	
TPC 05/30/2022 INSPECTED			2025	7,000	0	7,000			5,341C	
TPC 04/30/2021 INSPECTED			2024	5,600	0	5,600			5,181C	
TPC 12/27/2017 INSPECTED			2023	5,600	0	5,600			4,935C	
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Parcel Number: 009-017-001-20

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.				
WHEELER NATHAN (FORMER HUSBAND)	WHEELER CASSIE (SW)	0	06/26/2007	QC	21-NOT USED/OTHER	2007/2535	DEED	0.0				
		15,500	07/01/2001	WD	33-TO BE DETERMINED	02-0:1118	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2088 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/12/2016		2014-0445		100%		
Owner's Name/Address		P.R.E. 100% 04/17/2003										
WHEELER CASSIE 2088 S LACHANCE RD LAKE CITY MI 49651		MAP #:										
		2026 Est TCV 229,986 TCV/TFA: 136.90										
		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 3 - 7	@\$9000	3.00	Acres	9000	100	27,000	
					3.00 Total Acres						Total Est. Land Value =	27,000
Tax Description					Land Improvement Cost Estimates							
SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG 46'22"E 200 FT,N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG 29'10"E 654.72 FT TO POB. 3A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Rate	Size	% Good	Cash Value		
						Wood Frame	22.54	455	50	5,128		
						Wood Frame	27.13	140	50	1,899		
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Total Estimated Land Improvements True Cash Value =					7,027	
		Topography of Site			Work Description for Permit 2014-0445, Issued 05/12/2016: REROOF/METAL, RESI USE S.F. HOME R3, WOOD FRAME OURED FOUNDATION GAS HEAT PRIVATE SEPTIC & WELL							
		X	Level Rolling Low 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	
		TPC 12/27/2017	INSPECTED		2026	13,500	101,500	115,000			47,445C	
		TPC 11/08/2010	INSPECTED		2025	9,000	78,900	87,900			46,198C	
					2024	4,500	75,300	79,800			44,809C	
					2023	4,500	65,500	70,000			42,676C	



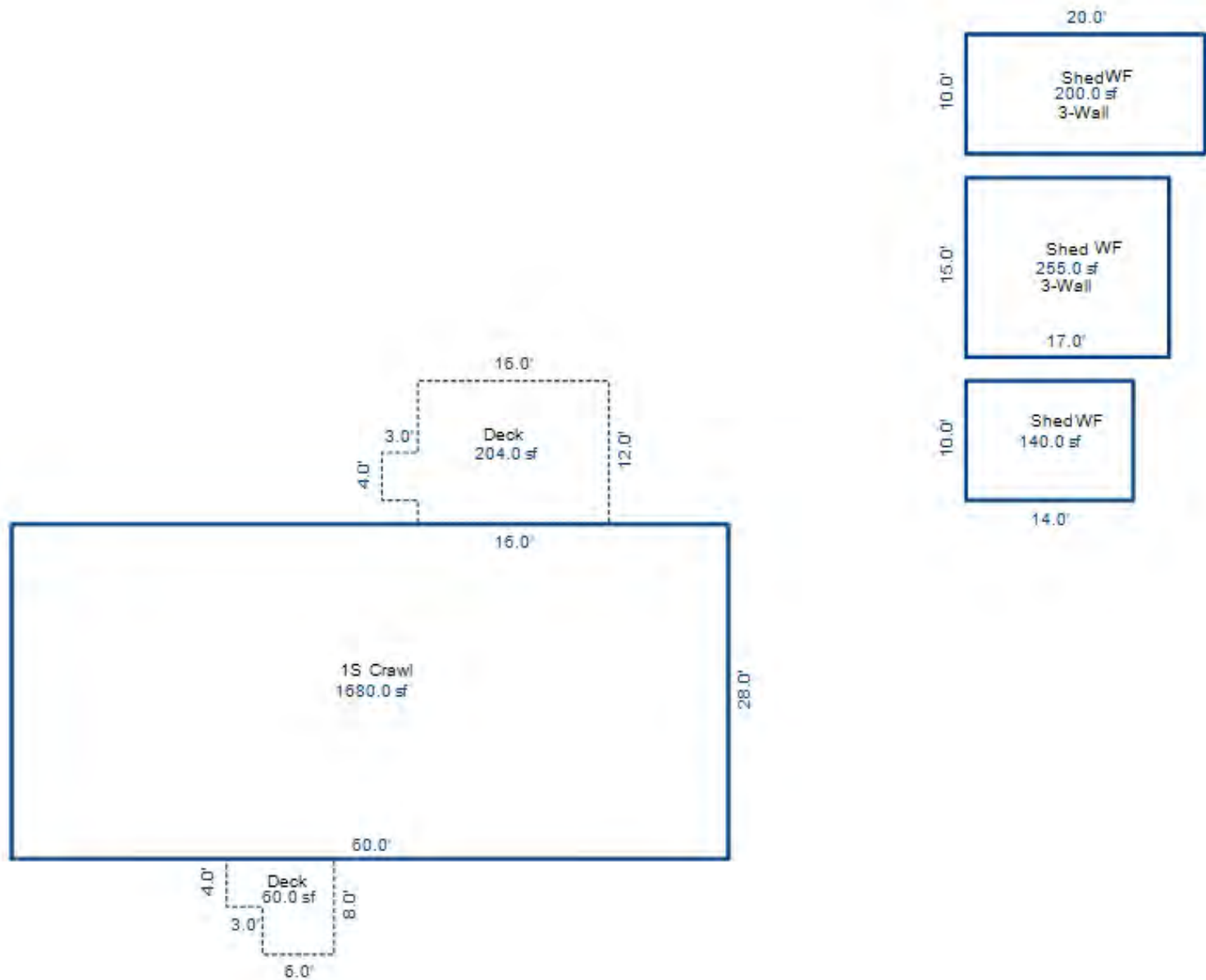
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-017-001-30

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

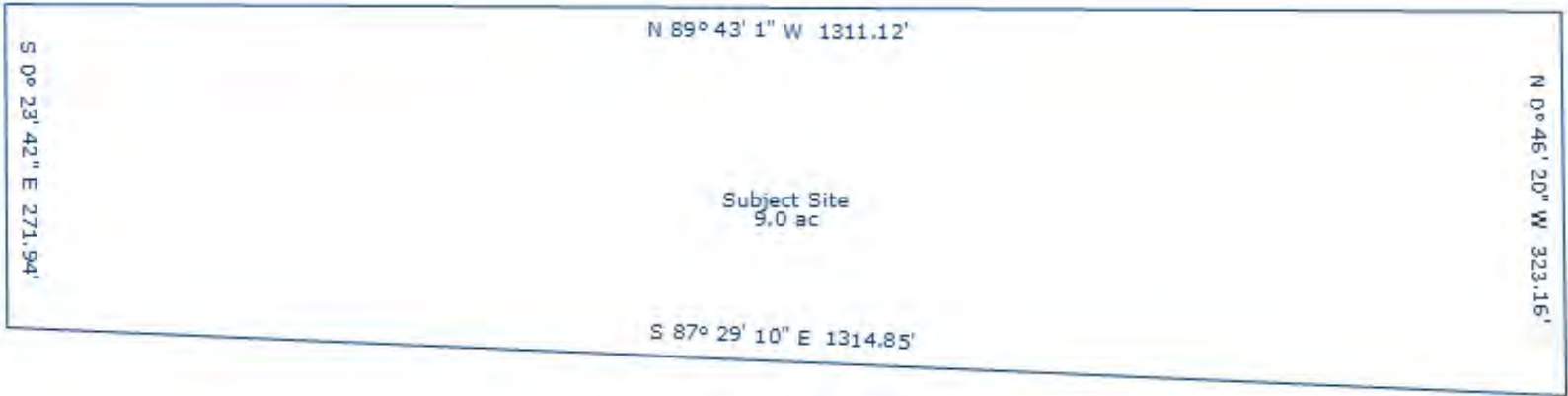
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.				
WILDS TOM & FELICIA	WILDS TOM	0	07/16/2025	QC	09-FAMILY/RELATED ENTITY	2025-02007	DEED	0.0				
SUTTON HELEN L TR	WILDS TOM & FELICIA	30,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01719	PROPERTY TRANSFER	100.0				
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	PTA	09-FAMILY/RELATED ENTITY	2010-5559	PROPERTY TRANSFER	0.0				
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2040 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/29/2018		2018-0289		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WILDS TOM 10355 W ROUND LAKE RD LAKE CITY MI 49651		2026 Est TCV 275,738 TCV/TFA: 143.61										
		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 153.84 285.98 1.0678 0.9195 110 100						16,616	
					154 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value = 16,616	
Tax Description		X	Dirt Road			Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.33 576 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 Work Description for Permit 2018-0289, Issued 06/29/2018: 2022 SPOKE WITH TOM WILDS. PERMIT WITH COMBINATION OF HOME AND POLE GARAGE AT ROAD. THE POLE GARAGE AT ROAD IS NOW A DUPLEX. -TIM POLE BLDG & MANU HOME: WOOD FRAME POLES, GAS HEAT, PRIVATE SEPTIC & WELL. N/A MECH. 1STORIES. 3BDRM 2 BATH 1280 80X16' HOUSE & 40X48 SQFT GARAGE						
SEC 17 T22N R8W (0*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A.			Gravel Road									
SPLIT ON 10/06/2021 PARTS TO			Paved Road									
009-017-001-31, 009-017-011-32,			Storm Sewer									
009-017-011-33, 009-017-001-35,			Sidewalk									
009-017-001-36.			Water									
FORMERLY 2018 BEG AT NE COR OF NE14/ TH		X	Sewer									
N89DEG 43'01"W 1311.12', S 0DEG 23'42"E			Electric									
271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG			Gas									
46' 22" W 323.11' TO POB SEC17 T22N R8W			Curb									
4/26/2017 COMBINATION REQUESTED BY			Street Lights									
TAXPAYER - HELEN SUTTON PIN 017-001-30 TO			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	8,300	129,600	137,900			94,182C	
		JWV	05/05/2022	INSPECTED	2025	6,800	87,900	94,700			91,706C	
		TPC	04/28/2022	INSPECTED	2024	6,800	89,100	95,900		95,900A	88,949C	
		JWV	08/02/2021	INSPECTED	2023	5,300	83,700	89,000		89,000A	84,714C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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	84 WCP (1 Story) 84 WCP (1 Story)	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	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 2019	Remodeled 2022	Ex										Ord	Min
Condition: Average		Size of Closets						Class: CD Effec. Age: 7 Floor Area: 960 Total Base New : 278,726 Total Depr Cost: 259,214 Estimated T.C.V: 256,622		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:		
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		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 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		2 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(9) Basement Finish		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
Asphalt Shingle		(10) Floor Support		Lump Sum Items:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Duplex 1S Cls CD Blt 2019

Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle

(11) Heating System: Forced Air w/ Ducts

Ground Area = 960 SF Floor Area = 960 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

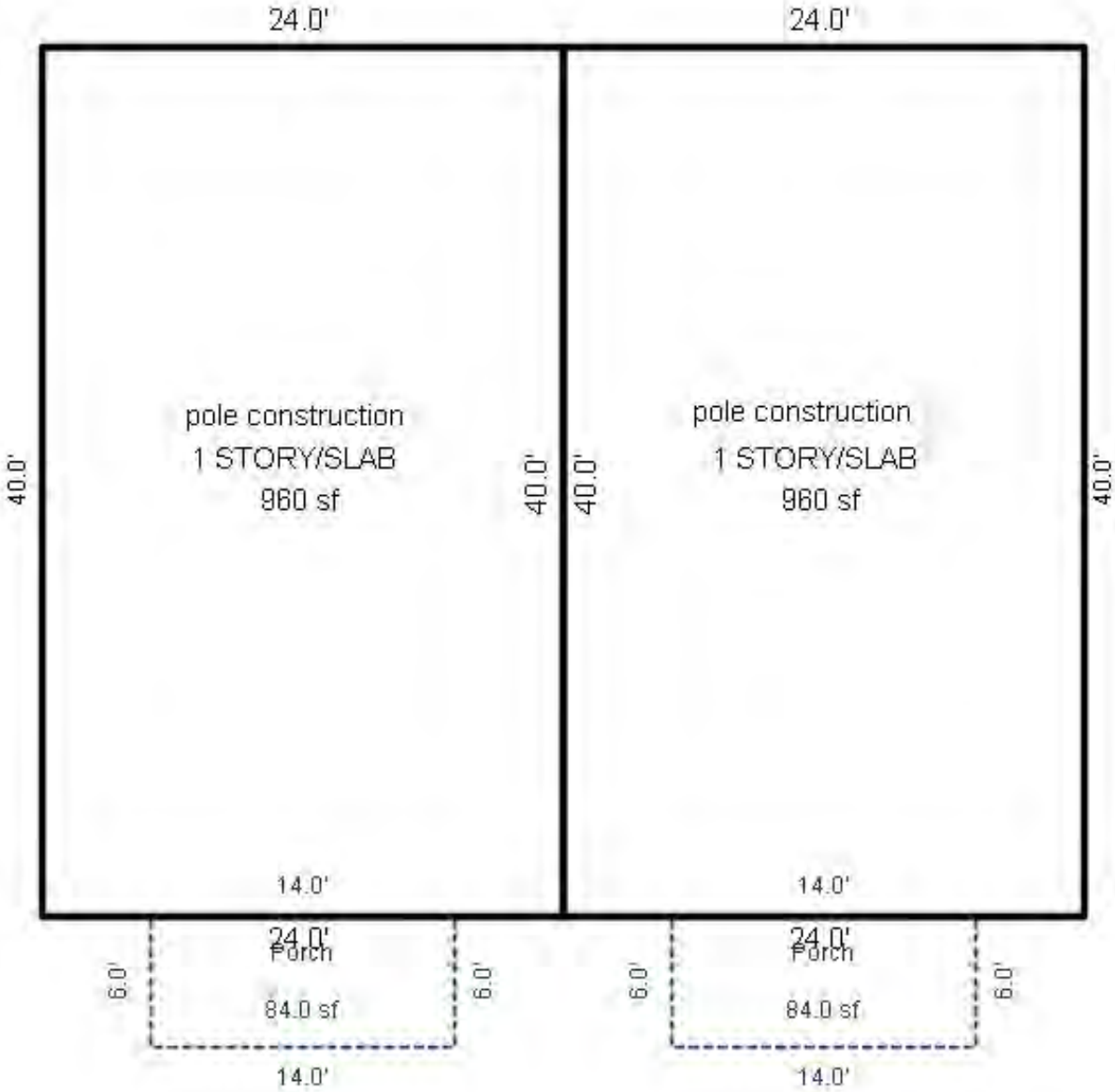
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
Total:				221,504	102,998

Other Additions/Adjustments

Plumbing	Size	Cost New	Depr. Cost
Average Fixture(s)	2	2,371	2,205
3 Fixture Bath	1	3,721	3,461
Water/Sewer			
2000 Gal Septic	1	8,792	8,177
Water Well, 100 Feet	1	5,415	5,036
Porches			
WCP (1 Story)	84	4,156	3,865
WCP (1 Story)	84	4,156	3,865
Totals:		278,726	259,214

Notes: 2022 DUPLEX - POLE
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv: 256,622

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



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

Parcel Number: 009-017-001-31

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.		
WILDS TOM & FELICIA	AVERILL JAMES & MARY	15,000	10/15/2021	WD	32-SPLIT VACANT	2021-03557	PROPERTY TRANSFER	100.0		
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY/RELATED ENTITY	2010-5561WD	PROPERTY TRANSFER	0.0		
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2016 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		04/07/2022		2022-0165		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
AVERILL JAMES & MARY 121 W GARDNER SPARTA MI 49345		2026 Est TCV 159,110 TCV/TFA: 227.30								
		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 153.86 285.95 1.0678 0.9195 110 100 16,617					
					154 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 16,617					
Tax Description		X			Dirt Road					
					Gravel Road					
					Paved Road					
					Storm Sewer					
					Sidewalk					
					Water					
					Sewer					
		X			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					
		X			PRIVATE RD					
		Who	When	What	2026	8,300	71,300	79,600		61,247C
		JWV	08/03/2022	INSPECTED	2025	6,800	60,200	67,000		59,637C
		TPC	04/30/2021	INSPECTED	2024	6,800	51,700	58,500		57,844C
		TPC	05/02/2016	INSPECTED	2023	5,300	51,100	56,400		55,090C
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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		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		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							224 224	CCP (1 Story) CCP (1 Story)	
Building Style: 1S			Drywall Paneled				Plaster Wood T&G							
Yr Built 2022		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 1 Bedrooms	(5) Floors						(12) Electric						
(1) Exterior		Kitchen: Other: Other:						0 Amps Service						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures						
(2) Windows								Ex.		Ord.		Min		
	Many Avg. Few		Large Avg. Small					No. of Elec. Outlets		Many		Ave.		Few
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation						(13) Plumbing						
		Basement: 0 S.F. Crawl: 700 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						
		(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						
		(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											
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 2022

(11) Heating System: Forced Air w/ Ducts

Ground Area = 700 SF Floor Area = 700 SF.

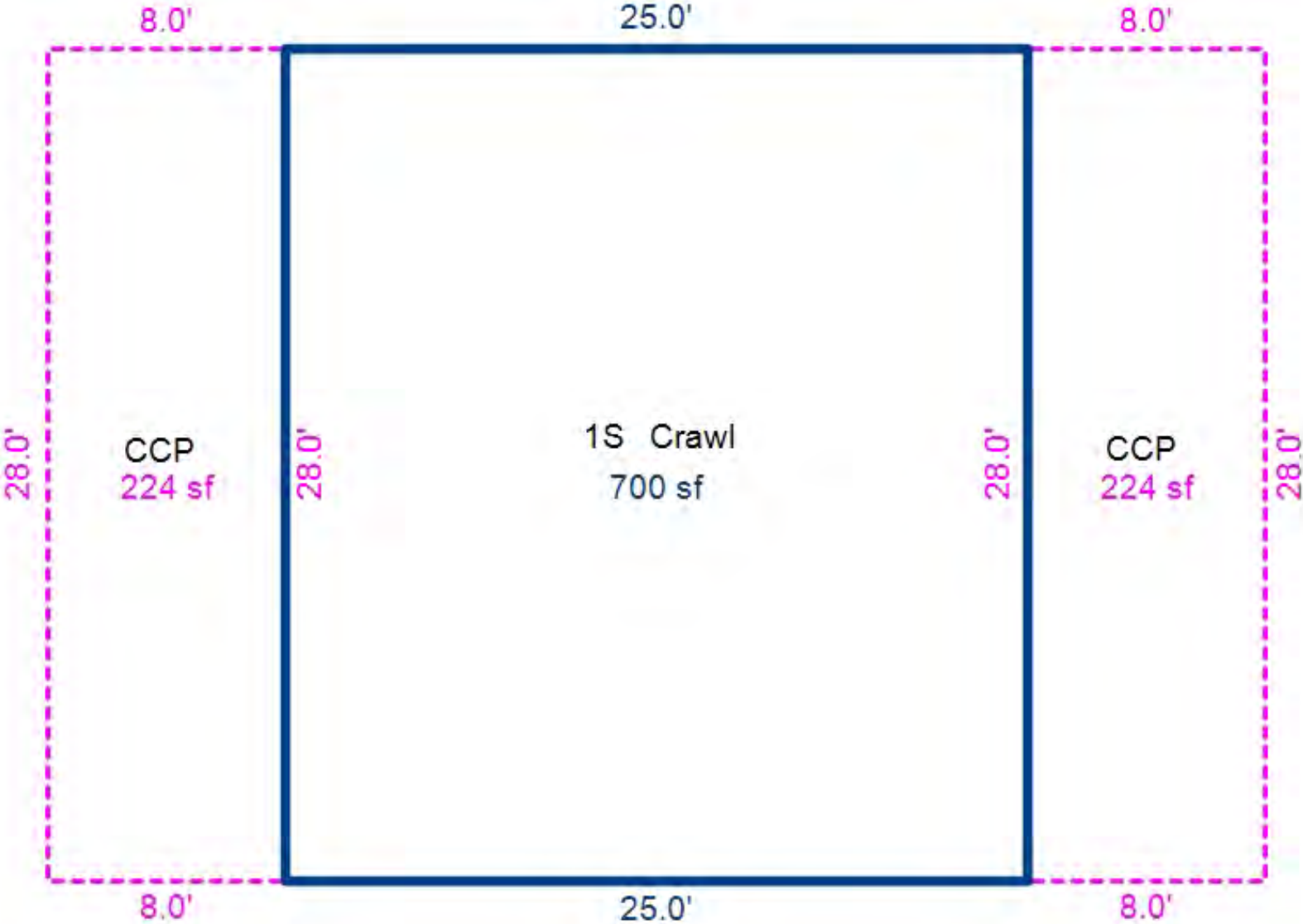
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700	Total:	100,500	97,485
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1		1,422	1,379
Water/Sewer						
1000 Gal Septic			1		4,689	4,548
Water Well, 50 Feet			1		3,344	3,244
Porches						
CCP (1 Story)			224		6,113	5,930
Foundation: Shallow			224		-1,375	-1,334
CCP (1 Story)			224		6,113	5,930
Foundation: Shallow			224		-1,375	-1,334
Totals:					119,431	115,848

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 142,493

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



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

Parcel Number: 009-017-001-32

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

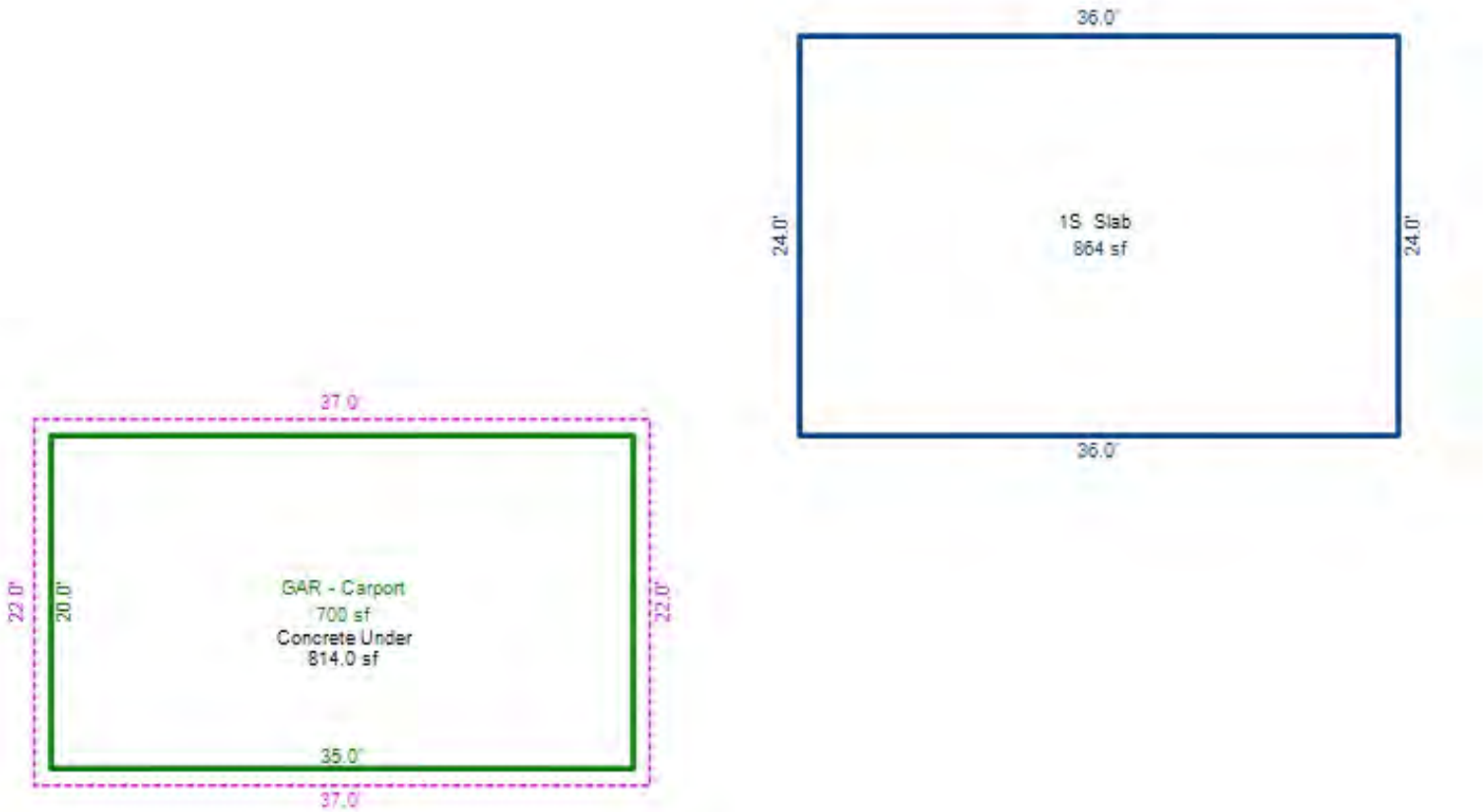
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
WILDS TOM & FELICIA	POWELL ELIZABETH ANN	100,000	06/27/2022	WD	25-PARTIAL CONSTRUCTION	2022-02129	PROPERTY TRANSFER	100.0					
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY/RELATED ENTITY	2010-5562WD	PROPERTY TRANSFER	0.0					
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2012 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Garage		11/29/2023		PB23-0268		100%			
		P.R.E. 100% 06/27/2022		New House		03/22/2022		2022-0134		100%			
Owner's Name/Address		MAP #:											
POWELL ELIZABETH ANN 2012 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 182,852 TCV/TFA: 211.63											
		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 164.00 305.45 1.0509 0.9348 110 100 17,722								
					164 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 17,722								
Tax Description		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
SEC 17 T22N R8W (0*2021) PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.15A. 10/2021 SPLIT FROM 009-017-001-30 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 819.42 FT FROM NE COR TH S 0 DEG 23'42"E 291.05 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 284.67 FT, S 89 DEG 43'01"E 163.9 FT TO POR 1.08A		X			Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
					Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Concrete 6.47 114 50 369 Total Estimated Land Improvements True Cash Value = 369								
					Work Description for Permit PB23-0268, Issued 11/29/2023: NO DETAIL PROVIDED ON PERMIT Work Description for Permit 2022-0134, Issued 03/22/2022: NEW RESI USE POLE BUILDING 1 STORY NO MECH 7/7/2022 CONTACTED CONSTRUCTION CODE FOR UPDATED PERMIT. SPOKE WITH TOM WILDS AND THIS PERMIT FOR POLE GARAGE IS UPDATED TO 2 BDRM 1 BATH AND HE HAS OCC PERMIT ALREADY. SAYS SOLD FOR 100K BECAUSE BUYER IS ON SSI BUT PROBABLY COULD HAVE SOLD FOR \$130,000. THE OTHER LOTS TOM WILDS OLD WILL HAVE SIMILAR POLE DWELLING STRUCTURES BUT THIS ONE HE DID OUT OF KINDNESS FOR POWELL WHO IS ON SSI								
		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	8,900	82,500	91,400			73,623C
					Who When What		2026	8,900	82,500	91,400			73,623C
					TPC 08/05/2024 INSPECTED		2025	7,300	71,000	78,300			71,688C
					TPC 11/29/2023 INSPECTED		2024	7,300	50,400	57,700			57,700S
					TPC 05/05/2022 INSPECTED		2023	5,600	50,000	55,600			55,600S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: 2024 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: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S			Drywall Paneled			Plaster Wood T&G									
Yr Built 2022	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 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	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 864 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												
(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 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 CD		Blt 2022	
(11) Heating System: Forced Heat & Cool							
Ground Area = 864 SF Floor Area = 864 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Slab	864				
Total:				107,199	103,984		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	1,185	1,149		
Water/Sewer							
1000 Gal Septic			1	4,386	4,254		
Water Well, 50 Feet			1	3,344	3,244		
Garages							
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
Base Cost			700	21,980	21,321		
Totals:				138,094	133,952		
Notes: POLE FOUNDATION							
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				164,761			

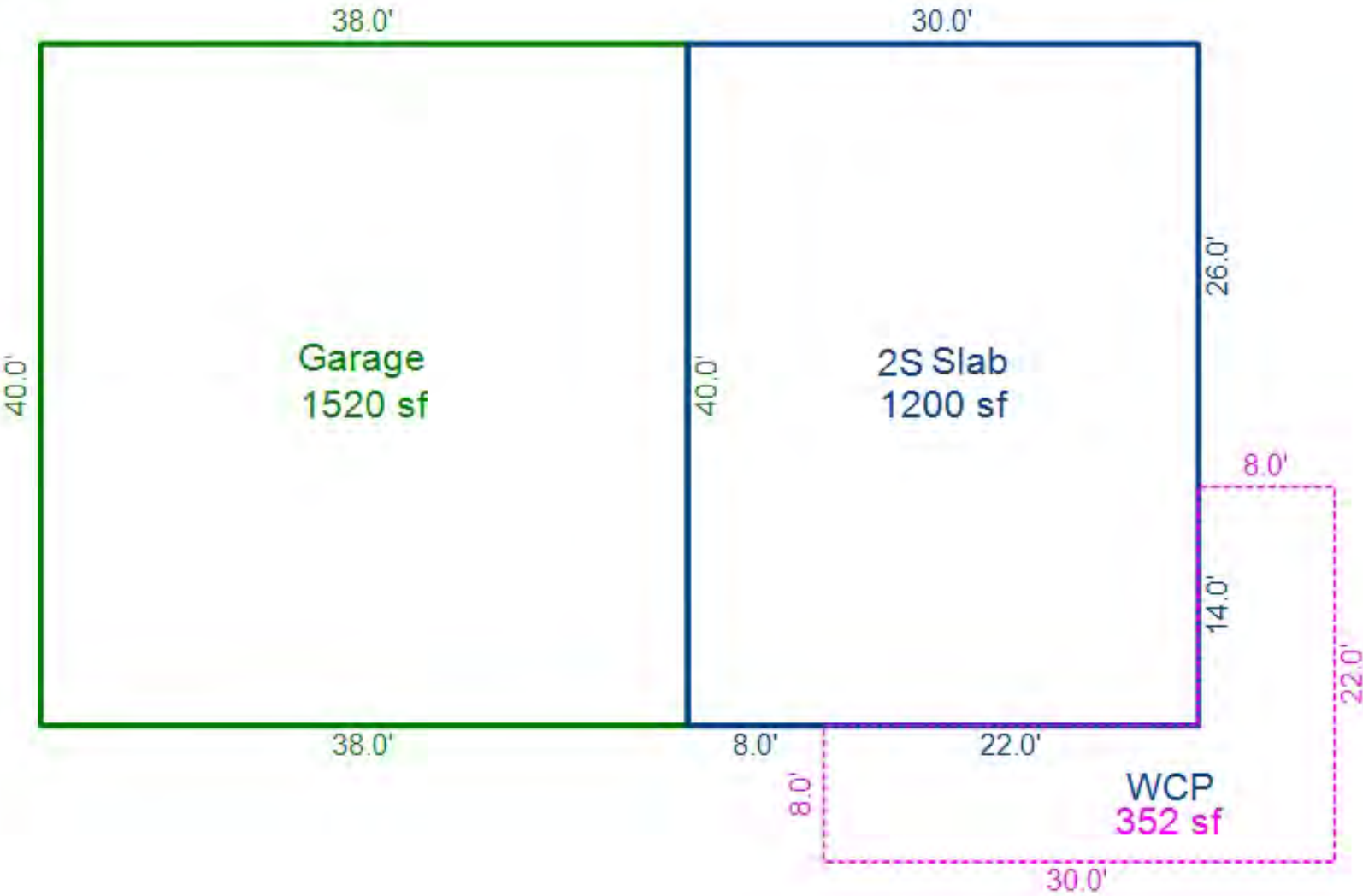
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILDS TOM & FELICIA	HINKAMP LUCAS W	15,000	02/21/2024	WD	03-ARM'S LENGTH	2024-00377	PROPERTY TRANSFER	100.0				
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY/RELATED ENTITY	2010-5563WD	PROPERTY TRANSFER	0.0				
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2010 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New Construction		10/03/2025		PM25-0131	60%			
		P.R.E. 0%		New Construction		07/28/2025		PE25-0140	60%			
Owner's Name/Address		MAP #:		Construction (new)		07/23/2024		PB24-0109	60%			
HINKAMP LUCAS W 222 N HURON ST LAKE CITY MI 49651 		2026 Est TCV 263,074 TCV/TFA: 109.61		STORAGE		10/30/2023		2023-0696	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	
		Tax Description		X		Dirt Road		A 200' @ 110/FF 164.00 297.48 1.0509 0.9286 110 100				17,605
		SEC 17 T22N R8W (0*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.12A.				Gravel Road		164 Actual Front Feet, 1.12 Total Acres				17,605
		10/2021 SPLIT FROM 009-017-001-30				Paved Road		Work Description for Permit PM25-0131, Issued 10/03/2025: Online Application				
		4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37				Storm Sewer		Building Permit PB24-0109 New construction mechanical permit				
		SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG 23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89 DEG 43'01"E 163.9 FT TO POB 1 11A				Sidewalk		Work Description for Permit PE25-0140, Issued 07/28/2025: Online Application				
						Water		Building Permit PB24-0109 We are doing a 400 amp service with two 200 amp disconnects for my house.				
				Sewer		Work Description for Permit PB24-0109, Issued 07/23/2024: Construction of new house from ground up.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Residential-R / Story-1: 1200 sf / Story-2: 1200 sf / Total: 3600						
				Electric		Work Description for Permit 2023-0696, Issued 10/30/2023: NEW STORAGE POLE						
				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	8,800	122,700	131,500			130,094C	
			Low		2025	7,200	0	7,200			7,200S	
			High		2024	7,200	0	7,200			1,787C	
			Landscaped		2023	5,600	0	5,600			1,702C	
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE RD									
		Who	When	What								
		TPC 10/30/2025	INSPECTED									
		TPC 08/12/2025	INSPECTED									
		TPC 04/22/2025	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 352	Type WCP (1 Story)	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: 1520 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 1 Floor Area: 2,400 Total Base New : 287,979 Total Depr Cost: 285,098 Estimated T.C.V: 350,671		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 2S			Drywall Paneled												Plaster Wood T&G		
Yr Built 2025		Remodeled 0	Ex												Ord		Min
Condition: Average Part. Construct.: 70%		Size of Closets															
Room List		Doors:												Solid		H.C.	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 2400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation 2 Story Siding Slab Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Porches WCP (1 Story) Foundation: Shallow Garages Class: CD Exterior: Pole (Unfinished) Base Cost Totals: Notes: POLE: POST-FRAME (POLE) BUILDING WITH A TWO-STORY RESIDENTIAL SECTION INTEGR ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 70% Completed => Est. True Cash Value 2026 =		Cls CD Blt 2025		239,356					
		Kitchen: Other: Other:		0 Amps Service													
		No./Qual. of Fixtures															
		Ex. Ord. Min															
		No. of Elec. Outlets															
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	(6) Ceilings			Many Ave. Few												
(2) Windows		(7) Excavation			(13) Plumbing												
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1200 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			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											
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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



Parcel Number: 009-017-001-34

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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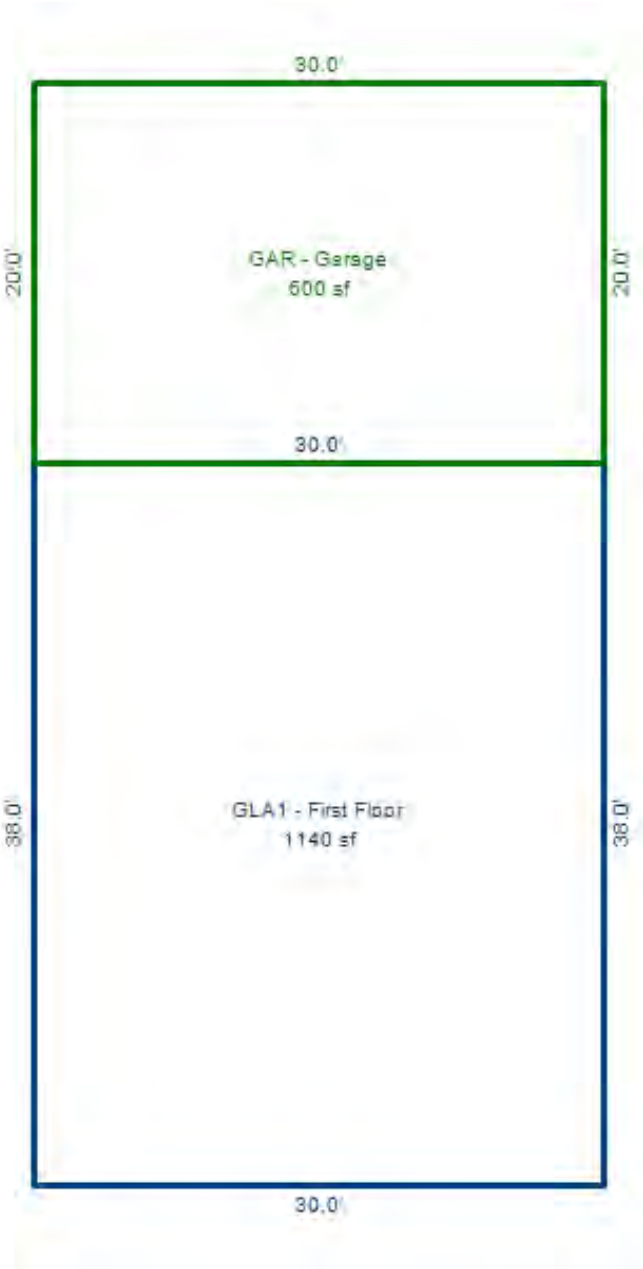
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILDS TOM & FELICIA	STARLIN KIM J & TROY E	167,500	01/18/2023	WD	25-PARTIAL CONSTRUCTION	2023-00146	PROPERTY TRANSFER	100.0				
SUTTON HELEN L TRUST	WILDS TOM & FELICIA	30,000	05/25/2018	WD	19-MULTI PARCEL ARM'S LEN	L2018-01719	DEED	0.0				
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY/RELATED ENTITY	2010-5559WD	PROPERTY TRANSFER	0.0				
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2008 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/24/2022		2022-0577		100%		
		P.R.E. 100% 01/27/2023										
Owner's Name/Address		MAP #:										
STARLIN KIM J & TROY E 2008 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 229,122 TCV/TFA: 200.98										
		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 164.00 292.17 1.0509 0.9245 110 100 17,526							
					164 Actual Front Feet, 1.10 Total Acres Total Est. Land Value = 17,526							
Tax Description												
SEC 17 T22N R8W (0*2021) PCL 5 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.1A. 10/2021 SPLIT FROM 009-017-001-30 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 491.62 FT FROM NE COR TH S 0 DEG 23'42"E 303.83 FT, N 87 DEG 29'10"W 164.10 FT, N 0 DEG 23'42"W 297.44 FT, S 89 DEG 43'01"E 163.9 FT TO POB 1 13A		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 2022-0577, Issued 08/24/2022: NEW S.F. HOME W ATT GRG. POLES FOUNDATION, N/A MECH. 1 STORIES, 2 BDRM, 2 BATH. 1740 TOTAL AREA: 38X30 & 20X30						
		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
		X				2026	8,800	105,800	114,600			90,106C
		JWV 06/07/2023 INSPECTED			2025	7,200	90,800	98,000				87,738C
		JWV 10/04/2022 INSPECTED			2024	7,200	77,900	85,100				85,100S
		TPC 04/30/2021 INSPECTED			2023	5,600	43,600	49,200				45,271C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-017-001-35

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.			
WILDS TOM & FELICIA	RABOCAJA VALENTINA	15,000	09/29/2023	WD	03-ARM'S LENGTH	2023-02618	DEED	100.0			
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY/RELATED ENTITY	2010-5559WD	PROPERTY TRANSFER	0.0			
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW)	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
2006 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
RABOCAJA VALENTINA 2106 SWITZERLAND RD NORTH PORT FL 34288		2026 Est TCV 17,446									
		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 164.00 286.86 1.0509 0.9202 110 100 17,446						
					164 Actual Front Feet, 1.08 Total Acres Total Est. Land Value = 17,446						
Tax Description		X			Dirt Road						
SEC 17 T22N R8W (0*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.08A.					Gravel Road						
10/2021 SPLIT FROM 009-017-001-30					Paved Road						
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37					Storm Sewer						
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG 23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.16A.					Sidewalk						
					Water						
					Sewer						
					Electric						
					Gas						
					Curb						
					Street Lights						
					Standard Utilities						
					Underground Utils.						
		Topography of Site									
		X			Level						
					Rolling						
					Low						
					High						
					Landscaped						
					Swamp						
					Wooded						
					Pond						
					Waterfront						
					Ravine						
					Wetland						
					Flood Plain						
		X			PRIVATE RD						
		Who	When	What	2026	8,700	0	8,700			7,291C
		TPC 04/30/2021 INSPECTED			2025	7,100	0	7,100			7,100S
		TPC 05/02/2016 INSPECTED			2024	7,100	0	7,100			7,100S
					2023	5,600	0	5,600			1,641C

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

03/24/2026



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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200	Type CCP (1 Story)	Year Built: 2019 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 4 Floor Area: 1,998 Total Base New : 300,305 Total Depr Cost: 288,292 Estimated T.C.V: 354,599		E.C.F. X 1.230		Bsmnt Garage:		
Building Style: 1.5S			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.							
	Basement 1st Floor 2nd Floor 5 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: 1350 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										
Few		Small		(14) Water/Sewer										
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		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:												

Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls CD Blt 2020

(11) Heating System: Forced Heat & Cool

Ground Area = 1350 SF Floor Area = 1998 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	648			
1 Story	Siding	Slab	702			
Total:					235,024	225,624

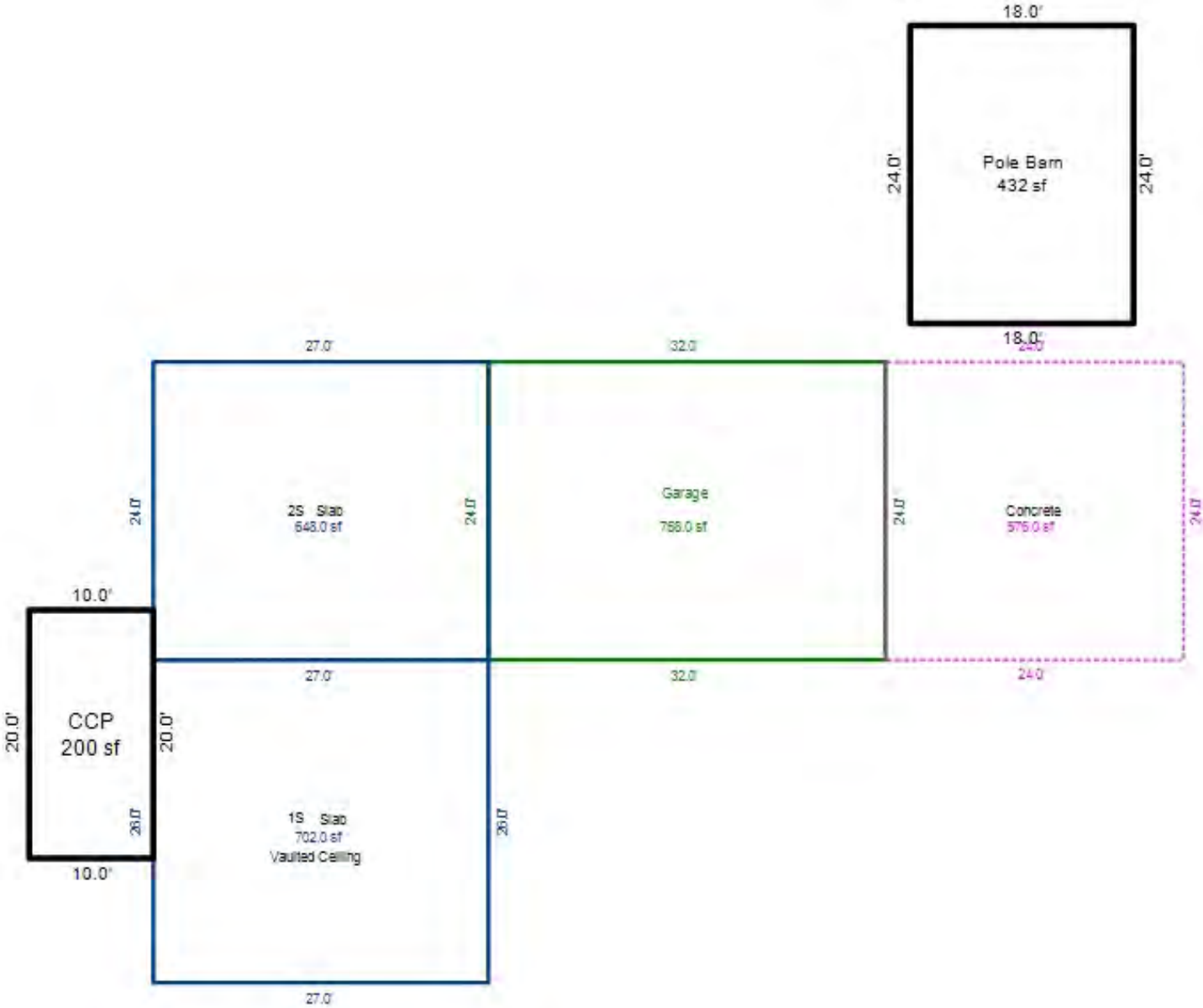
Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	1,185	1,138
3 Fixture Bath	2	7,442	7,144	
Water/Sewer				
2000 Gal Septic	1	8,792	8,440	
Water Well, 100 Feet	1	5,415	5,198	
Porches				
CCP (1 Story)	200	5,050	4,848	
Garages				
Class: CD Exterior: Pole (Finished)				
Base Cost	768	23,316	22,383	
Door Opener	1	468	449	
Class: CD Exterior: Pole (Unfinished)				
Base Cost	432	11,716	11,247	
Built-Ins				
Appliance Allow.	1	1,897	1,821	
Totals:		300,305	288,292	

Notes: POLES FOUNDATION

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 354,599

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



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

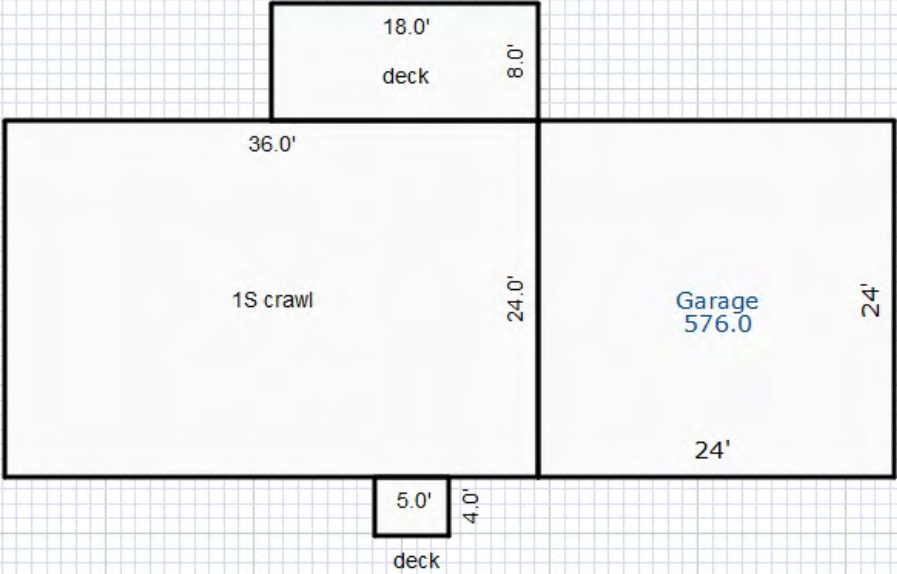
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2468 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
GUNERSON MATTHEW A 6400 W JENNINGS RD LAKE CITY MI 49651		2026 Est TCV 230,220 TCV/TFA: 266.46									
		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	24.70 Acres	5000	100		123,500
					24.70 Total Acres Total Est. Land Value =						123,500
Tax Description		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	61,800	53,300	115,100			51,948C
		JWV 09/13/2023 INSPECTED			2025	45,700	46,200	91,900			50,583C
		TPC 04/30/2021 INSPECTED			2024	37,100	39,600	76,700			49,063C
					2023	32,100	39,200	71,300			46,727C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 64	Type Treated Wood	Year Built: 2007 Car Capacity: 2 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 864 Total Base New : 144,609 Total Depr Cost: 86,764 Estimated T.C.V: 106,720		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S			Drywall Paneled														Plaster Wood T&G	Trim & Decoration		
Yr Built 1968	Remodeled RELO 1985	Ex	X													Ord		Min	Size of Closets	
Condition: Average			Lg													X	Ord		Small	Doors: Solid X H.C.
Room List					Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric															
(1) Exterior		Kitchen: Other: Other:			200 Amps Service															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures															
					Ex. X Ord. Min															
					No. of Elec. Outlets															
					Many X Ave. Few															
(2) Windows		(7) Excavation			(13) Plumbing															
X	Many Avg. Few	X	Large Avg. Small		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement			(14) Water/Sewer															
X	Horiz. Slide Casement Double Glass Patio Doors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic															
X	Storms & Screens	(9) Basement Finish			Lump Sum Items:															
(3) Roof																				
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				Cls CD		Blt 1968	
(11) Heating System: Forced Air w/ Ducts							
Ground Area = 864 SF Floor Area = 864 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space	864				
Total:				107,830	64,697		
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	1,185	711		
2 Fixture Bath			1	2,502	1,501		
Water/Sewer							
1000 Gal Septic			1	4,386	2,632		
Water Well, 100 Feet			1	5,415	3,249		
Deck							
Treated Wood			64	1,908	1,145		
Garages							
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost			576	21,439	12,863		
Common Wall: 1 Wall			1	-2,421	-1,453		
Door Opener			1	468	281		
Built-Ins							
Appliance Allow.			1	1,897	1,138		
Totals:				144,609	86,764		
Notes:							
ECF (4010 RURAL PLATTED SUBDIVISIONS) 1.230 => TCV: 106,720							

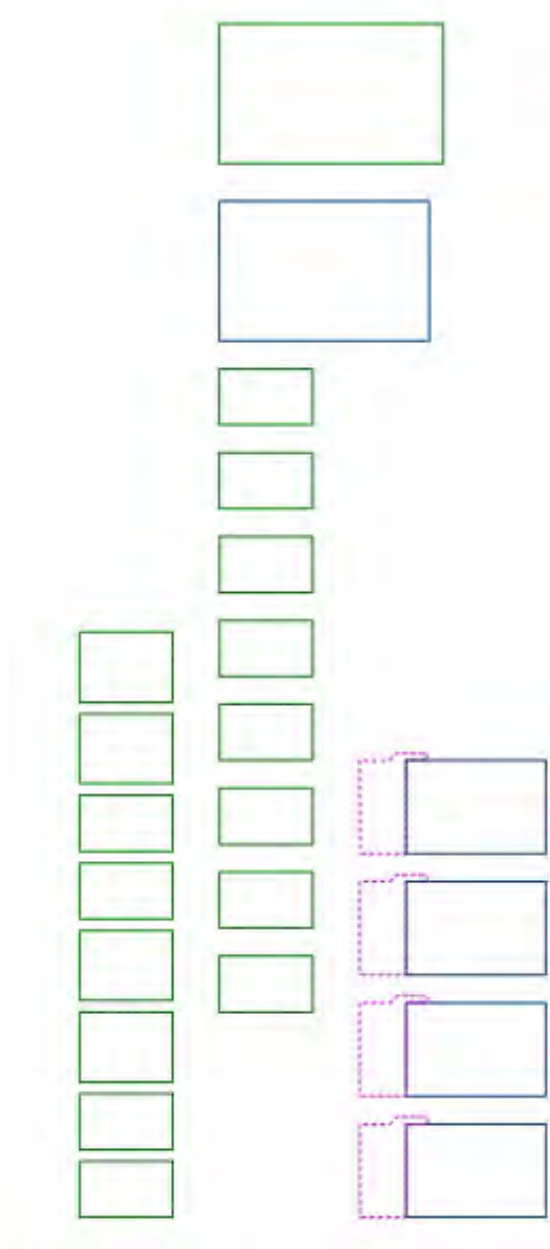
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

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

Desc. of Bldg/Section: 20220681 #700 Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11									
										Base Rate for Upper Floors = 42.45 Adjusted Square Foot Cost for Upper Floors = 42.45 Total Floor Area: 960 Base Cost New of Upper Floors = 40,752 Reproduction/Replacement Cost = 40,752 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,122 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 41,469 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20									
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100										*** Basement Info *** Area: Perimeter: Type: Heat:									
2022 Year Built Remodeled										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
11 Overall Bldg Height																			
Comments:																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets: Fixtures: Few Few Average Average Many Many Unfinished Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer					(40) Exterior Wall:				
X Poured Conc. Brick/Stone Block					Many Above Ave. Average Typical Few None														
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(4) Floor Structure:					(9) Sprinklers:					(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***

Desc. of Bldg/Section: 20220682 #710										Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>>																													
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght										Construction Cost										Class: D,Pole Quality: Low Cost																													
										High Above Ave. Ave. X Low										Stories: 1 Story Height: 11 Perimeter: 128																													
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										Overall Building Height: 11																													
										Quality: Low Cost										Base Rate for Upper Floors = 42.45																													
2022 Year Built Remodeled										Heat#1: No Heating or Cooling 0%										Adjusted Square Foot Cost for Upper Floors = 42.45																													
										Heat#2: No Heating or Cooling 0%										Total Floor Area: 960 Base Cost New of Upper Floors = 40,752																													
11 Overall Bldg Height										Ave. SqFt/Story: 960										Reproduction/Replacement Cost = 40,752																													
										Ave. Perimeter: 128										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0																													
Comments:										Has Elevators:										Total Depreciated Cost = 39,122																													
										*** Basement Info ***										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 41,469																													
										Area:										Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20																													
										Perimeter:																																							
										Type:																																							
										Heat:																																							
										* 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: 20220683 #720 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11									
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 40.59 Adjusted Square Foot Cost for Upper Floors = 40.59 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708 Reproduction/Replacement Cost = 48,708 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 46,760 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 49,565 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30									
					High		Above Ave.		Ave.										
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:														
					*** Basement Info *** Area: Perimeter: Type: Heat:														
2022	Year Built Remodeled																		
11	Overall Bldg Height																		
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: Few Average Few Average Many Unfinished Many Unfinished Typical Typical									
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical										
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners									
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
(5) Floor Cover:					(10) Heating and Cooling:										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: 20220684 #730 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11														
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 40.59 Adjusted Square Foot Cost for Upper Floors = 40.59 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708 Reproduction/Replacement Cost = 48,708 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 46,760 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 49,565 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30														
					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: 1200																								
Ave. Perimeter: 140																								
Has Elevators:																								
*** Basement Info ***																								
2022 Year Built					Area:																			
Remodeled					Perimeter:																			
					Type:																			
11 Overall Bldg Height					Heat:																			
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: <table border="1"> <tr> <td colspan="2">Few</td> <td colspan="2">Few</td> </tr> <tr> <td colspan="2">Average</td> <td colspan="2">Average</td> </tr> <tr> <td colspan="2">Many</td> <td colspan="2">Many</td> </tr> <tr> <td colspan="2">Unfinished</td> <td colspan="2">Unfinished</td> </tr> <tr> <td colspan="2">Typical</td> <td colspan="2">Typical</td> </tr> </table>				Few		Few		Average		Average		Many		Many		Unfinished		Unfinished		Typical		Typical		(40) Exterior Wall:			
Few		Few																																	
Average		Average																																	
Many		Many																																	
Unfinished		Unfinished																																	
Typical		Typical																																	
<table border="1"> <tr> <td colspan="2">Flex Conduit</td> <td colspan="2">Incandescent</td> </tr> <tr> <td colspan="2">Rigid Conduit</td> <td colspan="2">Fluorescent</td> </tr> <tr> <td colspan="2">Armored Cable</td> <td colspan="2">Mercury</td> </tr> <tr> <td colspan="2">Non-Metalic</td> <td colspan="2">Sodium Vapor</td> </tr> <tr> <td colspan="2">Bus Duct</td> <td colspan="2">Transformer</td> </tr> </table>				Flex Conduit		Incandescent		Rigid Conduit		Fluorescent		Armored Cable		Mercury		Non-Metalic		Sodium Vapor		Bus Duct		Transformer													
Flex Conduit		Incandescent																																	
Rigid Conduit		Fluorescent																																	
Armored Cable		Mercury																																	
Non-Metalic		Sodium Vapor																																	
Bus Duct		Transformer																																	
(3) Frame:				<table border="1"> <tr> <td colspan="2">Total Fixtures</td> <td colspan="2">Urinals</td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td colspan="2">Wash Bowls</td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td colspan="2">Water Heaters</td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td colspan="2">Wash Fountains</td> </tr> <tr> <td colspan="2">Toilets</td> <td colspan="2">Water Softeners</td> </tr> </table>				Total Fixtures		Urinals		3-Piece Baths		Wash Bowls		2-Piece Baths		Water Heaters		Shower Stalls		Wash Fountains		Toilets		Water Softeners		(13) Roof Structure: Slope=0							
Total Fixtures		Urinals																																	
3-Piece Baths		Wash Bowls																																	
2-Piece Baths		Water Heaters																																	
Shower Stalls		Wash Fountains																																	
Toilets		Water Softeners																																	
(4) Floor Structure:				(9) Sprinklers:				(14) Roof Cover:																											
(5) Floor Cover:				(10) Heating and Cooling:																															
(6) Ceiling:				<table border="1"> <tr> <td colspan="2">Gas</td> <td colspan="2">Coal</td> <td colspan="2">Hand Fired</td> </tr> <tr> <td colspan="2">Oil</td> <td colspan="2">Stoker</td> <td colspan="2">Boiler</td> </tr> </table>				Gas		Coal		Hand Fired		Oil		Stoker		Boiler																	
Gas		Coal		Hand Fired																															
Oil		Stoker		Boiler																															

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

Desc. of Bldg/Section: 20220707 #740 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 42.45 Adjusted Square Foot Cost for Upper Floors = 42.45 Total Floor Area: 960 Base Cost New of Upper Floors = 40,752 Reproduction/Replacement Cost = 40,752 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,122 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 5 = 41,469 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20														
					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: 960																								
Ave. Perimeter: 128																								
Has Elevators:																								
*** Basement Info ***																								
2022 Year Built					Area:																			
Remodeled					Perimeter:																			
					Type:																			
11 Overall Bldg Height					Heat:																			
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: <table border="1"> <tr> <td>Few</td> <td>Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> </table> <table border="1"> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>				Few	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical	Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(40) Exterior Wall:			
Few	Few																																		
Average	Average																																		
Many	Many																																		
Unfinished	Unfinished																																		
Typical	Typical																																		
Flex Conduit	Incandescent																																		
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Non-Metalic	Sodium Vapor																																		
Bus Duct	Transformer																																		
X Poured Conc.				Many Above Ave.								Thickness Bsmnt Insul.																							
Brick/Stone				Average Typical																															
Block				Total Fixtures																															
(3) Frame:				3-Piece Baths				Urinals																											
				2-Piece Baths				Wash Bowls																											
				Shower Stalls				Water Heaters																											
				Toilets				Wash Fountains																											
(4) Floor Structure:								(13) Roof Structure: Slope=0																											
				(9) Sprinklers:																															
(5) Floor Cover:								(14) Roof Cover:																											
				(10) Heating and Cooling:																															
				Gas Oil				Coal Stoker																											
(6) Ceiling:				Hand Fired Boiler																															

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

Desc. of Bldg/Section: 20220708 #750 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 42.45 Adjusted Square Foot Cost for Upper Floors = 42.45 Total Floor Area: 960 Base Cost New of Upper Floors = 40,752 Reproduction/Replacement Cost = 40,752 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,122 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,469 Replacement Cost/Floor Area= 42.45 Est. TCV/Floor Area= 43.20														
					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: 960																								
Ave. Perimeter: 128																								
Has Elevators:																								
*** Basement Info ***																								
2022 Year Built					Area:																			
Remodeled					Perimeter:																			
					Type:																			
11 Overall Bldg Height					Heat:																			
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: <table border="1"> <tr> <td colspan="2">Few Average</td> <td colspan="2">Few Average</td> </tr> <tr> <td colspan="2">Many Unfinished</td> <td colspan="2">Many Unfinished</td> </tr> <tr> <td colspan="2">Typical</td> <td colspan="2">Typical</td> </tr> </table>				Few Average		Few Average		Many Unfinished		Many Unfinished		Typical		Typical		(40) Exterior Wall:																			
Few Average		Few Average																																									
Many Unfinished		Many Unfinished																																									
Typical		Typical																																									
<table border="1"> <tr> <td colspan="2">X Poured Conc.</td> <td colspan="2">Brick/Stone</td> <td colspan="2">Block</td> </tr> </table>				X Poured Conc.		Brick/Stone		Block		<table border="1"> <tr> <td colspan="2">Many Above Ave.</td> <td colspan="2">Average Typical</td> <td colspan="2">Few None</td> </tr> </table>				Many Above Ave.		Average Typical		Few None		<table border="1"> <tr> <td colspan="2">Total Fixtures</td> <td colspan="2">Urinals</td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td colspan="2">Wash Bowls</td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td colspan="2">Water Heaters</td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td colspan="2">Wash Fountains</td> </tr> <tr> <td colspan="2">Toilets</td> <td colspan="2">Water Softeners</td> </tr> </table>				Total Fixtures		Urinals		3-Piece Baths		Wash Bowls		2-Piece Baths		Water Heaters		Shower Stalls		Wash Fountains		Toilets		Water Softeners	
X Poured Conc.		Brick/Stone		Block																																							
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(3) Frame:				(9) Sprinklers:				(13) Roof Structure: Slope=0																																			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:																																			
(5) Floor Cover:				<table border="1"> <tr> <td colspan="2">Gas Oil</td> <td colspan="2">Coal Stoker</td> <td colspan="2">Hand Fired Boiler</td> </tr> </table>				Gas Oil		Coal Stoker						Hand Fired Boiler																											
Gas Oil		Coal Stoker		Hand Fired Boiler																																							
(6) Ceiling:																																											

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

Desc. of Bldg/Section: 20220709 #760 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11														
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 40.59 Adjusted Square Foot Cost for Upper Floors = 40.59 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708 Reproduction/Replacement Cost = 48,708 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 46,760 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 49,565 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30														
					High	Above Ave.	Ave.	X	Low															
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:																			
					*** Basement Info *** Area: Perimeter: Type: Heat:																			
2022	Year Built Remodeled																							
11	Overall Bldg Height																							
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: 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:									
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																
(3) Frame:																								
(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***

Desc. of Bldg/Section: 20220710 #770 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11														
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 40.59 Adjusted Square Foot Cost for Upper Floors = 40.59 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,708 Reproduction/Replacement Cost = 48,708 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 46,760 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 49,565 Replacement Cost/Floor Area= 40.59 Est. TCV/Floor Area= 41.30														
					High		Above Ave.		Ave.											X		Low		
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*** Basement Info ***																								
2022 Year Built					Area:																			
Remodeled					Perimeter:																			
					Type:																			
11 Overall Bldg Height					Heat:																			
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: <table border="1"> <tr> <td colspan="2">Few</td> <td colspan="2">Few</td> </tr> <tr> <td colspan="2">Average</td> <td colspan="2">Average</td> </tr> <tr> <td colspan="2">Many</td> <td colspan="2">Many</td> </tr> <tr> <td colspan="2">Unfinished</td> <td colspan="2">Unfinished</td> </tr> <tr> <td colspan="2">Typical</td> <td colspan="2">Typical</td> </tr> </table>				Few		Few		Average		Average		Many		Many		Unfinished		Unfinished		Typical		Typical		(40) Exterior Wall:			
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Average		Average																																	
Many		Many																																	
Unfinished		Unfinished																																	
Typical		Typical																																	
<table border="1"> <tr> <td colspan="2">Flex Conduit</td> <td colspan="2">Incandescent</td> </tr> <tr> <td colspan="2">Rigid Conduit</td> <td colspan="2">Fluorescent</td> </tr> <tr> <td colspan="2">Armored Cable</td> <td colspan="2">Mercury</td> </tr> <tr> <td colspan="2">Non-Metalic</td> <td colspan="2">Sodium Vapor</td> </tr> <tr> <td colspan="2">Bus Duct</td> <td colspan="2">Transformer</td> </tr> </table>				Flex Conduit		Incandescent		Rigid Conduit		Fluorescent		Armored Cable		Mercury		Non-Metalic		Sodium Vapor		Bus Duct		Transformer													
Flex Conduit		Incandescent																																	
Rigid Conduit		Fluorescent																																	
Armored Cable		Mercury																																	
Non-Metalic		Sodium Vapor																																	
Bus Duct		Transformer																																	
(3) Frame:				<table border="1"> <tr> <td colspan="2">Total Fixtures</td> <td colspan="2">Urinals</td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td colspan="2">Wash Bowls</td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td colspan="2">Water Heaters</td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td colspan="2">Wash Fountains</td> </tr> <tr> <td colspan="2">Toilets</td> <td colspan="2">Water Softeners</td> </tr> </table>				Total Fixtures		Urinals		3-Piece Baths		Wash Bowls		2-Piece Baths		Water Heaters		Shower Stalls		Wash Fountains		Toilets		Water Softeners		(13) Roof Structure: Slope=0							
Total Fixtures		Urinals																																	
3-Piece Baths		Wash Bowls																																	
2-Piece Baths		Water Heaters																																	
Shower Stalls		Wash Fountains																																	
Toilets		Water Softeners																																	
(4) Floor Structure:				(9) Sprinklers:																															
(5) Floor Cover:				(10) Heating and Cooling:																															
(6) Ceiling:				<table border="1"> <tr> <td colspan="2">Gas</td> <td colspan="2">Coal</td> <td colspan="2">Hand Fired</td> </tr> <tr> <td colspan="2">Oil</td> <td colspan="2">Stoker</td> <td colspan="2">Boiler</td> </tr> </table>				Gas		Coal		Hand Fired		Oil		Stoker		Boiler		(14) Roof Cover:															
Gas		Coal		Hand Fired																															
Oil		Stoker		Boiler																															

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

NO	COMPASS	NO	COMPASS
00000710	710	00000709	709
Storage Building	120' High	Storage Building	120' High
1200sf		1200sf	
00000708	708	00000706	706
Storage Building	120' High	Storage Building	120' High
1200sf		900sf	
00000705	705	00000697	697
Storage Building	120' High	Storage Building	120' High
1200sf		900sf	
00000694	694	00000693	693
Storage Building	120' High	Storage Building	120' High
1200sf		900sf	
00000692	692	00000691	691
Storage Building	120' High	Storage Building	120' High
1200sf		900sf	
00000690	690	00000689	689
Storage Building	120' High	Storage Building	120' High
900sf		900sf	

NO	COMPASS	NO	COMPASS
00000688	688	00000687	687
Storage Building	120' High	Storage Building	120' High
900sf		900sf	
00000686	686	00000685	685
Storage Building	120' High	Storage Building	120' High
900sf		900sf	
00000684	684	00000683	683
Storage Building	120' High	Storage Building	120' High
900sf		900sf	
00000682	682	00000681	681
Storage Building	120' High	Storage Building	120' High
900sf		900sf	
00000680	680	00000679	679
Storage Building	120' High	Storage Building	120' High
900sf		900sf	

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

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

Desc. of Bldg/Section: 20230254 #801 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 43.34 Adjusted Square Foot Cost for Upper Floors = 43.34 Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 42,339 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:									
High	Above Ave.	Ave.	X	Low																				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat:					Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 42,339 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10														
2023		Year Built Remodeled			Area:					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:														
12		Overall Bldg Height			Heat:					* Sprinkler Info * Area: Type: Low														
Comments:																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:		Footings			(8) Plumbing:					Outlets:					Fixtures:									
X	Poured Conc.	Brick/Stone			Block			Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical								
(3) Frame:					Total Fixtures					Urinals					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
					3-Piece Baths					Wash Bowls														
					2-Piece Baths					Water Heaters														
					Shower Stalls					Wash Fountains														
					Toilets					Water Softeners														
(4) Floor Structure:																				(40) Exterior Wall:				
					(9) Sprinklers:																			
(5) Floor Cover:																								
(6) Ceiling:																								

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

Desc. of Bldg/Section: 20230255 #802 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12									
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 43.34 Adjusted Square Foot Cost for Upper Floors = 43.34 Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 11 = 42,339 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10									
					High		Above Ave.		Ave.										
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:														
					*** Basement Info *** Area: Perimeter: Type: Heat:														
2023	Year Built Remodeled																		
12	Overall Bldg Height																		
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: 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:				
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical										
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets														
(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***

Desc. of Bldg/Section: 20230297 #804										Calculator Cost Computations										<<<<<>>>>>														
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 12 Perimeter: 128														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>										High	Above Ave.	Ave.	X	Low	Overall Building Height: 12 Base Rate for Upper Floors = 43.34 Adjusted Square Foot Cost for Upper Floors = 43.34									
High	Above Ave.	Ave.	X	Low																														
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:										Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943														
2023 Year Built Remodeled										Area:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 13 = 42,339														
12 Overall Bldg Height										Perimeter:										Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10														
Comments:										Type:																								
										Heat:																								
										* 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							
(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***

Desc. of Bldg/Section: 20230298 #805 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 43.34 Adjusted Square Foot Cost for Upper Floors = 43.34 Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 14 = 42,339 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
High	Above Ave.	Ave.	X	Low																				
2023		Year Built Remodeled																						
12		Overall Bldg Height																						
Comments:																								
(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 border="1"> <tr> <td>Thickness</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														
(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:					<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>					Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:											
Gas Oil	Coal Stoker	Hand Fired Boiler																						

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

Desc. of Bldg/Section: 20230300 #807 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 43.34 Adjusted Square Foot Cost for Upper Floors = 43.34 Total Floor Area: 960 Base Cost New of Upper Floors = 41,607 Reproduction/Replacement Cost = 41,607 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 39,943 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 16 = 42,339 Replacement Cost/Floor Area= 43.34 Est. TCV/Floor Area= 44.10														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
High	Above Ave.	Ave.	X	Low																				
2023 Year Built Remodeled					12 Overall Bldg Height																			
Comments:																								
(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									
					Block					Total Fixtures					Few Average									
(3) Frame:					3-Piece Baths					Urinals					Many Average									
					2-Piece Baths					Wash Bowls					Many Average									
					Shower Stalls					Water Heaters					Many Unfinished									
					Toilets					Wash Fountains					Typical									
(4) Floor Structure:										Flex Conduit					Incandescent									
										Rigid Conduit					Fluorescent									
										Armored Cable					Mercury									
										Non-Metalic					Sodium Vapor									
										Bus Duct					Transformer									
(5) Floor Cover:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
															Thickness									
															Bsmnt Insul.									
(6) Ceiling:					(10) Heating and Cooling:					(14) Roof Cover:														
					Gas Oil					Coal Stoker														
					Hand Fired Boiler																			

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

Desc. of Bldg/Section: PB25-0029 #809 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 312 Base Rate for Upper Floors = 35.78 Adjusted Square Foot Cost for Upper Floors = 35.78 Total Floor Area: 5,760 Base Cost New of Upper Floors = 206,093 Reproduction/Replacement Cost = 206,093 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 197,849 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 17 = 209,720 Replacement Cost/Floor Area= 35.78 Est. TCV/Floor Area= 36.41																						
Class: D,Pole Floor Area: 5,760 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 5760 Ave. Perimeter: 312 Has Elevators:																	
High	Above Ave.	Ave.	X	Low																												
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat:					Total Floor Area: 5,760 Base Cost New of Upper Floors = 206,093 Reproduction/Replacement Cost = 206,093 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 197,849 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 17 = 209,720 Replacement Cost/Floor Area= 35.78 Est. TCV/Floor Area= 36.41																						
<table border="1"> <tr> <td>Year Built</td> <td>Remodeled</td> </tr> <tr> <td>Overall Bldg Height</td> <td></td> </tr> </table>					Year Built	Remodeled	Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																							
Year Built	Remodeled																															
Overall Bldg Height																																
Comments:					* 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:																	
<table border="1"> <tr> <td>X</td> <td>Poured Conc.</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>					X	Poured Conc.	Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>					Many Above Ave.						Average Typical	Few None	<table border="1"> <tr> <td>Few Average</td> <td>Few Average</td> </tr> <tr> <td>Many Unfinished Typical</td> <td>Many Unfinished Typical</td> </tr> <tr> <td>Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct</td> <td>Incandescent Fluorescent Mercury Sodium Vapor Transformer</td> </tr> </table>					Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
X	Poured Conc.	Brick/Stone	Block																													
Many Above Ave.	Average Typical	Few None																														
Few Average	Few Average																															
Many Unfinished Typical	Many Unfinished Typical																															
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer																															
(3) Frame:					<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>					Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners													
Total Fixtures	Urinals																															
3-Piece Baths	Wash Bowls																															
2-Piece Baths	Water Heaters																															
Shower Stalls	Wash Fountains																															
Toilets	Water Softeners																															
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0																						
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:																						
<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>					Gas Oil	Coal Stoker	Hand Fired Boiler																									
Gas Oil	Coal Stoker	Hand Fired Boiler																														
(6) Ceiling:																																

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Desc. of Bldg/Section: PB25-0134 #808 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 300 Overall Building Height: 16																								
Class: D,Pole Floor Area: 5,400 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 36.01 Adjusted Square Foot Cost for Upper Floors = 36.01 Total Floor Area: 5,400 Base Cost New of Upper Floors = 194,454 Reproduction/Replacement Cost = 194,454 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 186,676 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 18 = 197,876 Replacement Cost/Floor Area= 36.01 Est. TCV/Floor Area= 36.64																								
					High	Above Ave.	Ave.	X	Low																									
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 5400 Ave. Perimeter: 300 Has Elevators:																													
					*** Basement Info *** Area: Perimeter: Type: Heat:																													
2025	Year Built Remodeled																																	
16	Overall Bldg Height																																	
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: <table border="1"> <tr> <td>Few</td> <td>Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> </table> <table border="1"> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>					Few	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical	Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer
Few	Few																																	
Average	Average																																	
Many	Many																																	
Unfinished	Unfinished																																	
Typical	Typical																																	
Flex Conduit	Incandescent																																	
Rigid Conduit	Fluorescent																																	
Armored Cable	Mercury																																	
Non-Metalic	Sodium Vapor																																	
Bus Duct	Transformer																																	
X	Poured Conc.	Brick/Stone	Block		Many Above Ave.	Average Typical	Few None																											
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets																													
(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: 202523,24,133,134#900,10,20,30										Calculator Cost Computations										>>>>																													
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 14 Perimeter: 200																													
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 37,080 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Construction Cost										Overall Building Height: 14																													
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 38.34																													
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** **										Adjusted Square Foot Cost for Upper Floors = 38.34																													
										Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 200 Has Elevators:										Total Floor Area: 2,400 Base Cost New of Upper Floors = 92,016																													
2025 Year Built Remodeled										*** Basement Info ***										Reproduction/Replacement Cost = 92,016																													
14 Overall Bldg Height										Area: Perimeter: Type: Heat:										4 Identical Units => Reproduction/Replacement Cost of all units = 368,064																													
Comments:										* Mezzanine Info *										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0																													
										Area #1: Type #1: Area #2: Type #2:										Total Depreciated Cost = 353,341																													
										* Sprinkler Info *										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 19 = 374,542																													
										Area: Type: Low										Replacement Cost/Floor Area= 38.34 Est. TCV/Floor Area= 39.01																													
(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 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:										(9) Sprinklers:										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct										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***

Parcel Number: 009-017-001-75

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.
GUNNERSON JOE P & LISA A	GUNNERSON JOE PHIL (LE ETAL)	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date
OLD RR RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651		MAP #:						
		2026 Est TCV 96,800						
		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
				Residentia 18 -29 @\$5000	19.36 Acres	5000	100	Value
				19.36 Total Acres Total Est. Land Value =				96,800
								96,800
Tax Description		X		Dirt Road				
. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S 1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.				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	48,400	0	48,400	
TPC 12/27/2017		INSPECTED		2025	35,800	0	35,800	
				2024	29,000	0	29,000	
				2023	25,200	0	25,200	

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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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST															
		P.R.E. 100% 01/01/2025															
Owner's Name/Address		MAP #:															
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 270,826															
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS											
		Public Improvements				* Factors *											
Tax Description		X	Dirt Road				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 17 T22N R8W (2*2025) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-205. 71.27A			Gravel Road				Residentia PARTOF	>80@	\$3800	71.27	Acres	3800	100		270,826		
SPLIT ON 10/28/2024 FROM 009-017-002-00;			Paved Road				71.27 Total Acres									Total Est. Land Value =	270,826
Comments/Influences			Storm Sewer														
			Sidewalk														
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;			Water														
Parent Parcel(s): 009-017-002-00;			Sewer														
Child Parcel(s): 009-017-002-01,			Electric														
009-017-002-34, 009-017-002-32,			Gas														
009-017-002-30, 009-017-002-28,			Curb														
009-017-002-26, 009-017-002-24,			Street Lights														
009-017-002-22;			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	135,400	0	135,400				57,474C					
		TPC 04/30/2021 INSPECTED				2025	131,800	0	131,800			55,963C					
						2024	0	0	0			0					
						2023	0	0	0			0					
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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.						
REINHART JAN S & BRENDA	KRUG JAMES & KAYLA	62,000	02/25/2025	WD	32-SPLIT VACANT	2025-00454	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
10378 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KRUG JAMES & KAYLA 1220 THOMPSON RD BAD AXE MI 48413		2026 Est TCV 43,890												
		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
					Residentia PARTOF>800		\$3800	11.55	Acres	3800	100			43,890
							11.55		Total Acres		Total Est. Land Value =		43,890	
Tax Description														
PCL N OF THE SURVEY RECORDED IN LIBER S-6 P205														
SPLIT ON 10/28/2024 FROM 009-017-002-00;														
Comments/Influences														
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;														
Parent Parcel(s): 009-017-002-00;														
Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32,														
009-017-002-30, 009-017-002-28,														
009-017-002-26, 009-017-002-24,														
009-017-002-22;														

		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	21,900	0	21,900			21,900S			
		Who When What			2026	21,900	0	21,900			21,900S			
		TPC 10/26/2024 INSPECTED			2025	21,400	0	21,400			9,229C			
		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.			
REINHART JAN S & BRENDA	ROBERTS BRADLEY & ANDREA	60,000		08/22/2025	WD	03-ARM'S LENGTH		2025-02440	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ROBERTS BRADLEY & ANDREA 12388 ROOKSBY ST SAND LAKE MI 49343		2026 Est TCV 39,862											
			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 PARTOF>800\$3800 10.49 Acres 3800 100 39,862							
PCL M OF THE SURVEY RECORDED IN LIBER S-6 P205						10.49 Total Acres Total Est. Land Value = 39,862							
SPLIT ON 10/28/2024 FROM 009-017-002-00;													
Comments/Influences													
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;													
Parent Parcel(s): 009-017-002-00;													
Child Parcel(s): 009-017-002-01,													
009-017-002-34, 009-017-002-32,													
009-017-002-30, 009-017-002-28,													
009-017-002-26, 009-017-002-24,													
009-017-002-22;													

		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	19,900	0	19,900			19,900S	
		TPC 06/27/2025 INSPECTED				2025	19,400	0	19,400			8,626C	
		TPC 05/30/2022 INSPECTED				2024	0	0	0			0	
		TPC 04/30/2021 INSPECTED				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.		
REINHART JAN S & BRENDA	ROBERTS BRADLEY & ANDREA	56,640		01/09/2026	WD	03-ARM'S LENGTH		2026-00063	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 01/01/2025										
Owner's Name/Address		MAP #:										
ROBERTS BRADLEY & ANDREA 12388 ROOKSBY ST SAND LAKE MI 49343		2026 Est TCV 35,872										
			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 PARTOF>800\$3800 9.44 Acres 3800 100 35,872						
PCL L OF THE SURVEY RECORDED IN LIBER S-6 P205						9.44 Total Acres Total Est. Land Value = 35,872						
SPLIT ON 10/28/2024 FROM 009-017-002-00;												
Comments/Influences												
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;												
Parent Parcel(s): 009-017-002-00;												
Child Parcel(s): 009-017-002-01,												
009-017-002-34, 009-017-002-32,												
009-017-002-30, 009-017-002-28,												
009-017-002-26, 009-017-002-24,												
009-017-002-22;												
		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	17,900	0	17,900			8,858C
		TPC 04/22/2025 INSPECTED				2025	17,500	0	17,500			8,626C
		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.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 01/01/2025									
Owner's Name/Address		MAP #:									
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 41,040									
		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>800	\$3800	10.80 Acres	3800	100		41,040
					10.80 Total Acres				Total Est. Land Value =		41,040
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
PCL K OF THE SURVEY RECORDED IN LIBER S-6 P205											
SPLIT ON 10/28/2024 FROM 009-017-002-00;											
Comments/Influences											
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;											
----- 		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	20,500	0	20,500			8,858C
		TPC 04/22/2025 INSPECTED			2025	20,000	0	20,000			8,626C
		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.					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 01/01/2025											
Owner's Name/Address		MAP #:											
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 41,040											
		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
					Residentia PARTOF	>800	\$3800	10.80	Acres	3800	100		
Tax Description					10.80 Total Acres						Total Est. Land Value =	41,040	
PCL J OF THE SURVEY RECORDED IN LIBER S-6 P205 SPLIT ON 10/28/2024 FROM 009-017-002-00; Comments/Influences													
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-01, 009-017-002-34, 009-017-002-32, 009-017-002-30, 009-017-002-28, 009-017-002-26, 009-017-002-24, 009-017-002-22;													
----- 		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	20,500	0	20,500			8,858C		
		TPC 04/30/2021 INSPECTED			2025	20,000	0	20,000			8,626C		
					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	Prctn. Trans.			
REINHART JAN S & BRENDA	EISENGA KYLE & ROXANNE	62,000	01/02/2026	LC	03-ARM'S LENGTH	2026-00012	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 01/01/2025									
Owner's Name/Address		MAP #:									
EISENGA KYLE & ROXANNE 8829 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 41,040									
		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						
					Residentia PARTOF>800\$3800 10.80 Acres 3800 100 41,040						
Tax Description					10.80 Total Acres Total Est. Land Value = 41,040						
PCL I OF THE SURVEY RECORDED IN LIBER S-6 P205											
SPLIT ON 10/28/2024 FROM 009-017-002-00;											
Comments/Influences											
2025J-00011 ROAD AGREEMENT ALONG EASEMENT 2024-02702											
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;											
Parent Parcel(s): 009-017-002-00;											
Child Parcel(s): 009-017-002-01,											
009-017-002-34, 009-017-002-32,											
009-017-002-30, 009-017-002-28,											
009-017-002-06, 009-017-002-24,											
											
		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	20,500	0	20,500			8,858C
		TPC 04/22/2025 INSPECTED			2025	20,000	0	20,000			8,626C
		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.					
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status				
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 01/01/2025													
Owner's Name/Address		MAP #:													
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 54,037													
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements				* Factors *									
Tax Description		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	
PCL H OF THE SURVEY RECORDED IN LIBER S-6 P205						A 200' @ 110/FF	399.03	408.51	0.8414	1.0053	110	100			37,127
SPLIT ON 10/28/2024 FROM 009-017-002-00;						Residentia PARTOF>80@\$3800	4.45	Acres	3800	100					16,910
Comments/Influences						399 Actual Front Feet, 8.19 Total Acres			Total Est. Land Value =			54,037			
Split/Comb. on 10/28/2024 completed 10/28/2024 TIM ;			Topography of Site												
Parent Parcel(s): 009-017-002-00;															
Child Parcel(s): 009-017-002-01,															
009-017-002-34, 009-017-002-32,															
009-017-002-30, 009-017-002-28,			X Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain												
009-017-002-26, 009-017-002-24,															
009-017-002-22;															

						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	27,000	0	27,000				3,649C			
		TPC 04/30/2021 INSPECTED			2025	23,400	0	23,400				3,554C			
					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															

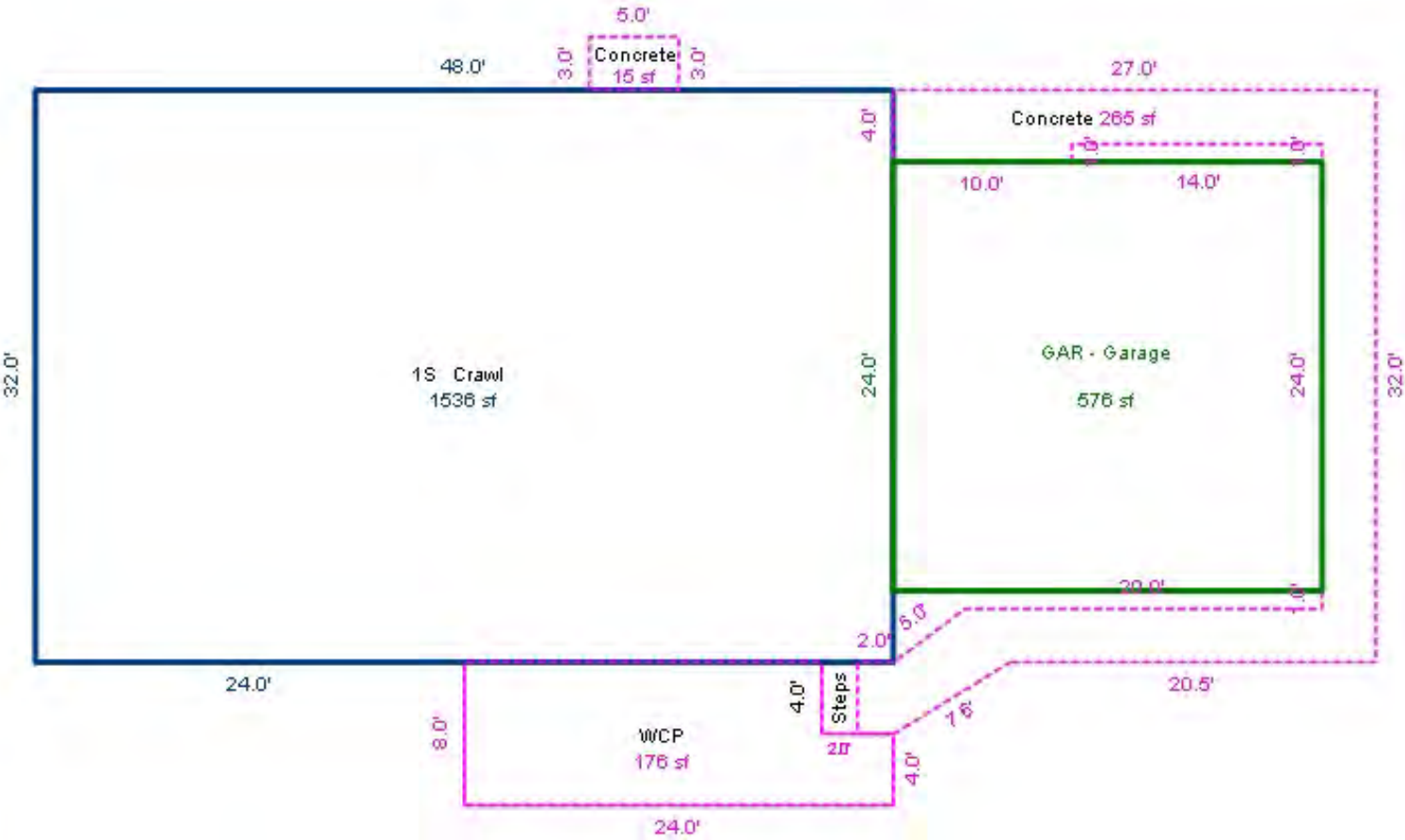
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KOOLSTRA DWIGHT MATTHEW	KOOLSTRA DWIGHT MATTHEW	1	05/22/2025	QC	09-FAMILY/RELATED ENTITY	2025-01761	DEED	0.0			
KOOLSTRA SARAH	KOOLSTRA DWIGHT M	0	07/03/2024	QC	06-COURT JUDGEMENT	2024-01758	DEED	0.0			
KOOLSTRA DWIGHT & SARAH	KOOLSTRA DWIGHT & SARAH	0	02/03/2023	WD	15-LADY BIRD	2023-00303	PROPERTY TRANSFER	0.0			
REINHART KURT	KOOLSTRA DWIGHT & SARAH	255,000	05/04/2021	WD	03-ARM'S LENGTH	2021-01654	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10646 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		New House		03/21/2019		2019-0074		100%	
		P.R.E. 100% 05/05/2021									
Owner's Name/Address		MAP #:									
KOOLSTRA DWIGHT MATTHEW 10646 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 347,353 TCV/TFA: 226.14									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors * PARCEL G						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					A 200' @ 110/FF 300.00 419.63 0.9036 1.0120 110 100 30,178						
					300 Actual Front Feet, 2.89 Total Acres Total Est. Land Value = 30,178						
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 3.5 Concrete 6.58 15 0 0						
					D/W/P: 4in Ren. Conc. 8.17 265 0 0						
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					LAND IMPROVE 1000 1,000.00 1 100 1,000						
					Total Estimated Land Improvements True Cash Value = 1,000						
SEC17 T22N R8W PCL G OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "G" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 675.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 425.51 FEET		Topography of Site			Work Description for Permit 2019-0074, Issued 03/21/2019: NEW BLDG RESI USE S.F. HOME W/ ATTACHED GARAGE. WOOD FRME CRAWL. HAS HEAT PRIVATE SEPTIC & WELL. N/A MEH. 1 STORIES. 3 BDRM, 2 BTH 2304 SQFT						
		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	15,100	158,600	173,700			133,896C
		TPC 01/12/2021	INSPECTED		2025	12,300	136,000	148,300			130,376C
		TPC 02/07/2020	INSPECTED		2024	12,300	116,700	129,000		129,000A	126,456C
		TPC 05/06/2018	INSPECTED		2023	9,600	119,000	128,600	0M		0
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Licensed To: Township of Lake, County of
Missaukee, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 184	Type WCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % 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 +5 Effec. Age: 4 Floor Area: 1,536 Total Base New : 267,788 Total Depr Cost: 257,053 Estimated T.C.V: 316,175		E.C.F. X 1.230		Bsmnt Garage:			
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			0 Amps Service								
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			Ord.		Min			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many			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		1 Story Siding Foundation Crawl Space		Size 1,536 Total:		Cost New 219,403 Depr. Cost 210,603		
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall		1 1,422 4,478 1 4,689 5,734 184 8,028 576 23,910 1 -2,589		1,365 4,299 4,501 5,505 7,707 22,954 -2,485		
	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 Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow.		1 2,713		2,604		
	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		267,788		257,053 316,175		
	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: 009-017-002-38

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

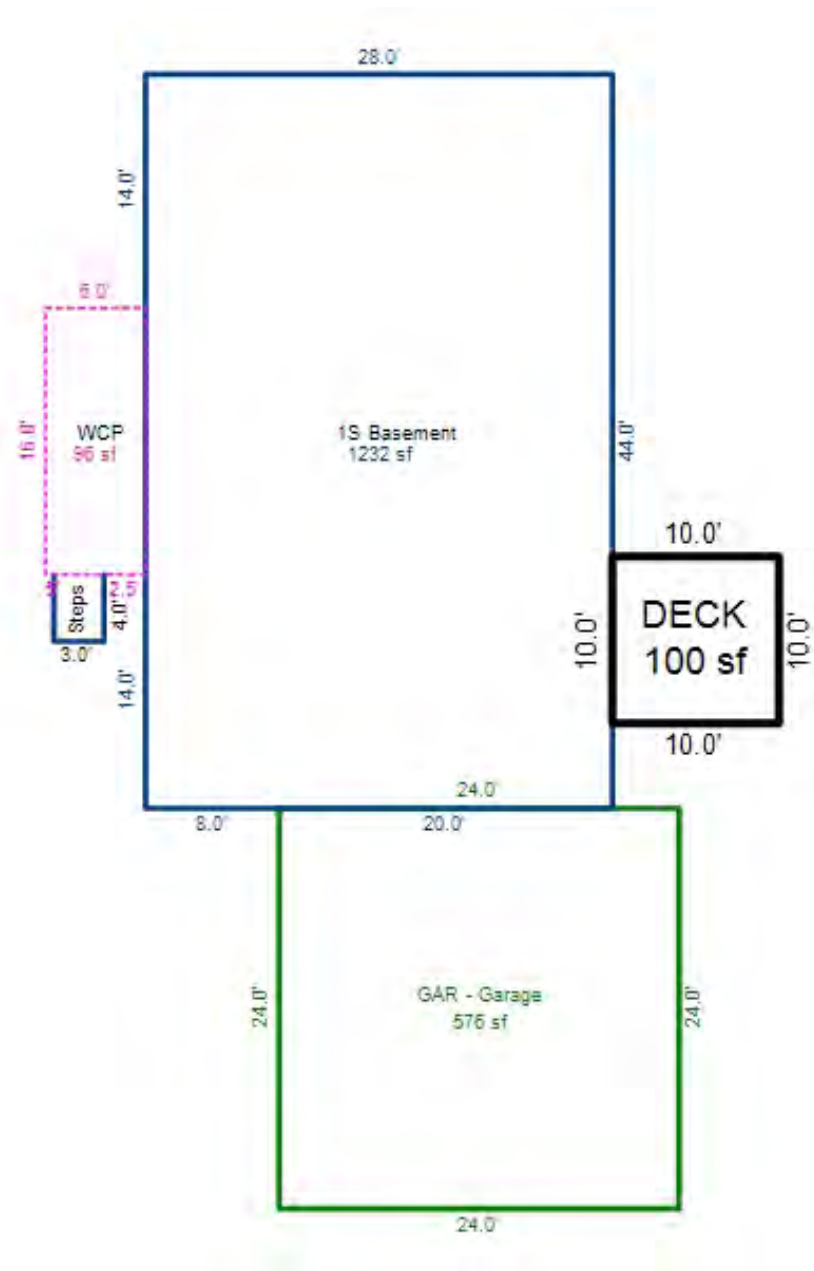
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GEESEMAN REAL ESTATE DEVELOPMENT	MCDONALD ALLEN L & KAY M	294,900	09/07/2023	WD	25-PARTIAL CONSTRUCTION	2023-02433	PROPERTY TRANSFER	100.0				
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	10,000	06/21/2023	WD	16-LC PAYOFF	2023-01741	DEED	0.0				
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LENGTH	2020-0534	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
10598 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/10/2021		2021-0524	100%			
		P.R.E. 100% 09/18/2023										
Owner's Name/Address		MAP #:										
MCDONALD ALLEN L & KAY M 10598 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 350,590 TCV/TFA: 284.57										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * PARCEL F							
					Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason Value		
					A 200' @ 110/FF 300.00 431.24 0.9036 1.0190 110 100					30,385		
					300 Actual Front Feet, 2.97 Total Acres Total Est. Land Value =					30,385		
Tax Description												
SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F" PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING: THENCE S00°00'00"E 437.29 FEET		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 288 95 2,235 Total Estimated Land Improvements True Cash Value = 2,235						
		Topography of Site			Work Description for Permit 2021-0524, Issued 08/10/2021: NEW RESI USE SEASONAL S.F. HOME W/ ATTACHED GARAGE. WOOD FRAME, BASEMENT - BLOCK, HAS HEAT, PRIVATE SEWAGE 7 WATER. AIR CONDITIONING, 1 STORIES, 3BDRM, 2 BATH. 9/21/21 JUST SPOKE WITH BOB, HE SAYS PAY LITTLE ATTENTION TO THE "PROPOSED USE" AS ANY NEW RESI USE DWELLING REQUIRES INSULATION AND AN AIR PRESSURE TEST FOR R VALUES. - TIM							
		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	15,200	160,100	175,300				137,224C
		TPC 08/26/2023 INSPECTED			2025	12,400	136,500	148,900				133,617C
		JWV 09/27/2022 INSPECTED			2024	12,400	117,200	129,600				129,600S
		JWV 08/10/2021 INSPECTED			2023	9,700	90,900	100,600			100,600A	96,792C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 96 100	Type WCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																						
X	Wood Frame	(4) Interior			Forced Air w/o 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 Paneled		Plaster Wood T&G																																																																															
Yr Built 2023		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			Kitchen: Other: Other:				(12) Electric 0 Amps Service																																																																											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex.		Ord.		Min																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	(7) Excavation			No. of Elec. Outlets				Many		Ave.		Few																																																																							
(2) Windows		(8) Basement			(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																																																																											
	Many Avg. Few		Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish			(14) Water/Sewer																																																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:				Notes:																																																																												
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 10 Blt 2023 (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,232</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>215,552</td> <td>213,399</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>1,408</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>4,433</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>4,689</td> <td>4,642</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>5,677</td> </tr> <tr> <td>Porches</td> <td>WCP (1 Story)</td> <td>96</td> <td>4,936</td> <td>4,887</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td>100</td> <td>2,461</td> <td>2,436</td> </tr> <tr> <td>Garages</td> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>23,910</td> <td>23,671</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,589</td> <td>-2,563</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>527</td> <td>522</td> </tr> <tr> <td>Totals:</td> <td></td> <td>261,120</td> <td>258,512</td> </tr> </tbody> </table> ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 317,970															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,232				Total:					215,552	213,399	Plumbing	Average Fixture(s)	1	1,422	1,408	3 Fixture Bath	1	4,478	4,433	Water/Sewer	1000 Gal Septic	1	4,689	4,642	Water Well, 100 Feet	1	5,734	5,677	Porches	WCP (1 Story)	96	4,936	4,887	Deck	Treated Wood	100	2,461	2,436	Garages	Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	576	23,910	23,671	Common Wall: 1 Wall	1	-2,589	-2,563	Door Opener	1	527	522	Totals:		261,120	258,512
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																														
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*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GEESEMAN REAL ESTATE DEVELOPMENT	ZAK WILLIAM & COLLEEN	32,000		02/20/2026	WD	03-ARM'S LENGTH		2026-00418	PROPERTY TRANSFER	100.0		
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	0		02/20/2026	WD	16-LC PAYOFF		2026-00417	DEED	0.0		
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	50,000		02/24/2020	LC	19-MULTI PARCEL ARM'S LENGTH		2020-00534	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ZAK WILLIAM & COLLEEN 506 CRISMAN ST DYSART IA 52224		2026 Est TCV 30,587										
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * PARCEL E							
		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	300.00	442.86	0.9036	1.0258	110	100	
					300 Actual Front Feet, 3.05 Total Acres Total Est. Land Value = 30,587							
Tax Description		Topography of Site										
SEC17 T22N R8W PCL E OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "E" PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 75.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 449.08 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E												

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

Parcel Number: 009-017-002-42

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.										
GEESEMAN REAL ESTATE DEVEL	TORRY MARK & MARY	30,000	06/24/2025	WD	03-ARM'S LENGTH	2025-01819	PROPERTY TRANSFER	100.0										
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVEL	0	06/24/2025	WD	16-LC PAYOFF	2025-01818	DEED	0.0										
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVEL	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LEN	2020-00534	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status								
10468 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST																
		P.R.E. 0%																
Owner's Name/Address		MAP #:																
TORRY MARK & MARY 1014 N LINDA LN LAKE CITY MI 49651		2026 Est TCV 30,786																
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
		Public Improvements			* Factors * PARCEL D													
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value							
					A 200' @ 110/FF 300.00 454.48 0.9036 1.0324 110 100 30,786													
					300 Actual Front Feet, 3.13 Total Acres Total Est. Land Value = 30,786													
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																
SEC17 T22N R8W PCL D OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "D" PART OF THE SOUTH½ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¾ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH½ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; TO THE POINT OF BEGINNING; THENCE N89°54'24"E 224.40 FEET; THENCE S00°00'00"E 460.86		ENTERLINE OF G SAID CENTERLINE THENCE THENCE O THE POINT OF 13 ACRES MORE OR HT OF WAY FOR JECT TO EASEMENTS N ON FILE***									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	15,400	0	15,400		15,400S
		TPC 05/30/2022									INSPECTED	2025	12,600	0	12,600			7,043C
		TPC 04/30/2021									INSPECTED	2024	12,600	0	12,600			6,832C
		TPC 05/08/2019									INSPECTED	2023	9,800	0	9,800			6,507C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CURTIS LARRY A & MARRY E	CURTIS LARRY A & MARRY E	1	08/07/2024	QC	09-FAMILY/RELATED ENTITY	2024-01930	PROPERTY TRANSFER	0.0		
GEESEMAN REAL ESTATE DEVELOPMENT	CURTIS LARRY A & MARRY	27,250	03/27/2024	WD	03-ARM'S LENGTH	2024-00593	PROPERTY TRANSFER	100.0		
REINHART JAN S &* BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	0	03/26/2024	WD	16-LC PAYOFF	2024-00592	DEED	0.0		
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LENGTH	2020-00534	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
10420 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		10/08/2024		PE24-0192	100%	
		P.R.E. 0%		Construction (new)		06/28/2024		PB24-0093	100%	
Owner's Name/Address		MAP #:								
CURTIS LARRY A & MARRY E TRUST 609 LAKESHORE DR CADILLAC MI 49601		2026 Est TCV 86,494 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors * PARCEL C						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				A 200' @ 110/FF 300.00 466.09 0.9036 1.0390 110 100						30,981
				300 Actual Front Feet, 3.21 Total Acres						Total Est. Land Value = 30,981
Tax Description				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				D/W/P: 4in Concrete		6.96	457	50	1,590	
				Total Estimated Land Improvements True Cash Value = 1,590						
				Work Description for Permit PE24-0192, Issued 10/08/2024: Electrical for Pole Barn.						
				Work Description for Permit PB24-0093, Issued 06/28/2024: 32 x 48 x 12 Pole Barn w/ 10 x 36 lean-to.						
				Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Storage-S / Story-1: 1536 Sf / Porch-1: 360 sf						
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Level	2026	15,500	27,700	43,200			38,204C
			Rolling	2025	12,700	24,500	37,200			37,200S
			Low	2024	12,700	0	12,700			6,832C
			High	2023	9,900	0	9,900			6,507C
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What	2026	15,500	27,700	43,200		38,204C
		TPC 08/07/2024	INSPECTED		2025	12,700	24,500	37,200		37,200S
		TPC 05/30/2022	INSPECTED		2024	12,700	0	12,700		6,832C
		TPC 04/30/2021	INSPECTED		2023	9,900	0	9,900		6,507C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 360	Type WCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X			No Heating/Cooling		Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 44,282 Total Depr Cost: 43,840 Estimated T.C.V: 53,923		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:		
Building Style: GRG		Drywall Paneled	Plaster Wood T&G												
Yr Built 2024		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 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						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing											
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	(14) Water/Sewer											
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2024

(11) Heating System: No Heating/Cooling

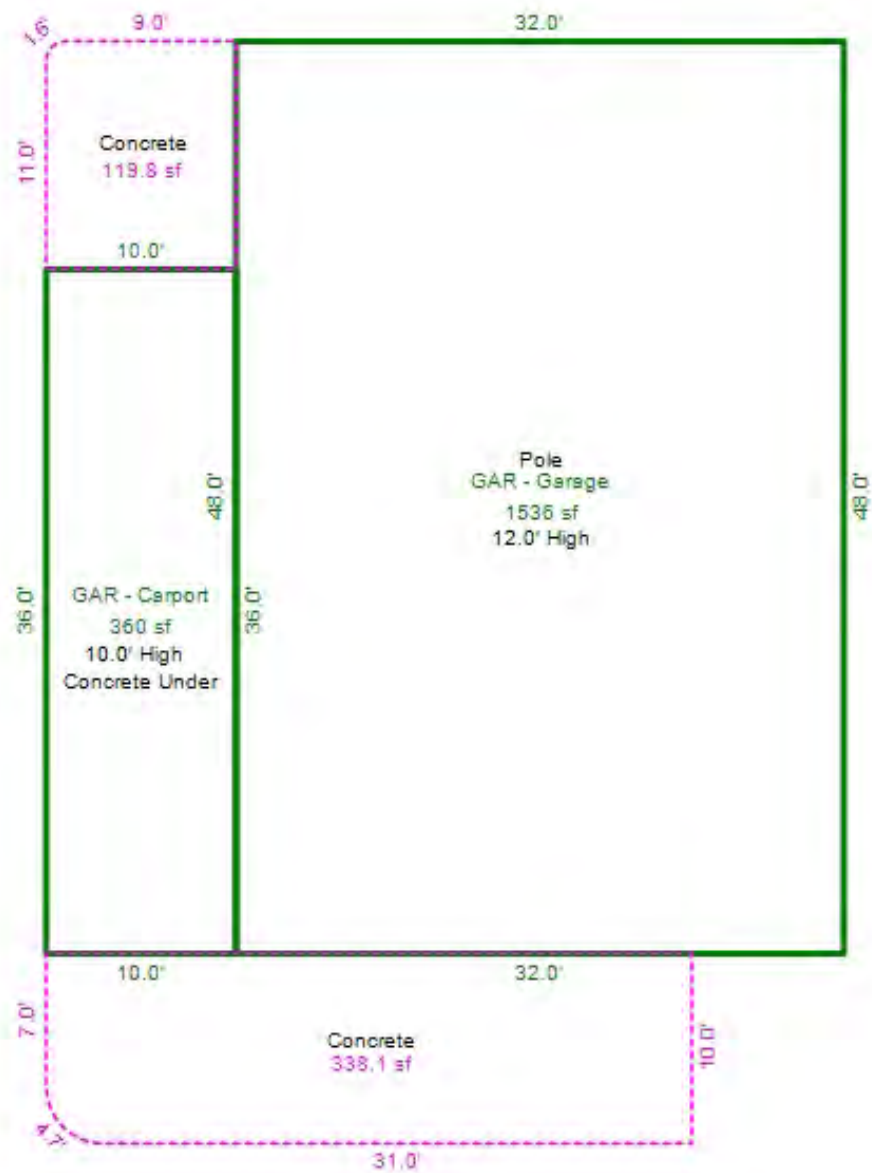
Ground Area = 0 SF Floor Area = 0 SF.

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						
Plumbing						
3 Fixture Bath				1	-4,478	-4,433
Porches						
WCP (1 Story)				360	12,434	12,310
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost				1536	36,326	35,963
Totals:					44,282	43,840

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,923

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



*** 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 KEVIN & FAITH	GUOAN JAMES R	24,000	01/10/2023	WD	03-ARM'S LENGTH	2023-00096	PROPERTY TRANSFER	100.0			
GEESEMAN REAL ESTATE DEVELOPMENT	ALLEN KEVIN & FAITH	25,000	09/09/2022	WD	03-ARM'S LENGTH	2022-02847	PROPERTY TRANSFER	100.0			
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	10,000	09/09/2022	WD	16-LC PAYOFF	2022-02848	DEED	0.0			
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVELOPMENT	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LENGTH	2020-00534	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10384 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		02/01/2024		PB24-0003	100%		
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
GUOAN JAMES R 1225 MANNING ST CADILLAC MI 49601		2026 Est TCV 61,560 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors * PARCEL B						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF	300.00	477.71	0.9036	1.0454	110 100	31,172
					300 Actual Front Feet, 3.29 Total Acres Total Est. Land Value = 31,172						
Tax Description					Work Description for Permit PB24-0003, Issued 02/01/2024: NEW 30 X 40 X 12 POLE BARN/STORAGE (AS-BUILT)"NEW 30 X 40 X 12 POLE BARN/STORAGE (AS-BUILT)USE AND OCCUPANCY: STORAGE / CATEGORY: CONSTRUCTION (NEW) / STORY-1: 1200 SF / POST: 1200 SF"						
SEC17 T22N R8W PCL B OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "B" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTHW¼ CORER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTHW¼ LINE TO A POINT ON THE SOUTHW¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E											
		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	15,600	15,200	30,800			25,835C
		TPC 02/21/2024	INSPECTED		2025	12,800	13,600	26,400			25,156C
		TPC 09/25/2023	INSPECTED		2024	12,800	11,600	24,400			24,400S
		TPC 04/30/2021	INSPECTED		2023	9,900	0	9,900			9,900S
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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: 2 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										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2023		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					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 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:													

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2023

(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
Plumbing						
3 Fixture Bath	1				-4,478	-4,433
Garages						
Class: C Exterior: Pole (Unfinished)						
Door Opener	2				1,054	1,043
Base Cost	1200				28,380	28,096
Totals:					24,956	24,706

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 30,388

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



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

Parcel Number: 009-017-002-48

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.				
BUKOWSKI KENNETH A & KINOR	TAYLOR LAURA J	240,000	01/05/2023	WD	03-ARM'S LENGTH	2023-00067	PROPERTY TRANSFER	100.0				
REINHART KURT A	BUKOWSKI KENNETH A & KINOR	199,900	05/01/2020	WD	03-ARM'S LENGTH	2020-01291	PROPERTY TRANSFER	100.0				
REINHART JAN S & BRENDA	REINHART KURT A	0	04/06/2018	QC	09-FAMILY/RELATED ENTITY	2018-03345	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
10360 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		New House		05/01/2018		2018-0126	100%			
		P.R.E. 100% 01/05/2023										
Owner's Name/Address		MAP #:										
TAYLOR LAURA J 10360 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 300,332 TCV/TFA: 223.46										
		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 273.95 485.10 0.9244 1.0494 110 100 29,231							
					323 Actual Front Feet, 2.78 Total Acres Total Est. Land Value = 29,231							
Tax Description												
SPILT ON 04/16/2018 FROM 009-017-002-00; DESCRIPTION FOR PARCEL "A" BOOK OF SURVEYS S-5 PAGE 264 PART OF THE SOUTHEAST 114 OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSOUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE N00'01 '10"W 1321.45 FEET ALONG THE NORTH-SOUTH 1 I 4 LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 118 LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID 1 I 4 LINE N00'01'10"W 399.00 FEET; THENCE N89'54'18"E		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						
		X				Description	Rate	Size	% Good	Cash Value		
		X				D/W/P: 4in Concrete	6.96	164	50	570		
		X				Wood Frame	25.46	180	50	2,291		
		X				Total Estimated Land Improvements True Cash Value =				2,861		
		Topography of Site			Work Description for Permit 2018-0126, Issued 05/01/2018: 1STORIES, 3 BDRM, 2 BATH 1344 SQFT, 16X24=384, 10X16=160 TOTAL 1888 SQFT							
		X	Level Rolling Low High Landscaped Swamp			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain			2026	14,600	135,600	150,200			118,907C
		Who When What			2026	14,600	135,600	150,200				118,907C
		TPC 09/07/2022 INSPECTED			2025	12,000	116,700	128,700				115,781C
		TPC 09/16/2019 INSPECTED			2024	12,000	100,300	112,300				112,300S
		JWV 11/19/2018 INSPECTED			2023	9,300	101,200	110,500				101,755C
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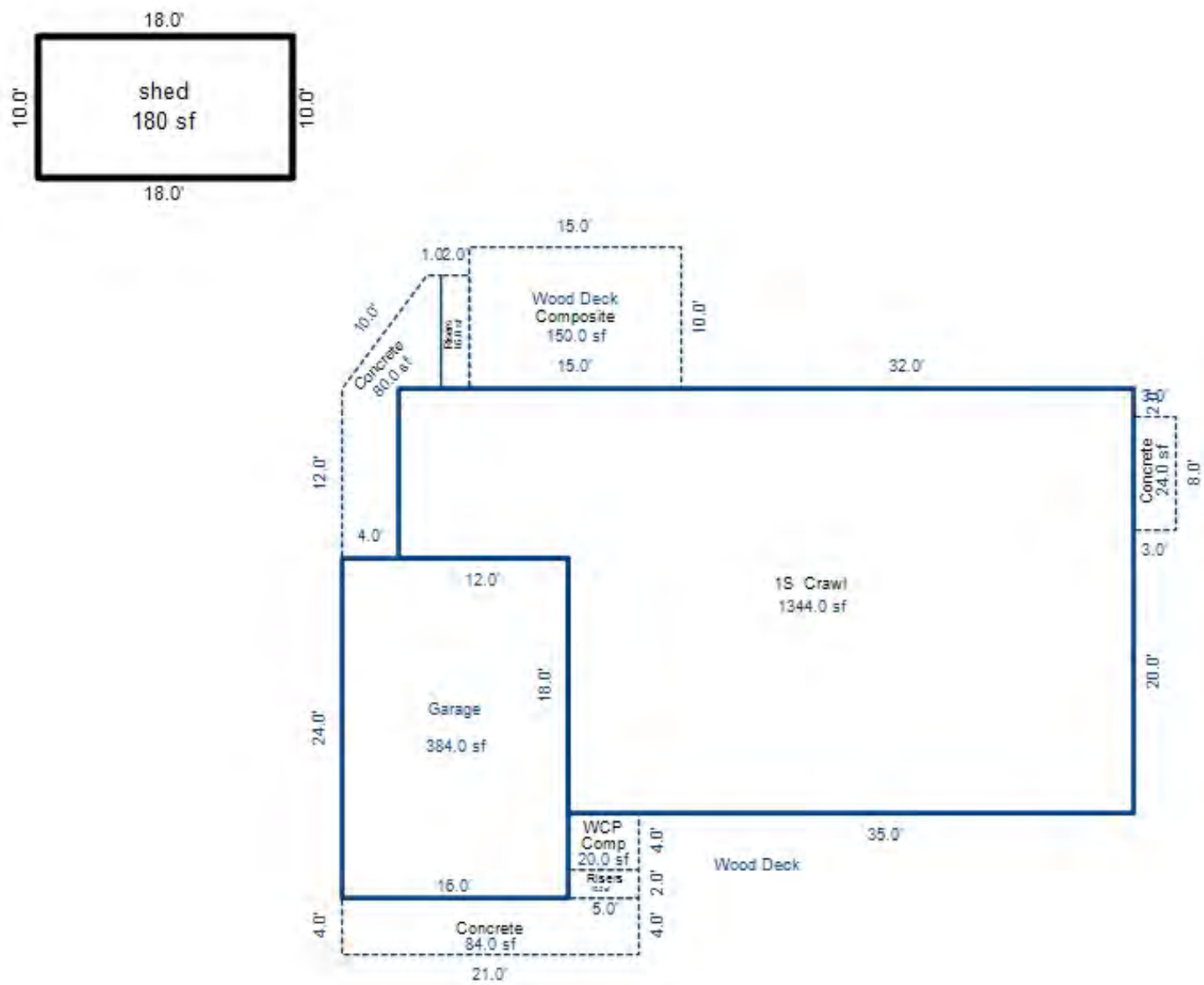
N 89° 54' 18" E 176.61'



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 20 150	Type WCP (1 Story) Composite	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 6 Floor Area: 1,344 Total Base New : 232,002 Total Depr Cost: 218,081 Estimated T.C.V: 268,240		E.C.F. X 1.230		Bsmnt Garage:		
Building Style: 1S			Drywall Paneled			Plaster Wood T&G	Trim & Decoration							
Yr Built 2018	Remodeled 0		Ex			Ord		Min	Size of Closets					
Condition: Average			Lg			Ord		Small						
Room List		Doors:			Solid		H.C.							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			0 Amps Service							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94		Cls C		Blt 2018	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few		Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation 1 Story Siding Crawl Space		Size 1,344		Cost New Depr. Cost	
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0							Other Additions/Adjustments					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement							Plumbing					
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Average Fixture(s) 3 Fixture Bath		1 1		1,422 1,337 4,478 4,209	
		(9) Basement Finish							Water/Sewer					
(3) Roof									1000 Gal Septic Water Well, 100 Feet		1 1		4,689 4,408 5,734 5,390	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Garages					
X	Asphalt Shingle	(10) Floor Support							Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Chimney:		Joists: Unsupported Len: Cntr.Sup:							Base Cost Door Opener		384 1		21,746 20,441 527 495	
									Built-Ins					
									Appliance Allow.		1		2,713 2,550	
									Porches					
									WCP (1 Story)		20		1,480 1,391	
									Deck					
									Composite		150		3,471 3,263	
									Notes:		Totals:		232,002 218,081	
									ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				268,240	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
GUNNERSON MATTHEW ALLEN	CICHELLI RYAN	62,300	04/04/2017	LC	03-ARM'S LENGTH	2017-01371	DEED	100.0									
REINHART JAN S & BRENDA (H	GUNNERSON MATTHEW ALLEN	48,300	04/04/2007	WD	32-SPLIT VACANT	2007/1081	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status								
10944 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		07/20/2022	2022-9999	100%									
		P.R.E. 0%		VIOLATION LETTER		06/19/2020	2020-9998	100%									
Owner's Name/Address		MAP #:															
CICHELLI RYAN 8270 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 169,693															
			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		X	Dirt Road		Residentia 18 -29 @\$5000 21.02 Acres 5000 100 105,100												
SEC 17 T22N R8W (0*2007) BEG AT W/4 COR TH N0°20'15"E 493.19 FT, N 89°53'58"E 504.59 FT, S 0°20'24"W 1814.51 FT, S 89°54'17"W 504.56 FT, N0°20'24"E 1321.26 FT TO POB. 21.02 Ac. M/L Split on 05/16/2007 from 009-017-002-00; Comments/Influences			Gravel Road		21.02 Total Acres Total Est. Land Value = 105,100												
HTTPS://CICHELLISECONDCHANCE.COM/Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64,		X	Paved Road		Land Improvement Cost Estimates Description Rate Size % Good Cash Value Fencing: Wd, Solid, 6 ft. 33.84 500 50 8,460 Fencing: Wd, Solid, 6 ft. 33.84 940 50 15,905 Fencing: Wd, Solid, 6 ft. 33.84 500 50 8,460 Wood Frame 27.63 128 50 1,768 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 10000 10,000.00 3 100 30,000 Total Estimated Land Improvements True Cash Value = 64,593												
			Storm Sewer														
			Sidewalk														
			Water														
			Sewer														
			Electric														
			Gas														
			Curb														
			Street Lights														
			Standard Utilities														
Underground Utils.																	
Topography of Site																	
		X	Level		Work Description for Permit 2022-9999, Issued 07/20/2022: NOTICE OF PERMIT NOT ISSUED FOR CONSTRUCTION IN PROGRESS												
			Rolling		Work Description for Permit 2020-9998, Issued 06/19/2020: COMMENCED CONSTRUCTION OF FENCE & POLE BUILDING												
			Low		1/20/2021 2ND VIOLATION LETTER NOTICE												
			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		52,600		32,200		84,800				55,590C	
TPC 04/22/2025		INSPECTED				2025		38,900		30,600		69,500				54,129C	
TPC 04/30/2021		INSPECTED				2024		31,500		30,900		62,400				52,502C	
JWV 09/29/2020		INSPECTED				2023		27,300		29,800		57,100				50,002C	
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-017-002-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

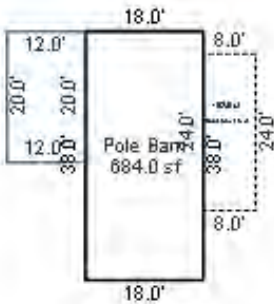
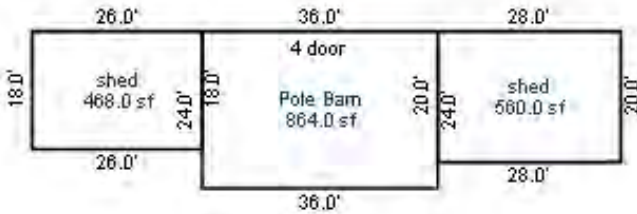
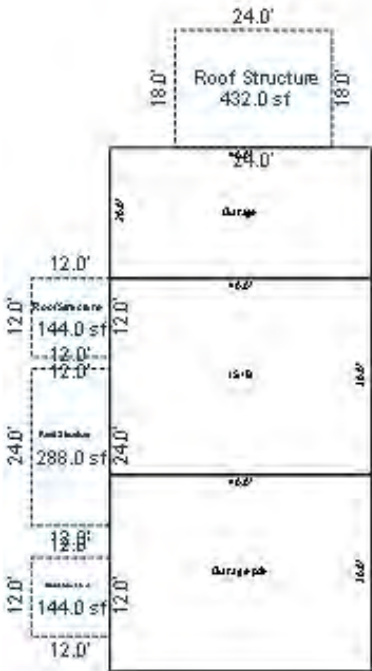
03/24/2026

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	Number	Status																																																	
10810 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 05/16/2007																																																					
Owner's Name/Address	MAP #:																																																						
REINHART JAN S & BRENDA J 10810 W ROSTED RD LAKE CITY MI 49651	2026 Est TCV 496,025 TCV/TFA: 203.96																																																						
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																																				
SEC 17 T22N R8W (0*2007) PCL B-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.55 Ac. M/L. Split on 05/16/2007 from 009-017-002-00; Comments/Influences	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>Residentia PARTOF>20@</td> <td>\$3800</td> <td>16.55 Acres</td> <td>3800</td> <td>100</td> <td> </td> <td> </td> <td> </td> <td>62,890</td> </tr> <tr> <td colspan="8">16.55 Total Acres Total Est. Land Value =</td> <td>62,890</td> </tr> </table> Land Improvement Cost Estimates <table> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>Wood Frame</td> <td>20.05</td> <td>468</td> <td>50</td> <td>4,691</td> </tr> <tr> <td>Wood Frame</td> <td>20.05</td> <td>560</td> <td>50</td> <td>5,614</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>10,305</td> </tr> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia PARTOF>20@	\$3800	16.55 Acres	3800	100				62,890	16.55 Total Acres Total Est. Land Value =								62,890	Description	Rate	Size	% Good	Cash Value	Wood Frame	20.05	468	50	4,691	Wood Frame	20.05	560	50	5,614	Total Estimated Land Improvements True Cash Value =				10,305
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	Topography of Site																																																						
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain																																																					
	X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																														
	Who	When	What	2026	31,400	216,600	248,000			136,459C																																													
	TPC 11/01/2019	INSPECTED		2025	30,600	187,300	217,900			132,872C																																													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 05/06/2018	INSPECTED	2024	24,800	161,500	186,300			128,877C																																														
	TPC 12/27/2017	INSPECTED	2023	21,500	156,300	177,800			122,740C																																														

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 64 WCP (1 Story) 49 WCP (1 Story) 126 CCP (1 Story) 144 CCP (1 Story) 981 Roof Cover Onl	Type	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																														
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G																																																																																																				
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Yr Built 2003	Remodeled 2019	Ex	X Ord		Min																																																																																																						
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Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																									
(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 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 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 = 2432 SF Floor Area = 2432 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>Crawl Space</td> <td>1,200</td> <td></td> <td></td> </tr> <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>Crawl Space</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>261,161</td> <td>221,986</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,185</td> <td>1,007</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,502</td> <td>2,127</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>1000 Gal Septic</th> <th>Water Well, 100 Feet</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>4,386</td> <td>3,728</td> </tr> <tr> <td></td> <td></td> <td>5,415</td> <td>4,603</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>WCP (1 Story)</th> <th>Foundation: Shallow</th> <th>WCP (1 Story)</th> <th>Foundation: Shallow</th> <th>CCP (1 Story)</th> <th>CCP (1 Story)</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>64</td> <td>64</td> <td>49</td> <td>49</td> <td>126</td> <td>144</td> <td>3,514</td> <td>2,987</td> </tr> <tr> <td></td> <td>-692</td> <td></td> <td>-593</td> <td></td> <td></td> <td>-588</td> <td>-504</td> </tr> <tr> <td></td> <td>2,907</td> <td></td> <td></td> <td></td> <td></td> <td>2,471</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Garages Class: CD Exterior: Pole (Unfinished) Door Opener 2 935 795 Base Cost 1200 25,428 21,614 Class: CD Exterior: Pole (Unfinished) Base Cost 350 10,213 8,681 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,200			1 Story	Siding	Slab	800			1 Story	Siding	Crawl Space	432			Total:				261,161	221,986	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	1,185	1,007	2 Fixture Bath	1	2,502	2,127	1000 Gal Septic	Water Well, 100 Feet	Cost New	Depr. Cost	1	1	4,386	3,728			5,415	4,603	WCP (1 Story)	Foundation: Shallow	WCP (1 Story)	Foundation: Shallow	CCP (1 Story)	CCP (1 Story)	Cost New	Depr. Cost	64	64	49	49	126	144	3,514	2,987		-692		-593			-588	-504		2,907					2,471									
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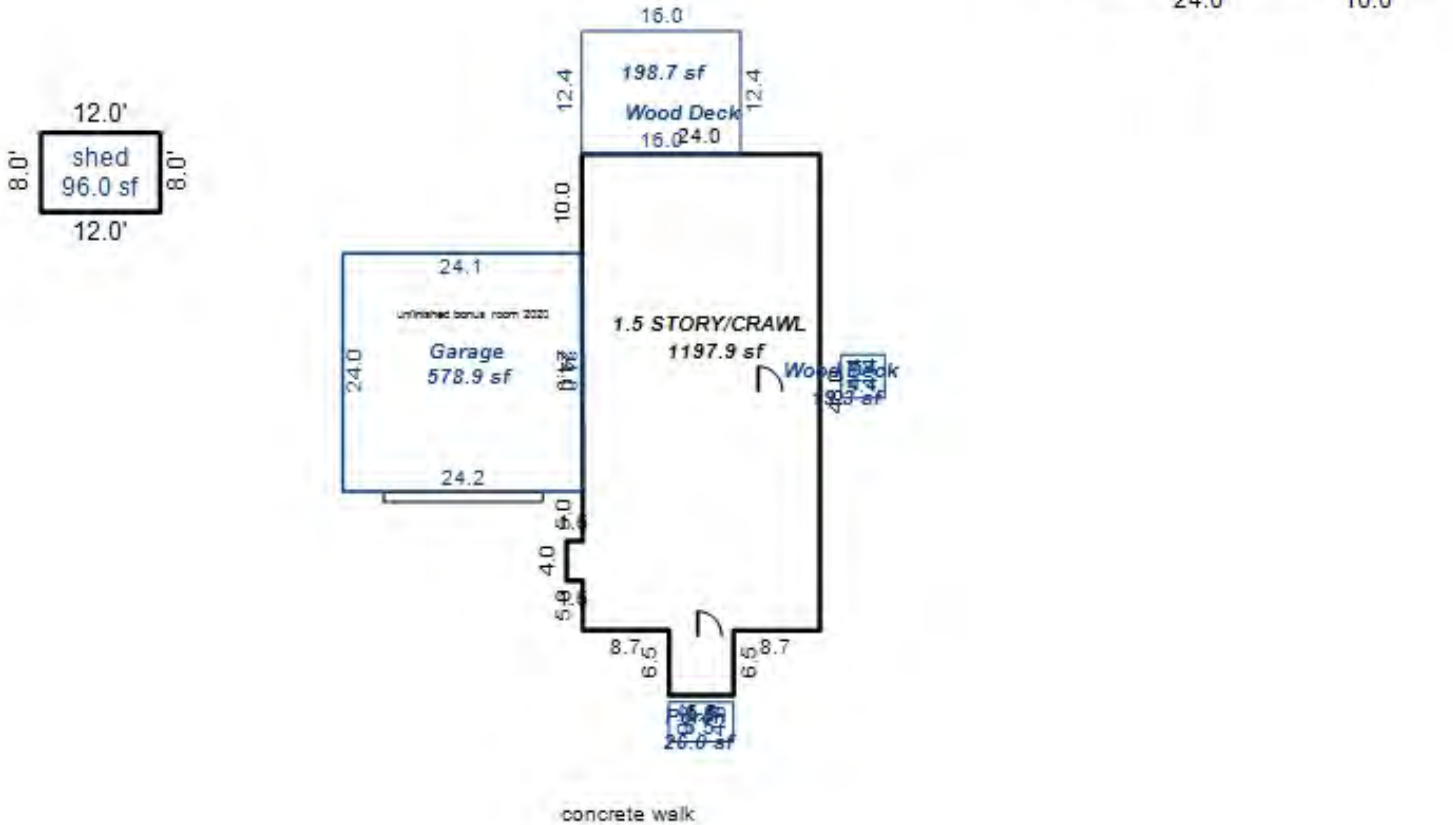
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
URSO JOSEPH R & KRISTIN L	STATEN JEFFREY & MEGAN	300,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LEN	2022-02899	PROPERTY TRANSFER	100.0			
VANHOUTEN JOSHUA	URSO JOSEPH R & KRISTIN L	245,000	11/20/2020	WD	03-ARM'S LENGTH	2020-03505	PROPERTY TRANSFER	100.0			
VANHOUTEN EDWARD & JOYCE	VANHOUTEN JOSHUA	0	10/13/2020	WD	16-LC PAYOFF	2020-03049	DEED	0.0			
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	32-SPLIT VACANT	2016-01721 & 021	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10800 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Addition		01/24/2012		2012-0016		100%	
		P.R.E. 100% 09/26/2022									
Owner's Name/Address		MAP #:									
STATEN JEFFREY & MEGAN 10800 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 400,864 TCV/TFA: 204.11									
		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
					Residentia PARTOF>20@\$3800 18.86 Acres 3800 100						71,668
					18.86 Total Acres Total Est. Land Value =						71,668
Tax Description											
SEC 17 T22N R8W (0*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDRY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4 DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321 26 FEET ALONG THE WEST		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								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	35,800	164,600	200,400			158,931C
		TPC 07/26/2022 INSPECTED			2025	34,900	141,900	176,800			154,753C
		TPC 04/30/2021 INSPECTED			2024	28,300	121,800	150,100			150,100S
		TPC 08/07/2020 INSPECTED			2023	24,500	120,500	145,000			145,000S
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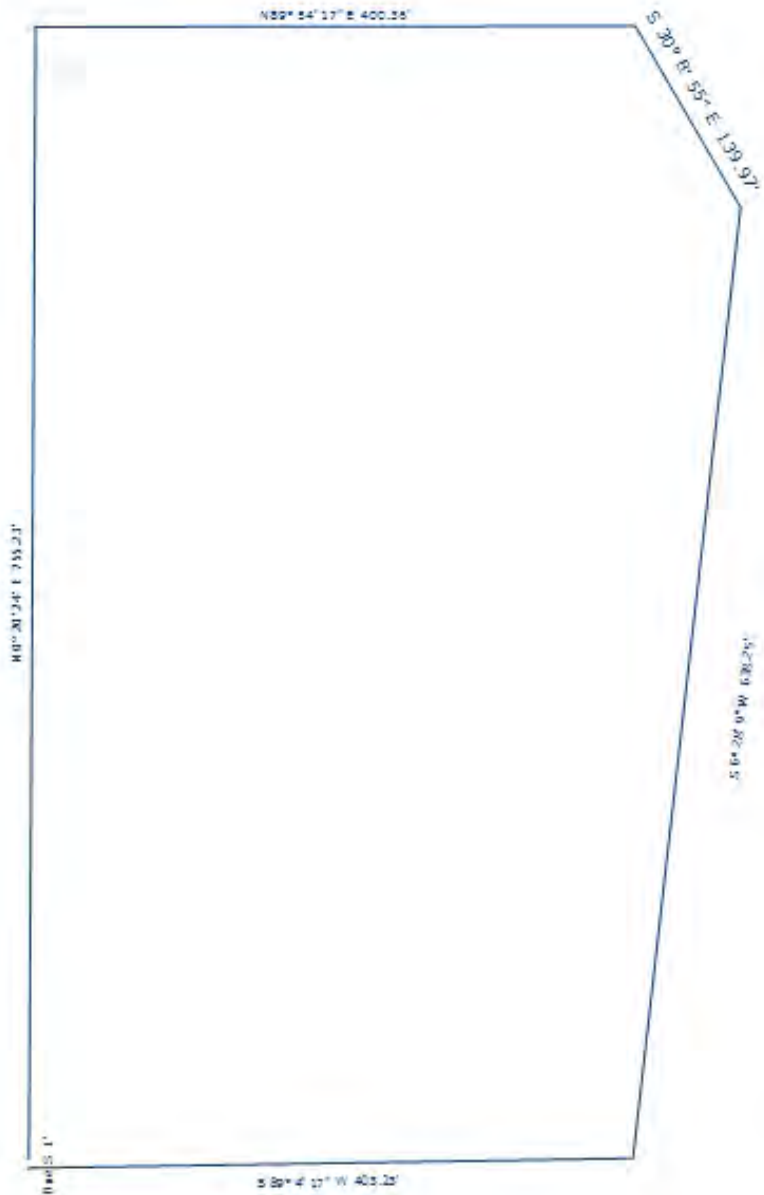
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 579 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 2003	Remodeled 2012	Trim & Decoration			Ex	X	Ord		Min					
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
(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: 1198 S.F. Slab: 0 S.F. Height to Joists: 0.0									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		150 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
		(14) Water/Sewer												
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 1 Single Family 1.5S												
		(11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On												
		Ground Area = 1198 SF Floor Area = 1964 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1.25 Story Siding Crawl Space 576												
		2 Story Siding Crawl Space 622												
		Total: 248,547 203,791												
		Other Additions/Adjustments												
		Plumbing												
		Average Fixture(s) 1 1,422 1,166												
		3 Fixture Bath 1 4,478 3,672												
		2 Fixture Bath 1 2,996 2,457												
		Water/Sewer												
		1000 Gal Septic 1 4,689 3,845												
		Water Well, 100 Feet 1 5,734 4,702												
		Porches												
		WPP 28 1,578 1,294												
		Deck												
		Treated Wood 198 3,958 3,246												
		Treated Wood 19 851 698												
		w/Roof (Roof portion) 320 4,838 3,967												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
		Base Cost 579 28,875 23,677												
		Door Opener 1 527 432												
		Class: D Exterior: Pole (Unfinished)												
		Base Cost 768 15,452 12,671												
		No Concrete Floor 768 -4,193 -3,438												
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



03/24/2026

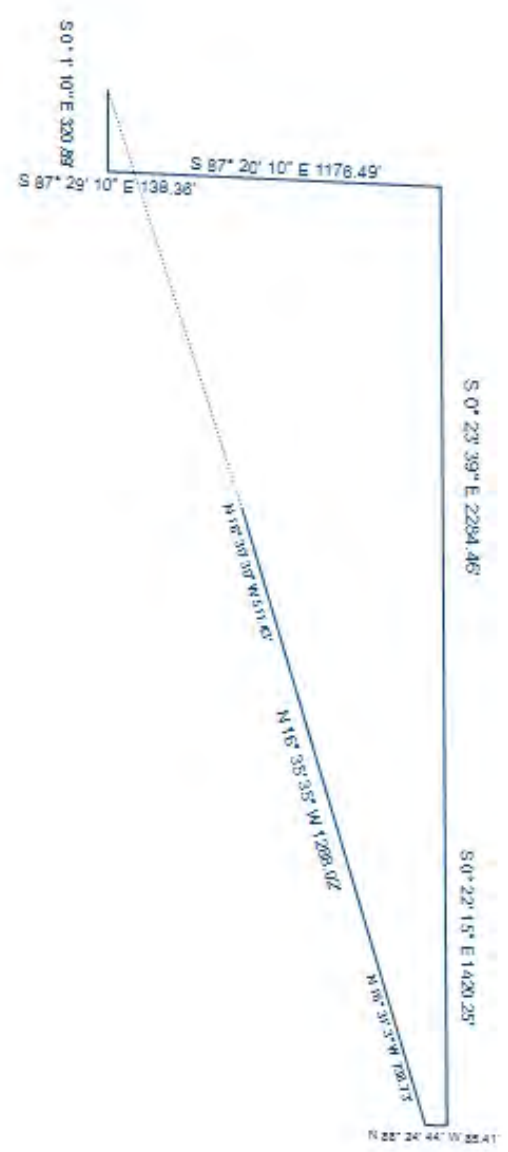
*** Information herein deemed reliable but not guaranteed***



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

03/24/2026

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



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

Parcel Number: 009-017-003-00

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.					
BARTZ LOUIS	BARTZ LOUIS A & CAROLE L F	0	12/12/2012	QC	09-FAMILY/RELATED ENTITY	2012-04096 QD	DEED	0.0					
		67,500	06/01/1999	WD	33-TO BE DETERMINED	329:1168	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 09/03/2015 Qual. Fr. PA 42											
Owner's Name/Address		MAP #:											
BARTZ LOUIS A & CAROLE L 2376 108TH STREET BYRON CENTER MI 49315		2026 Est TCV 106,554											
		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	
					Residentia INFERIOR@\$1400		76.11 Acres		1400		100		106,554
					76.11 Total Acres		Total Est. Land Value =		106,554				
Tax Description		X SEC 17 T22N R8W (0*1999) BEG S 0 DEG 20'23"W 76.62 FT FROM NW CORTH S 87 DEG 29'10"E 5288.52 FT, S 0 DEG 46'22"E 100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S 0 DEG 01 '38"E 226.14 FT, S 60 DEG 13'22"W 3074.36 FT, N 0 DEG 20'23"E 1969.71 FT TO POB. 76.11A.											
Comments/Influences													
		Topography of Site											
		Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		X Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2026	53,300	0	53,300			51,635C		
		TPC 04/30/2021 INSPECTED			2025	53,300	0	53,300			50,278C		
		TPC 12/27/2017 INSPECTED			2024	53,300	0	53,300			48,767C		
		TPC 04/25/2017 INSPECTED			2023	53,300	0	53,300			46,445C		
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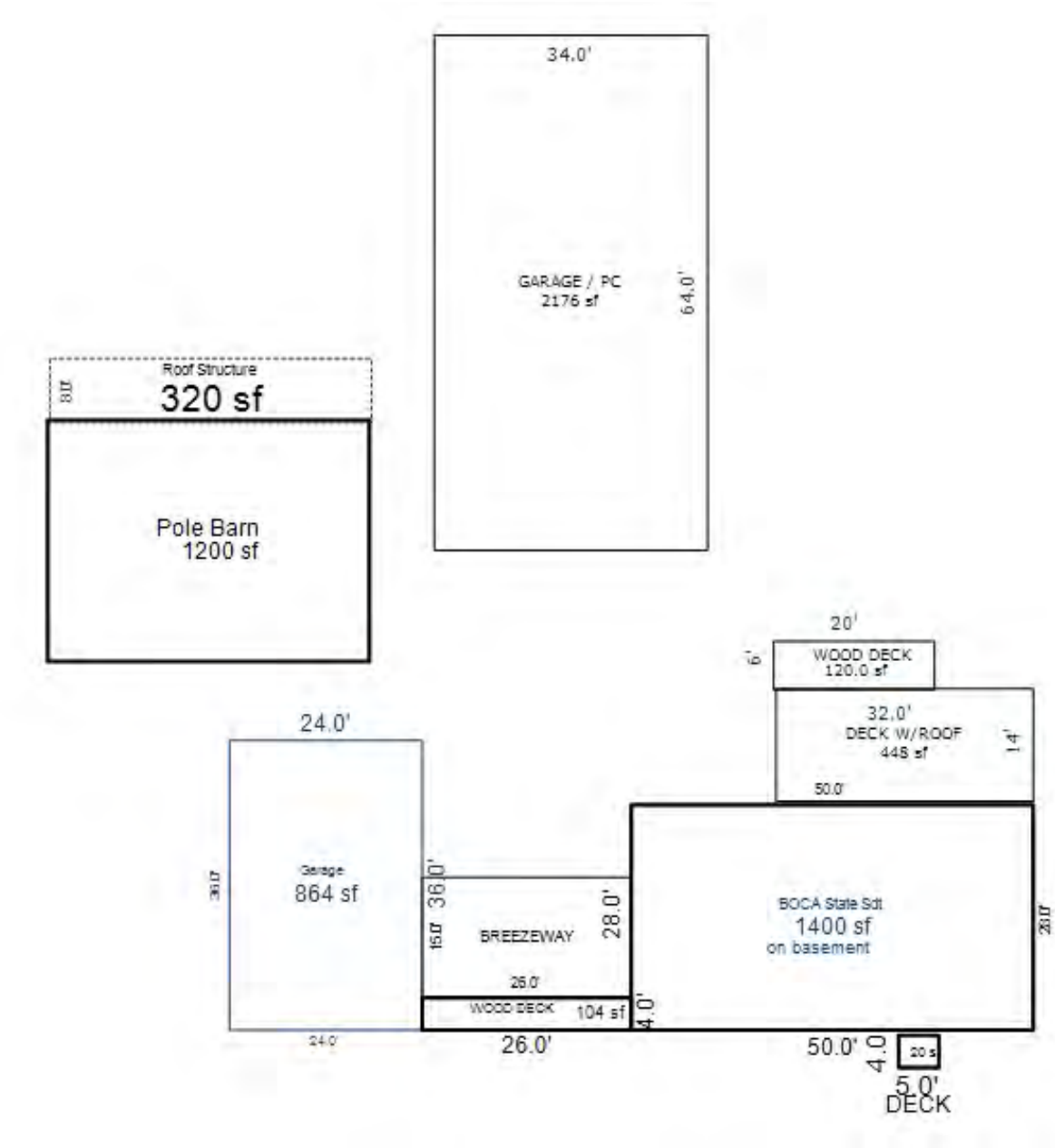
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEBERLY PAUL E & GERALDINE	ALLEN JOSHUA J & AMANDA L	330,000	09/20/2024	WD	03-ARM'S LENGTH	2024-02351	PROPERTY TRANSFER	100.0
KEBERLY PAUL E & GERALDINE	KEBERLY PAUL E & GERALDINE	1	07/12/2011	QC	21-NOT USED/OTHER	2011-02268	PROPERTY TRANSFER	0.0
		22,000	08/01/2000	WD	33-TO BE DETERMINED	339:275	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
10955 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/15/2009	20090483	Complete
		P.R.E. 100% 09/20/2024		Addition		08/23/2005	20050278	Complete
Owner's Name/Address		MAP #:						
ALLEN JOSHUA J & AMANDA L 10955 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 391,231 TCV/TFA: 279.45						
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				Residentia 8 - 17	@\$5600	10.70 Acres	5600	100
				10.70 Total Acres				Total Est. Land Value =
								59,920
								59,920
Tax Description				Land Improvement Cost Estimates				
SEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.				Description	Rate	Size	% Good	Cash Value
				D/W/P: 4in Ren. Conc.	7.33	648	0	0
				D/W/P: Asphalt Paving	2.89	550	0	0
Comments/Influences				Residential Local Cost Land Improvements				
				Description	Rate	Size	% Good	Cash Value
				LAND IMPROVE 2500	2,500.00	1	97	2,425
				Total Estimated Land Improvements True Cash Value =				2,425
				Work Description for Permit 20090483, Issued 09/15/2009: 31 x 47 POLE BLDG COMPLETE FOR 10.				
				Work Description for Permit 20050278, Issued 08/23/2005: 16x15 BWY & 36x24 GRG COMP. FOR 06				
				Year	Land Value	Building Value	Assessed Value	Board of Review
				2026	30,000	165,600	195,600	Tribunal/ Other
				2025	26,800	144,200	171,000	Taxable Value
				2024	16,100	129,200	145,300	
				2023	15,000	127,900	142,900	
		Who	When	What				
		TPC 06/03/2024	INSPECTED					
		TPC 04/30/2021	INSPECTED					
		TPC 12/27/2017	INSPECTED					

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Missaukee, Michigan

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status			
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 06/14/2000								
Owner's Name/Address	MAP #:								
BORCHERS KURT F & LAURA R AND BORCHERS JEAN R 10685 W ROSTED ROAD LAKE CITY MI 49651	2026 Est TCV 57,456								
Taxpayer's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
BORCHERS KURT F & LAURA R AND BORCHERS JEAN R 10685 W ROSTED ROAD LAKE CITY MI 49651	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$5600 10.26 Acres 5600 100 57,456 10.26 Total Acres Total Est. Land Value = 57,456							
Tax Description	X	Dirt Road							
SEC 17 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.26A.	X	Gravel Road							
Comments/Influences	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							
	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2026	28,700	0	28,700			12,023C
	X	Low	2025	25,700	0	25,700			11,707C
	X	High	2024	15,400	0	15,400			11,355C
	X	Landscaped	2023	14,400	0	14,400			10,815C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	Who	When	What						
	TPC 05/30/2022	INSPECTED							
	TPC 04/30/2021	INSPECTED							
	TPC 05/06/2018	INSPECTED							



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Missaukee, Michigan

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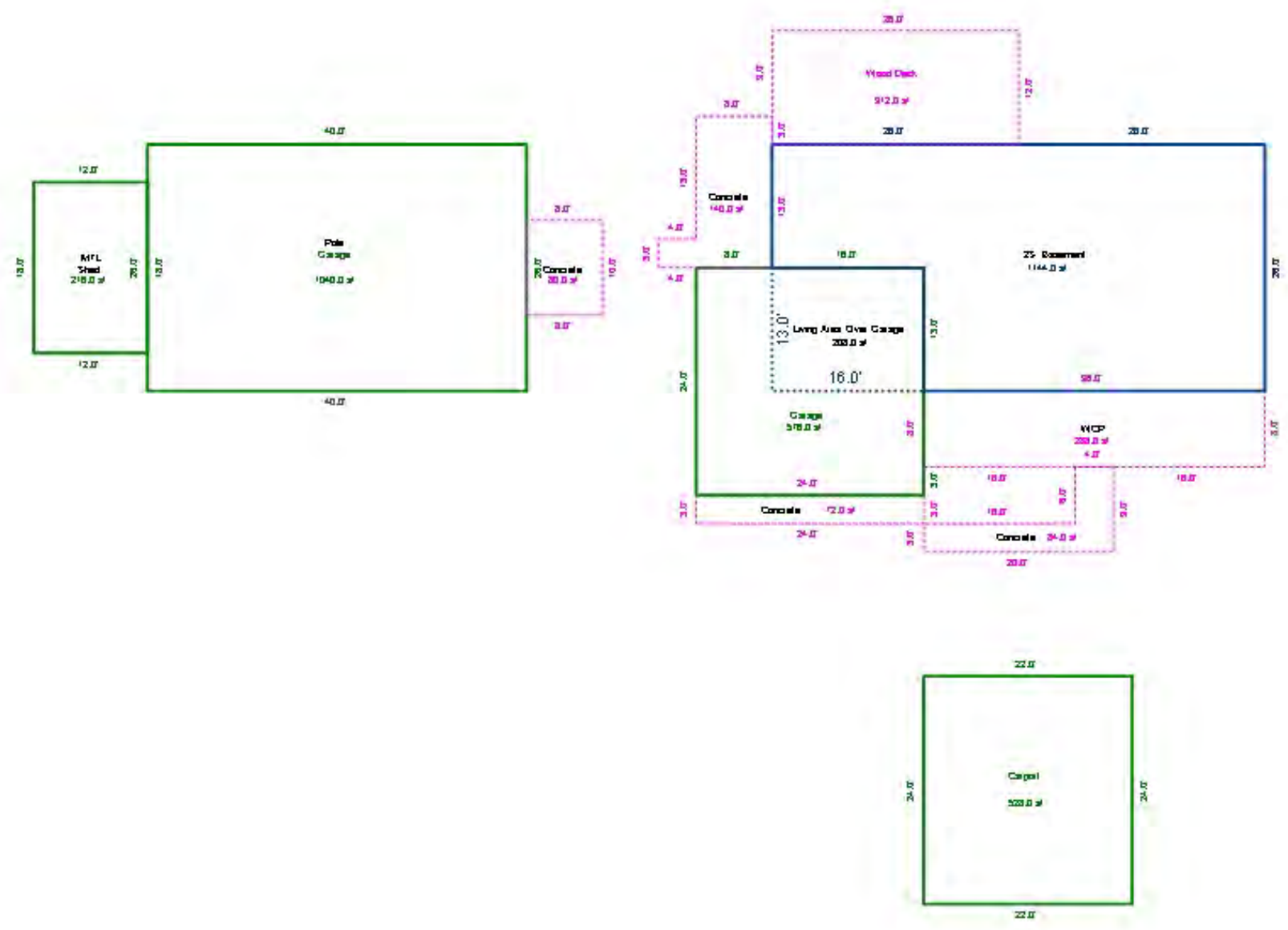
03/24/2026

An aerial photograph of a residential property. The main house is a large, dark-roofed structure with a prominent chimney. To its right is a detached garage with a similar dark roof. A paved driveway leads from the bottom right towards the garage. The property is surrounded by a mix of green trees and bare, brownish vegetation, suggesting a late autumn or winter setting. A curved path or road is visible on the left side of the property.

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

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

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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-017-007-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

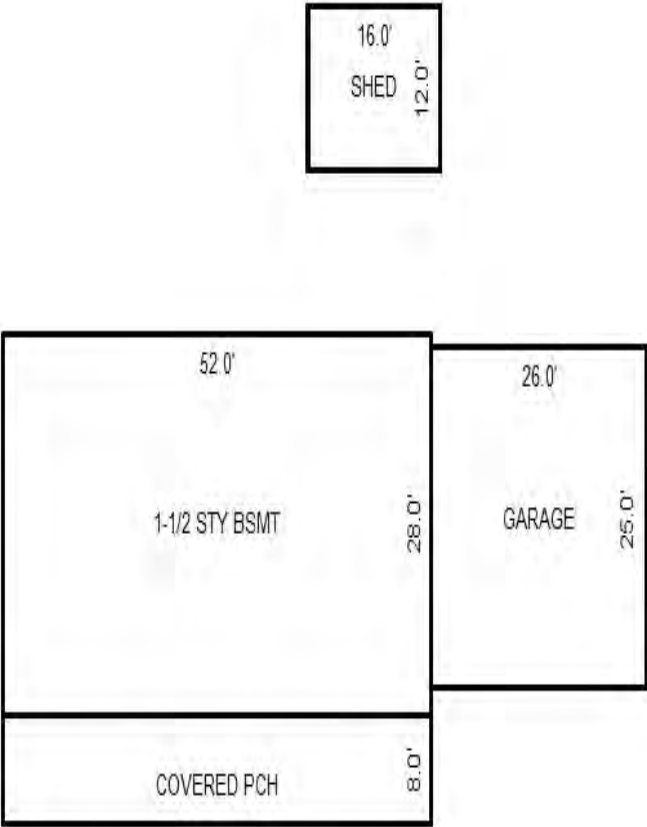
03/24/2026

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	Number	Status			
10811 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 05/01/1997							
Owner's Name/Address	MAP #:								
CHENARD PETER E 10811 W ROSTED ROAD LAKE CITY MI 49651	2026 Est TCV 409,511 TCV/TFA: 187.51								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 17 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 300.00 450.00 0.9036 1.0299 110 100 30,710 300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 30,710						
Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates						
	X	Water	Description	Rate	Size	% Good	Cash Value		
		Sewer	D/W/P: Asphalt Paving	3.10	495	0	0		
	X	Electric	D/W/P: 4in Ren. Conc.	8.17	432	0	0		
		Gas	Wood Frame	24.96	192	50	2,396		
		Curb	Residential Local Cost Land Improvements						
		Street Lights	Description	Rate	Size	% Good	Cash Value		
		Standard Utilities	LAND IMPROVE 2500	2,500.00	1	97	2,425		
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 4,821						
	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2026	15,400	189,400	204,800			102,128C	
X	Low	2025	12,600	160,800	173,400			99,444C	
X	High	2024	12,600	138,300	150,900			96,454C	
X	Landscaped	2023	9,800	136,700	146,500			91,861C	
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What	2026	15,400	189,400	204,800			102,128C
TPC 12/27/2017 INSPECTED	2025	12,600	160,800	173,400			99,444C		
TPC 08/03/2011 INSPECTED	2024	12,600	138,300	150,900			96,454C		
	2023	9,800	136,700	146,500			91,861C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 WCP (1 Story)	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 650 % 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 1996	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Size of Closets												
		Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors												
		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall											
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor										
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
					(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									
					(14) Water/Sewer									
					Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
					Lump Sum Items:									
								Cost Est. for Res. Bldg: 1 Single Family 1.5S				Cls C 5 Blt 1996		
								(11) Heating System: Forced Air w/ Ducts						
								Ground Area = 1456 SF Floor Area = 2184 SF.						
								Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
								Building Areas						
								Stories Exterior Foundation		Size		Cost New		Depr. Cost
								1.5 Story Siding Basement		1,456		292,034		248,181
								Other Additions/Adjustments						
								Plumbing						
								Average Fixture(s)		1		1,422		1,209
								3 Fixture Bath		1		4,478		3,806
								2 Fixture Bath		1		2,996		2,547
								Water/Sewer						
								1000 Gal Septic		1		4,689		3,986
								Water Well, 100 Feet		1		5,734		4,874
								Porches						
								WCP (1 Story)		416		14,348		12,196
								Garages						
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
								Base Cost		650		31,408		26,697
								Common Wall: 1 Wall		1		-2,589		-2,201
								Door Opener		1		527		448
								Built-Ins						
								Appliance Allow.		1		2,713		2,306
										Totals:		357,760		304,049
								Notes:						
								ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						373,980

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



Sketch by Apex IV™

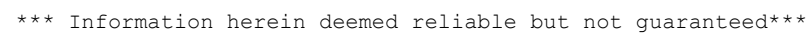
*** Information herein deemed reliable but not guaranteed***

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.		
ROLLER KACI J	ERICKSON MICHAEL & TINA	135,000	10/18/2017	WD	03-ARM'S LENGTH	2017-0326	PROPERTY TRANSFER	100.0		
		82,500	08/01/1997	WD	33-TO BE DETERMINED	313:405	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
10757 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		05/10/2018		2018-0156		100%
Owner's Name/Address		P.R.E. 100% 11/18/2017								
ERICKSON MICHAEL & TINA 10757 W ROSTED ROAD LAKE CITY MI 49651		MAP #:								
		2026 Est TCV 274,411 TCV/TFA: 239.87								
		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	300.00	450.00	0.9036	1.0299	110 100 30,710
					300 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value = 30,710
Tax Description					Land Improvement Cost Estimates					
SEC 17 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.		X			Description	Rate	Size	% Good	Cash Value	
Comments/Influences					D/W/P: 4in Ren. Conc.	8.17	1320	0	0	
					D/W/P: 4in Concrete	6.96	119	0	0	
		X			Electric	D/W/P: 4in Concrete	6.96	18	0	0
					Gas	Residential Local Cost Land Improvements				
					Curb	Description	Rate	Size	% Good	Cash Value
					Street Lights	LAND IMPROVE 2500	2,500.00	1	100	2,500
					Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,500				
					Underground Utils.					
		Topography of Site			Work Description for Permit 2018-0156, Issued 05/10/2018: ALT REMODEL DECK RESI					
		X			UST 412 SQFT DECK					
		X								
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		X								
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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.		
SECRETARY OF HUD	LOONEY AMANDA L	75,000	12/07/2017	CD	11-FROM LENDING INSTITUTI	2017-03869	PROPERTY TRANSFER	100.0		
US BANK NATIONAL ASSOC	SECRETARY OF HUD	10	08/25/2017	WD	11-FROM LENDING INSTITUTI	2017-02895	DEED	0.0		
METESH JEROME P & KIMBERLY	US BANK NATIONAL ASSOC	78,720	11/18/2016	SD	10-FORECLOSURE	2016-03856	DEED	0.0		
STOCKWELL JOSEPH & TRIPP N	METESH JEROME P & KIMBERLY	97,000	04/24/2015	WD	03-ARM'S LENGTH	2015-01547	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
10639 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Addition		09/18/2006		20060305		Complete
		P.R.E. 100% 12/07/2017								
Owner's Name/Address		MAP #:								
LOONEY AMANDA L 10639 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 196,525 TCV/TFA: 171.79								
		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 150.00 300.00 1.0746 0.9306 110 100 16,500					
					150 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 16,500					
Tax Description					Land Improvement Cost Estimates					
SEC 17 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 1.03A.					Description Rate Size % Good Cash Value					
Comments/Influences					Ad-Hoc Unit-In-Place Items					
					Description Rate Size % Good Cash Value					
		X	Electric	/CI16/YARI/CHALF/04'/211			14.00		66 50 462	
			Gas	/CI16/YARI/VINF/451L			33.00		80 50 1,320	
			Curb	Total Estimated Land Improvements			True Cash Value =		1,782	
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site			Work Description for Permit 20060305, Issued 09/18/2006: 24x24 Add'n..Attached					
					Grg COMP. FOR 07.					
		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	8,300	90,000	98,300		57,413C
		TPC 05/30/2022	INSPECTED		2025	6,800	76,500	83,300		55,904C
		TPC 04/30/2021	INSPECTED		2024	6,800	63,600	70,400		54,224C
		TPC 12/27/2017	INSPECTED		2023	5,300	62,900	68,200		51,642C
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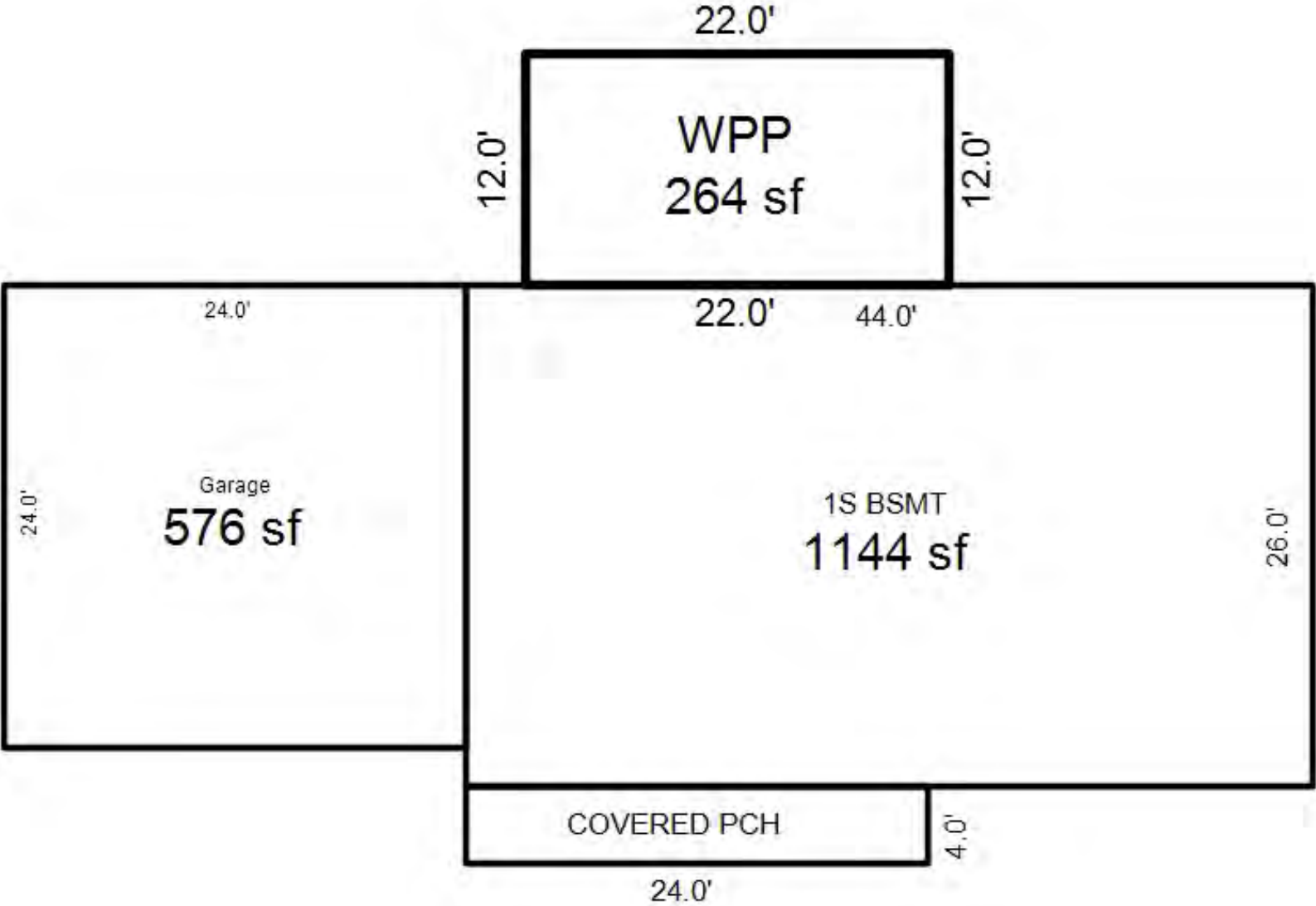


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 96 264 120	Type WCP (1 Story) WPP Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,144 Total Base New : 207,020 Total Depr Cost: 144,913 Estimated T.C.V: 178,243		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G			
Yr Built 1996		Remodeled 0	X										Ex		Ord		Min
Condition: Average		Size of Closets											X	Lg		Ord	
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation 1 Story Siding Basement Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) WPP Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow.		Cls CD Blt 1996 Size 1,144 Total: 159,013 1,185 3,721 4,386 5,415 4,444 4,697 2,776 576 1 1 1 1,897 Totals: 207,020		Depr. Cost 111,309 829 2,605 3,070 3,790 3,111 3,288 1,943 15,007 -1,695 328 1,328 144,913 178,243						
(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:													
X	Many Avg. Few	X	Large Avg. Small										Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				
(3) Roof		(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															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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



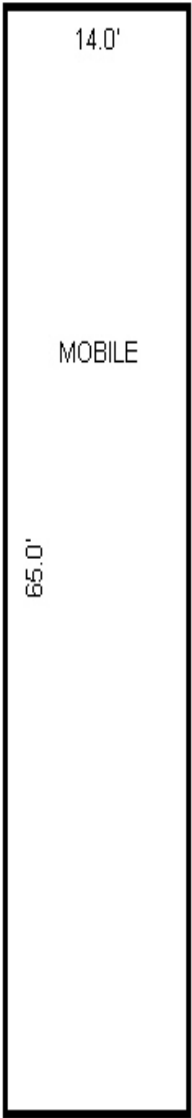
*** Information herein deemed reliable but not guaranteed***

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	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas	Oil	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	Drywall Paneled							Plaster Wood T&G			
	Building Style: HUD												Trim & Decoration		
	Yr Built 1976													Remodeled 0	Ex
Condition: Very Poor		Size of Closets													
Room List		Doors: Solid X H.C.		Central Air Wood Furnace											
X	Basement	(5) Floors		Kitchen: Other: Other:	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Low	Blt 1976					
	1st Floor														
	2nd Floor														
	2 Bedrooms														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ground Area = 910 SF Floor Area = 910 SF.									
X	Wood/Shingle				No. of Elec. Outlets	Many X Ave. Few	(13) Plumbing	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35	Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
	Aluminum/Vinyl														
	Brick														
	Insulation														
(2) Windows		(7) Excavation		Average Fixture(s)		Other Additions/Adjustments									
X	Many	Large	Basement: 0 S.F.	1	3 Fixture Bath	2 Fixture Bath	Water/Sewer	1000 Gal Septic	1	4,109	1,438				
	Avg.											X	Avg.		
	Few											Small			
	Crawl: 0 S.F.											Slab: 0 S.F.	Height to Joists: 0.0		
(8) Basement				Extra Toilet		Water Well, 50 Feet		1		3,344		1,170			
X	Wood Sash	Conc. Block	Treated Wood	Concrete Floor	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	Totals:	52,451	18,358		
	Metal Sash														
	Vinyl Sash														
	Double Hung														
(9) Basement Finish				(14) Water/Sewer		Notes:		ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:		17,257					
X	Horiz. Slide	Public Water	Public Sewer	1	Water Well	1	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:						
	Casement														
	Double Glass														
	Patio Doors														
(10) Floor Support															
Storms & Screens															
(3) Roof		Recreation SF													
X	Gable	Gambrel	Living SF	Walkout Doors (B)	1	No Floor SF	Walkout Doors (A)								
	Hip														
	Flat														
	Asphalt Shingle														
Chimney:		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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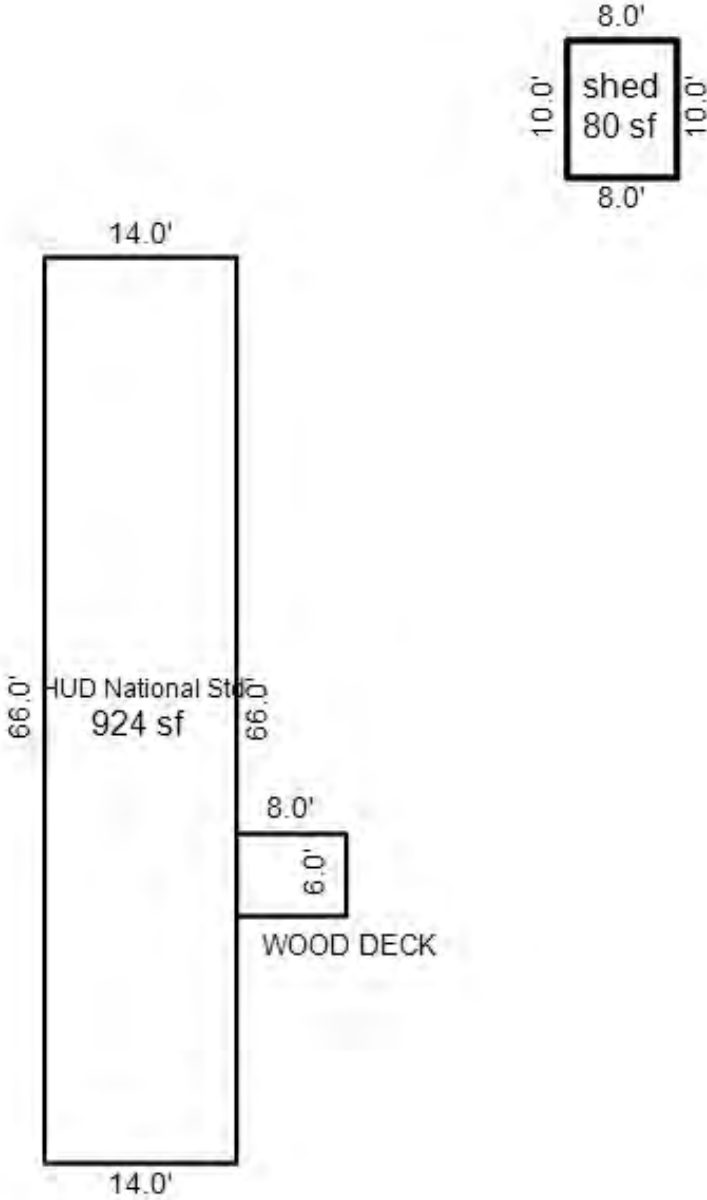


Sketch by Apex I/v™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY/RELATED ENTITY	2019-00273	DEED	0.0			
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY/RELATED ENTITY	2019-00273	PROPERTY TRANSFER	0.0			
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY/RELATED ENTITY	2018-04090	PROPERTY TRANSFER	0.0			
		10,000	02/01/2002	WD	33-TO BE DETERMINED	02-0:0669	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10092 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		2026 Est TCV 75,969 TCV/TFA: 82.22									
		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
					A 200' @ 110/FF 150.00 370.00 1.0746 0.9807 110 100 17,388						
					150 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 17,388						
Tax Description											
SEC 17 T22N R8W (2*1997) BEG 1057 FT S & 390 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
Comments/Influences											
97 SPLIT 1.27 AC TO 008-18 FOR 98 96 SPLIT 3.3 AC TO 008-20 FOR 97		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								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
					2026	8,700	29,300	38,000			22,922C
					2025	7,100	23,700	30,800			22,320C
					2024	7,100	24,000	31,100			21,649C
					2023	5,500	26,100	31,600			20,619C
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-017-008-18

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	PARKER PATRICK DEE & CAROL	25,250	09/26/2025	QC	10-FORECLOSURE	2025-02759	DEED	100.0			
DRAPER DAVID M	MISSAUKEE COUNTY TREASURER	0	03/31/2025	OTH	13-GOVERNMENT	2025-00878	OTHER	0.0			
GUNNERSON GORDON C TRUST	DRAPER DAVID M	0	05/30/2023	QC	21-NOT USED/OTHER	2023-01524	PROPERTY TRANSFER	100.0			
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10130 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PARKER PATRICK DEE & CAROL JANEAN 7260 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 37,613 TCV/TFA: 47.98									
		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		150.00	370.00	1.0746	0.9807	110 100	17,388
				150 Actual Front Feet,		1.27	Total Acres	Total Est. Land Value =		17,388	
Tax Description											
SEC 17 T22N R8W (0*1997) BEG 1057 FT S & 540 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.		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	8,700	10,100	18,800			18,800S
		TPC	04/30/2021	INSPECTED	2025	7,100	8,300	15,400			15,400S
		TPC	12/27/2017	INSPECTED	2024	7,100	8,400	15,500			15,500S
		TPC	10/29/2013	INSPECTED	2023	5,500	9,100	14,600			9,898C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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 Warm Air Wall Furnace Warm & Cool Air Heat Pump						32	Treated Wood		
Building Style: HUD			Drywall Paneled				Plaster Wood T&G							
Yr Built 1976 1995		Remodeled 0		Ex		X	Ord		Min					
Condition: Average		Size of Closets		Lg		X	Ord		Small					
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors						(12) Electric						
(1) Exterior		Kitchen: Other: Other:						100 Amps Service						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures						
								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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1	Average Fixture(s)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						1	3 Fixture Bath					
								2	Fixture Bath					
									Softener, Auto					
									Softener, Manual					
									Solar Water Heat					
									No Plumbing					
									Extra Toilet					
									Extra Sink					
									Separate Shower					
									Ceramic Tile Floor					
									Ceramic Tile Wains					
									Ceramic Tub Alcove					
									Vent Fan					
(3) Roof		(9) Basement Finish						(14) Water/Sewer						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					1	Public Water				
X	Asphalt Shingle	(10) Floor Support						1	Public Sewer					
								1	Water Well					
								1	1000 Gal Septic					
									2000 Gal Septic					
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:						

Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1976

(11) Heating System: Forced Warm Air

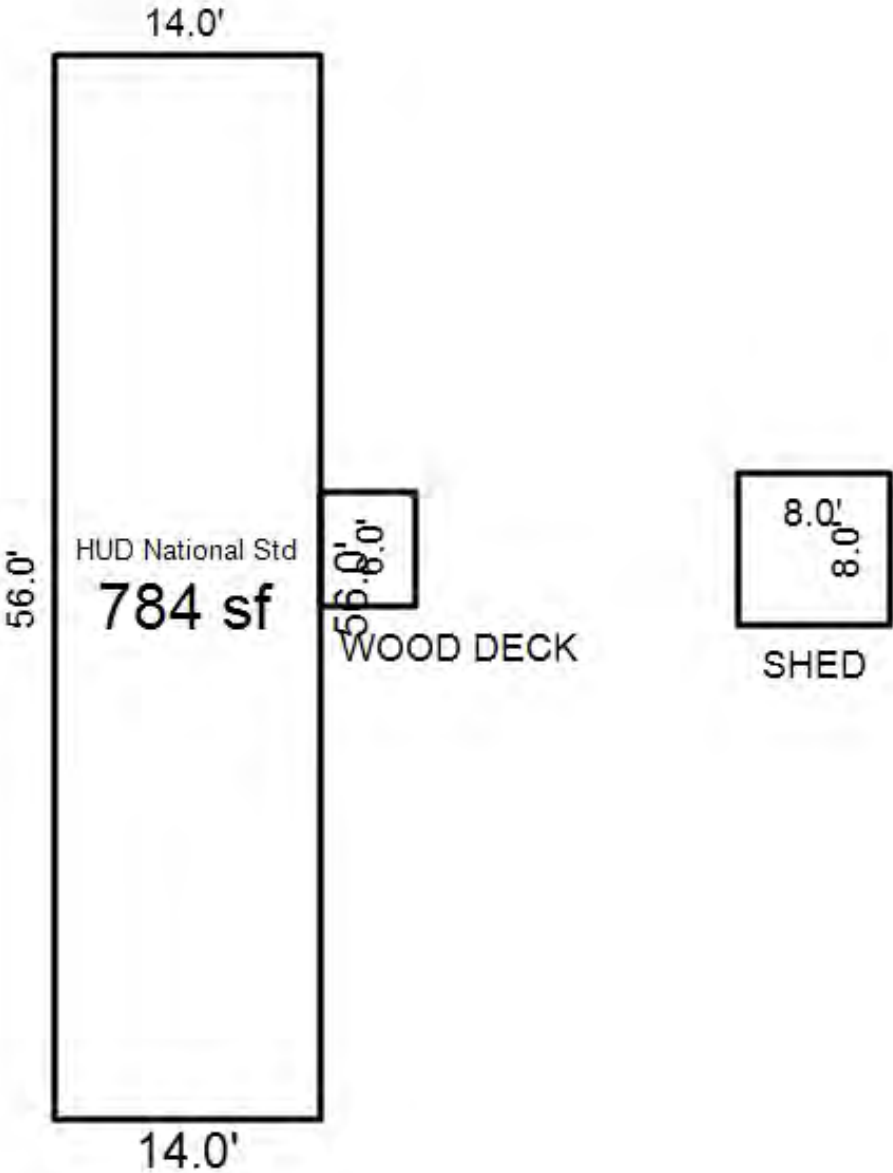
Ground Area = 784 SF Floor Area = 784 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal		784		
Total:					42,050	14,718
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical				140	1,562	547
Plumbing						
Average Fixture(s)				1	783	274
Water/Sewer						
1000 Gal Septic				1	4,109	1,438
Water Well, 100 Feet				1	5,150	1,802
Deck						
Treated Wood				32	1,299	455
Built-Ins						
Appliance Allow.				1	1,607	562
Totals:					56,560	19,796

Notes: ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,608

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



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

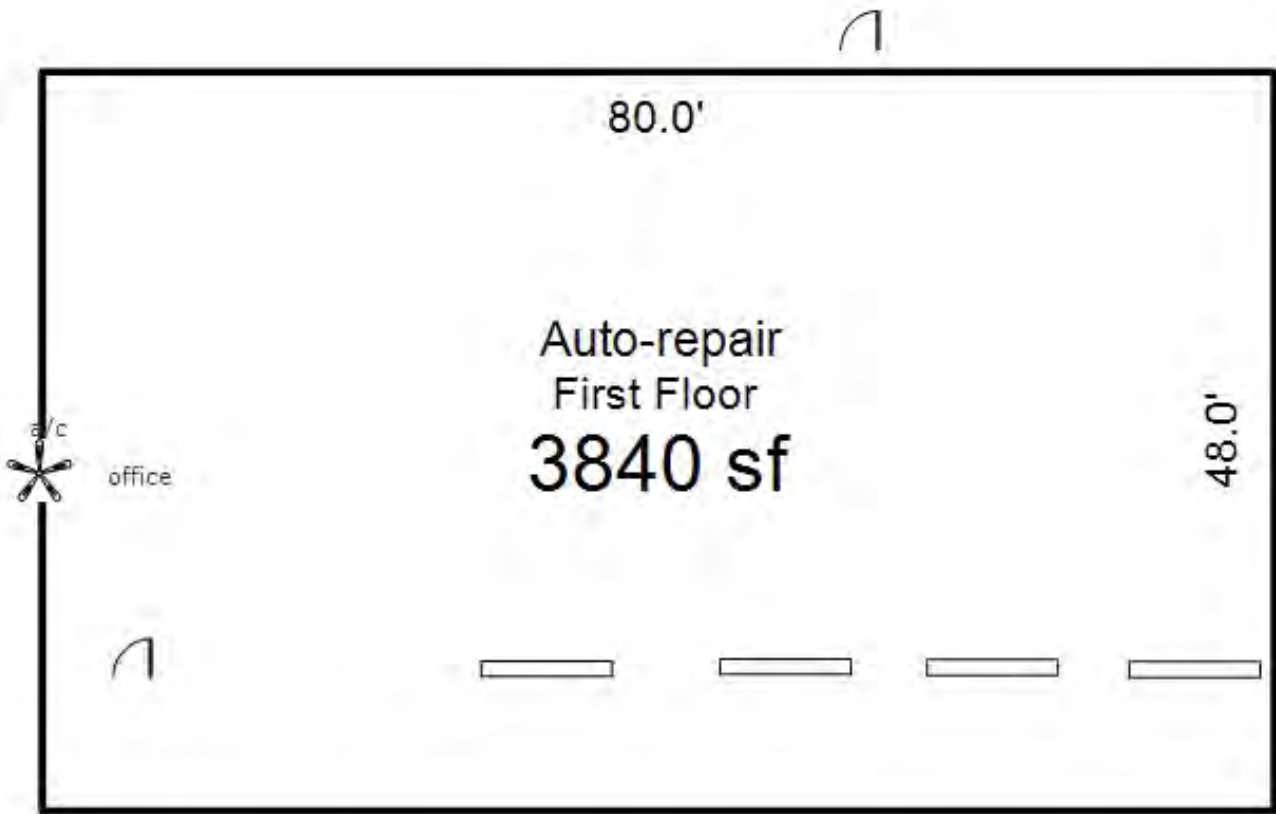
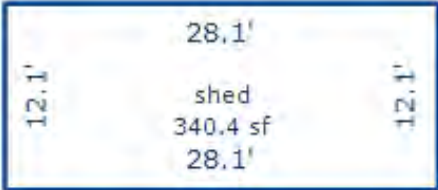
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status				
2730 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
MCLAIN DOUGLAS F & MELISSA A 2730 S LACHANCE RD LAKE CITY MI 49651	2026 Est TCV 405,277 TCV/TFA: 105.54									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value INFO FOR SIZE 0 390.00 370.00 1.0000 0.0000 0 100* 0 COMMERCIAL 2-4A 9000 3.31 Acres 9000 100 29,817 * denotes lines that do not contribute to the total acreage calculation. 390 Actual Front Feet, 3.31 Total Acres Total Est. Land Value = 29,817							
Comments/Influences	X	Water Sewer	Land Improvement Cost Estimates							
GOOD LOC..CORNER LOT	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value Wood Frame 20.41 340 94 6,523 Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value /CI16/YARI/OUTL/2AVG/FLO5 802.50 1 100 803 Total Estimated Land Improvements True Cash Value = 7,326							
	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	14,900	187,700	202,600			89,503C
	TPC 04/30/2021	INSPECTED		2025	14,900	157,500	172,400			87,150C
	TPC 12/27/2017	INSPECTED		2024	9,800	152,900	162,700			84,530C
			2023	9,800	129,500	139,300			80,505C	

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

Desc. of Bldg/Section: CAL 58 Calculator Occupancy: Garages - Service/Fleet Facilities Repair										<<<<<< Calculator Cost Computations >>>>>>														
Class: D Floor Area: 3,840 Gross Bldg Area: 3,840 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 16 Perimeter: 256														
					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 77.53												
Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.90 85%														
					Quality: Average					(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.80 15%														
					Heat#1: Space Heaters, Gas with Fan 85%					Combined Heating System adjustment: 8.44 100%														
					Heat#2: Package Heating & Cooling 15%					Adjusted Square Foot Cost for Upper Floors = 85.97														
2003 Year Built Remodeled					Ave. SqFt/Story: 3840					Total Floor Area: 3,840 Base Cost New of Upper Floors = 330,106														
					Ave. Perimeter: 256					Reproduction/Replacement Cost = 330,106														
Overall Bldg Height					Has Elevators:					Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0														
					*** Basement Info ***					Total Depreciated Cost = 224,472														
Comments: 3 PORTABLE HOIST ON PP					Area:					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 368,134														
					Perimeter:					Replacement Cost/Floor Area= 85.97 Est. TCV/Floor Area= 95.87														
					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	(40) Exterior Wall:								
(3) Frame:					Total Fixtures					Urinals											Few Unfinished			
					3-Piece Baths					Wash Bowls											Many Unfinished			
					2-Piece Baths					Water Heaters											Typical			
(4) Floor Structure:					Shower Stalls					Wash Fountains					Flex Conduit					Incandescent				
					Toilets					Water Softeners					Rigid Conduit					Fluorescent				
															Armored Cable					Mercury				
(5) Floor Cover:															Non-Metalic					Sodium Vapor				
															Bus Duct					Transformer				
(6) Ceiling:															(13) Roof Structure: Slope=0									
															(14) Roof Cover:									

concrete apron



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

Parcel Number: 009-017-008-25

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.			
SWISHER SANDRA & SWISHER A	GREGORY MICHAEL RAY SR & M	17,000	09/17/2020	LC	03-ARM'S LENGTH	2020-02692	DEED	100.0			
SWISHER GERALD F SR & SAND	SWISHER SANDRA & SWISHER A	0	04/04/2019	QC	09-FAMILY/RELATED ENTITY	2019-00873	DEED	50.0			
REMINGTON REX & JEAN M	SWISHER GERALD F SR & SANI	25,000	12/01/1996	LC	03-ARM'S LENGTH	308:940	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10150 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		08/08/2022		2022-0534		100%	
		P.R.E. 50% 06/29/2024		HUD/NATIONAL STD		07/25/2022		2022-0501		100%	
Owner's Name/Address		MAP #:									
GREGORY MICHAEL RAY SR & MABEL E 10150 W ROSTED RD LAKE CITY MI 49651		2026 Est TCV 50,876 TCV/TFA: 25.96									
		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 161.00 340.90 1.0557 0.9608 110 100 17,964						
					161 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 17,964						
Tax Description											
. SEC 17 T22N R8W BEG 1057 FT S & 690 FT W OF E 1/4 POST TH W 170 FT S TO C/L ROSTED RD, E 170 FT N TO POB. 1.2606A.											
Comments/Influences											
											
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	9,000	16,400	25,400			20,848C
		JWV	10/27/2022	INSPECTED	2025	7,300	13,000	20,300			20,300S
		TPC	04/04/2022	INSPECTED	2024	7,300	13,200	20,500		20,500A	20,359C
		TPC	12/27/2017	INSPECTED	2023	5,700	14,400	20,100			19,390C

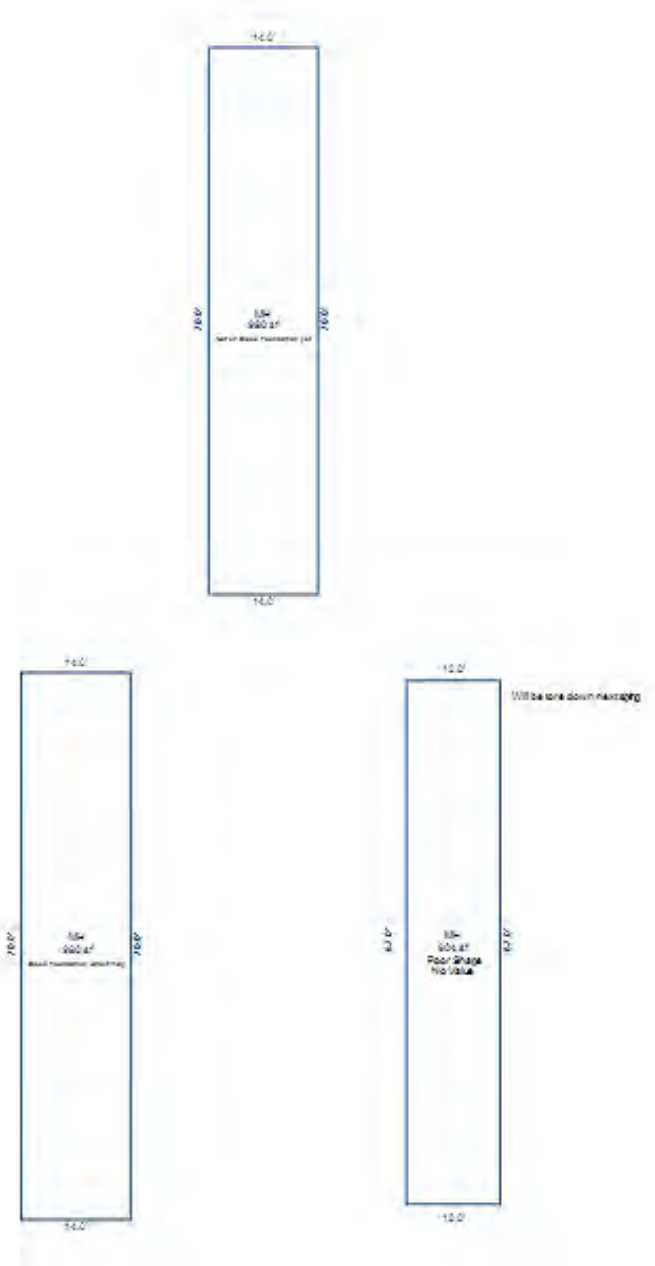
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type			Year Built:						
	Mobile Home		Insulation		Wood	Coal	Steam								Cook Top	Interior 2 Story	Car Capacity:			
	Town Home		Front Overhang		Forced Warm Air										Dishwasher	2nd/Same Stack	Class:			
	Duplex		Other Overhang		Wall Furnace										Garbage Disposal	Two Sided	Exterior:			
	A-Frame				Warm & Cool Air										Bath Heater	Exterior 1 Story	Brick Ven.:			
Wood Frame	(4) Interior	0	Plaster											Stone Ven.:						
X Metal Frame															Drywall	Wood T&G	Heat Pump	Vent Fan	Exterior 2 Story	Common Wall:
Building Style:															Paneled			Hot Tub	Prefab 1 Story	Foundation:
HUD															Trim & Decoration			Unvented Hood	Prefab 2 Story	Finished ?:
Yr Built															Remodeled	Ex	Ord	Min	Vented Hood	Heat Circulator
1980	0														Mech. Doors:					
Condition: Poor		Size of Closets												Area:						
		Lg			Ord			Small						% Good:						
Room List		Doors:			Solid			H.C.						Storage Area:						
Basement		(5) Floors			Central Air									No Conc. Floor:						
1st Floor		Kitchen:			Wood Furnace									Bsmnt Garage:						
2nd Floor		Other:			(12) Electric									Carport Area:						
3 Bedrooms		Other:			0 Amps Service									Roof:						
(1) Exterior		No./Qual. of Fixtures																		
Wood/Shingle		Ex.			Ord.			Min												
Aluminum/Vinyl		No. of Elec. Outlets																		
Brick		Many			Ave.			Few												
Insulation		(13) Plumbing																		
(2) Windows		(7) Excavation			Average Fixture(s)															
Many		Basement: 0 S.F.			1 3 Fixture Bath															
Avg.		Crawl: 0 S.F.			2 Fixture Bath															
Few		Slab: 0 S.F.			Softener, Auto															
		Height to Joists: 0.0			Softener, Manual															
Wood Sash		(8) Basement			Solar Water Heat															
Metal Sash					No Plumbing															
Vinyl Sash		Conc. Block			Extra Toilet															
Double Hung		Poured Conc.			Extra Sink															
Horiz. Slide		Stone			Separate Shower															
Casement		Treated Wood			Ceramic Tile Floor															
Double Glass		Concrete Floor			Ceramic Tile Wains															
Patio Doors		(9) Basement Finish			Ceramic Tub Alcove															
Storms & Screens					Vent Fan															
(3) Roof		(14) Water/Sewer																		
Gable		Recreation SF			Public Water															
Hip		Living SF			Public Sewer															
Flat		Walkout Doors (B)			Water Well															
Asphalt Shingle		No Floor SF			1000 Gal Septic															
		Walkout Doors (A)			2000 Gal Septic															
Chimney:		(10) Floor Support			Lump Sum Items:															
		Joists:																		
		Unsupported Len:																		
		Cntr.Sup:																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GUNNERSON JOANN & GUNNERSON	LAKE TOWNSHIP	0	06/27/2013	QC	21-NOT USED/OTHER	2013-02312 QC	DEED	0.0						
GUNNERSON JOANN L, SURVIVO	GUNNERSON VICKI	39,500	09/05/1998	LC	09-FAMILY/RELATED ENTITY	2013-02312 QC	DEED	100.0						
		20,000	06/01/1996	WD	33-TO BE DETERMINED	305:33	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
2676 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME		07/19/2013		2013-0326	100%					
		P.R.E. 100% 07/26/2013												
Owner's Name/Address		MAP #:												
GUNNERSON VICKIE 2676 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 89,689 TCV/TFA: 112.67												
		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	10.02 Acres	5600	100		56,112			
					10.02 Total Acres						Total Est. Land Value =	56,112		
Tax Description														
. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as COMM at the East 1/4 corner of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00"43'20"E 5 60 feet along said		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description					Rate	Size % Good	Cash Value	
		X				Wood Frame					27.96	120	50	1,677
		X				Wood Frame					24.21	240	50	2,905
					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 =		6,957		
					Work Description for Permit 2013-0326, Issued 07/19/2013: RELOCATE MOBILE HOME									
		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	28,100	16,700	44,800			19,733C			
		TPC 12/27/2017 INSPECTED			2025	25,100	14,200	39,300			19,215C			
		TPC 10/29/2013 INSPECTED			2024	15,000	14,400	29,400			18,638C			
		TPC 04/01/2013 INSPECTED			2023	14,000	15,100	29,100			17,751C			
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:										
	Mobile Home		Insulation		Wood	Coal	Steam								Forced Warm Air	Interior 2 Story	108	Treated Wood	Exterior:					
	Town Home		Front Overhang		Wall Furnace	Warm & Cool Air	Heat Pump													2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Foundation:
	Duplex		Other Overhang																					
A-Frame																								
Wood Frame		(4) Interior																						
Building Style: HUD		Drywall																						
		Paneled		Plaster																				
		Trim & Decoration																						
Yr Built	Remodeled	Ex		Ord		Min																		
1980	OWNED																							
Condition: Poor		Size of Closets																						
		Lg		Ord		Small																		
Room List		Doors:		Solid		H.C.		Central Air																
								Wood Furnace																
Basement		(5) Floors					(12) Electric																	
1st Floor							0 Amps Service																	
2nd Floor		Kitchen:																						
Bedrooms		Other:																						
		Other:																						
(1) Exterior							No./Qual. of Fixtures																	
							Ex.		Ord.		Min													
Wood/Shingle		(6) Ceilings					No. of Elec. Outlets																	
Aluminum/Vinyl							Many		Ave.		Few													
Brick							(13) Plumbing																	
Insulation							Average Fixture(s)																	
(2) Windows		(7) Excavation					1 3 Fixture Bath																	
							2 Fixture Bath																	
Many		Basement: 0 S.F.					Softener, Auto																	
Avg.		Crawl: 68 S.F.					Softener, Manual																	
Few		Slab: 0 S.F.					Solar Water Heat																	
		Height to Joists: 0.0					No Plumbing																	
Wood Sash		(8) Basement					Extra Toilet																	
Metal Sash							Extra Sink																	
Vinyl Sash		Conc. Block					Separate Shower																	
Double Hung		Poured Conc.					Ceramic Tile Floor																	
Horiz. Slide		Stone					Ceramic Tile Wains																	
Casement		Treated Wood					Ceramic Tub Alcove																	
Double Glass		Concrete Floor					Vent Fan																	
Patio Doors		(9) Basement Finish					(14) Water/Sewer																	
Storms & Screens																								
(3) Roof		Recreation SF					Public Water																	
		Living SF					Public Sewer																	
Gable		Walkout Doors (B)					1 Water Well																	
Hip		No Floor SF					1 1000 Gal Septic																	
Flat		Walkout Doors (A)					2000 Gal Septic																	
Asphalt Shingle		(10) Floor Support					Lump Sum Items:																	
Chimney:		Joists:																						
		Unsupported Len:																						
		Cntr.Sup:																						

Cost Est. for Res. Bldg: 1 Mobile Home HUD

(11) Heating System: Forced Warm Air

Ground Area = 796 SF Floor Area = 796 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	728		
Addition	Siding	Crawl	68		
Total:				55,561	19,446

Other Additions/Adjustments

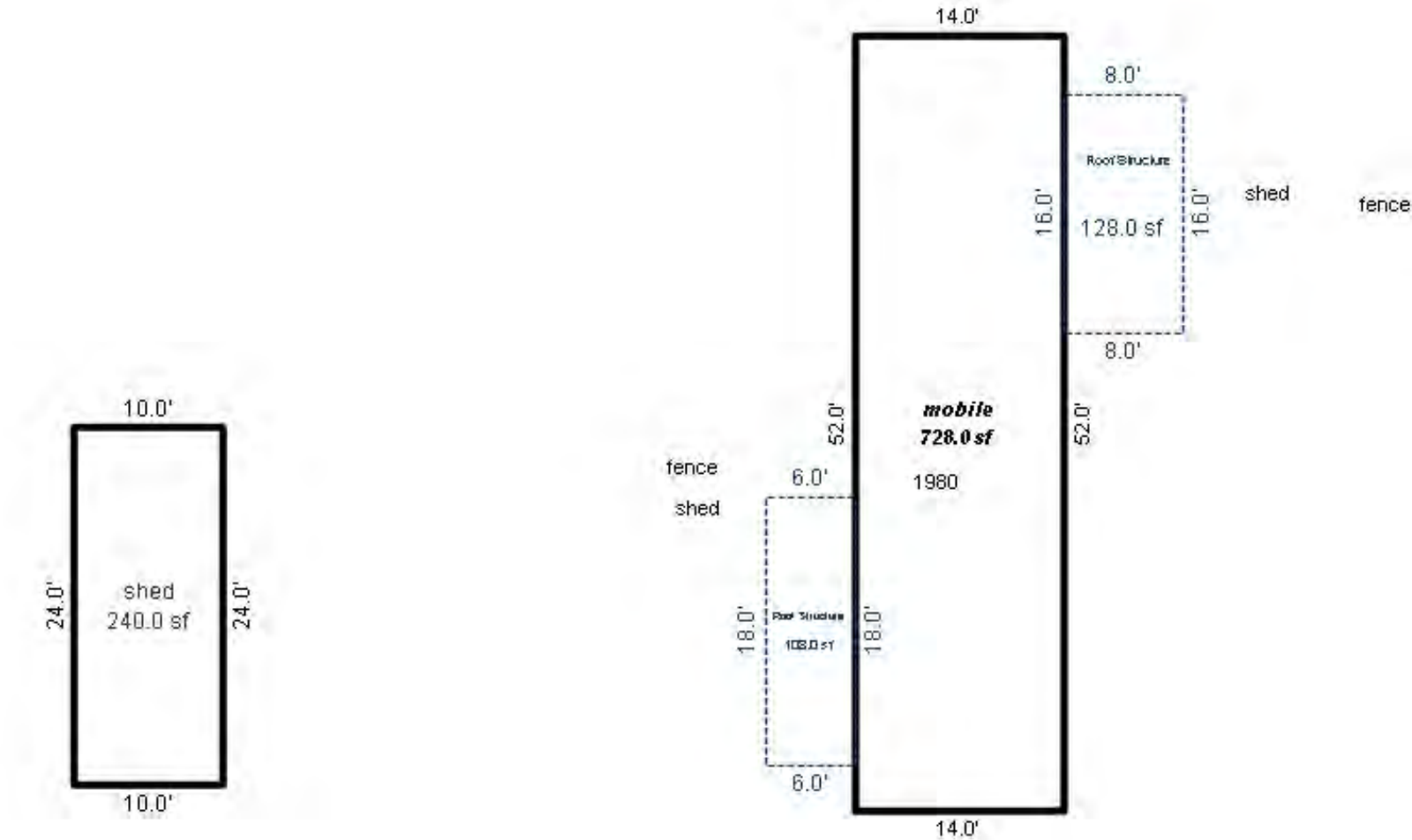
Water/Sewer

	Size	Cost New	Depr. Cost
1000 Gal Septic	1	4,689	1,641
Water Well, 50 Feet	1	3,344	1,170
Deck			
Treated Wood w/Roof (Deck Portion)	108	2,618	916
Treated Wood w/Roof (Roof portion)	108	1,921	672
Treated Wood w/Roof (Deck Portion)	128	2,977	1,042
Treated Wood w/Roof (Roof portion)	128	2,237	783
Totals:		73,347	25,670

Notes: 1980 RELOCATED

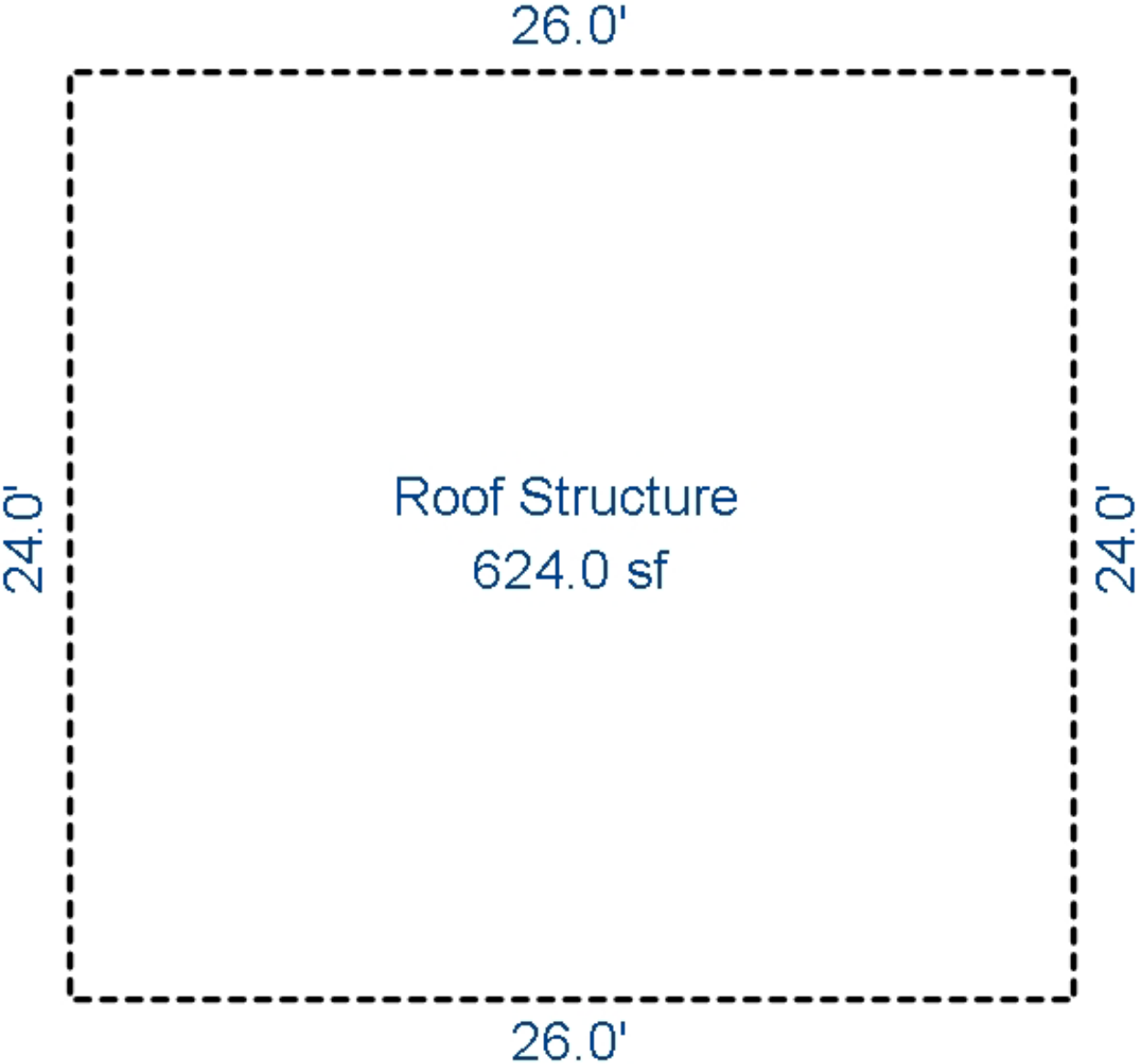
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 24,130

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



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

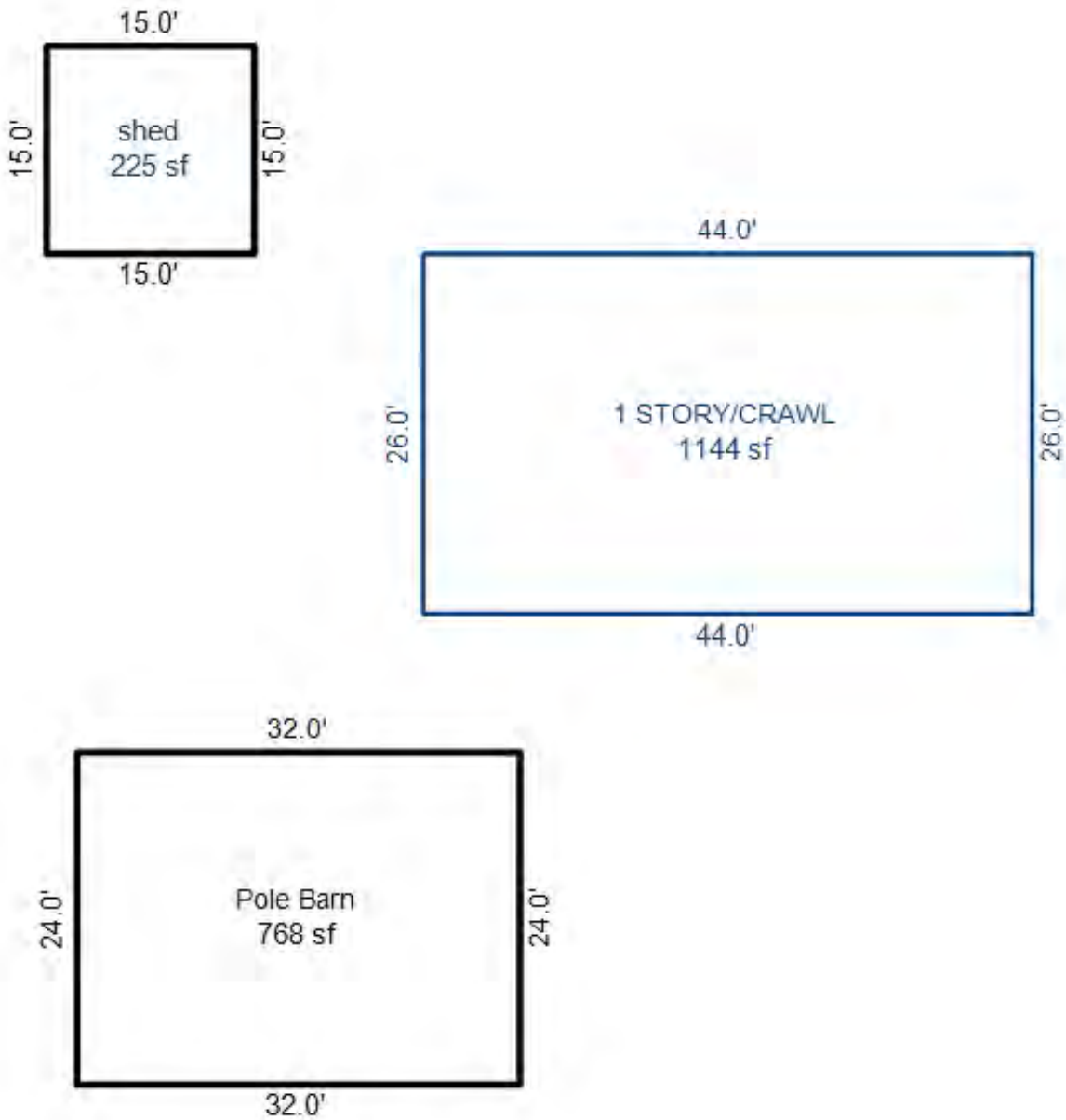
Building Type	Loafing Sheds				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 100				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	24 x 26 = 624				
Cost New	\$ 5,354				
Phy./Func./Econ. %Good	50/100/100 50.0				
Depreciated Cost	\$ 2,677				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	50				
Est. True Cash Value	\$ 2,490				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2490 / All Cards: 2490					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROSE JENNIFER J	MISSAUKEE COUNTY TREASURER	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0				
HELSEL JENNIFER J ETAL *	ROSE JENNIFER J (SW)	0	07/06/2007	QC	21-NOT USED/OTHER	2007/2677	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2520 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Replacement		11/07/2025		PM25-0201				
		P.R.E. 100% 04/11/1997										
Owner's Name/Address		MAP #:										
ROSE JENNIFER J 2520 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 181,206 TCV/TFA: 158.40										
		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					A 200' @ 110/FF	260.00	320.00	0.9365	0.9457	110 100	25,331	
. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.					260 Actual Front Feet, 1.91 Total Acres						Total Est. Land Value =	25,331
Comments/Influences					Land Improvement Cost Estimates							
					Description	Rate				Size % Good	Cash Value	
					Wood Frame	21.68				225 50	2,439	
					Total Estimated Land Improvements True Cash Value =						2,439	
					Work Description for Permit PM25-0201, Issued 11/07/2025: Online Application							
					Furnace switch out							

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



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

Parcel Number: 009-017-008-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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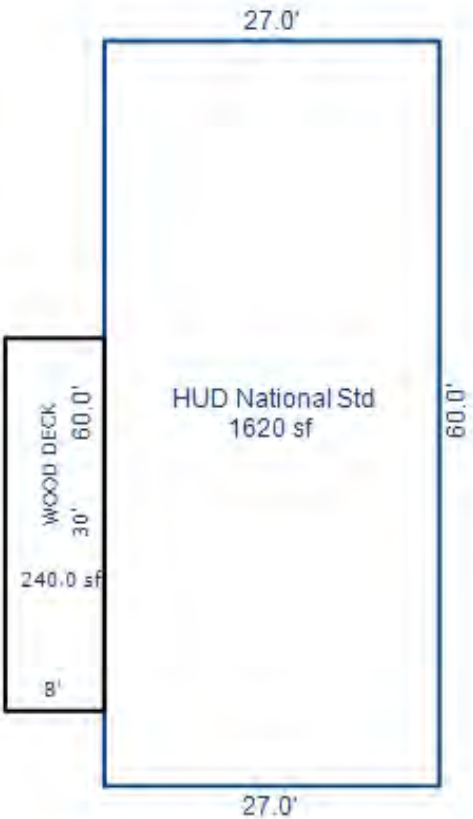
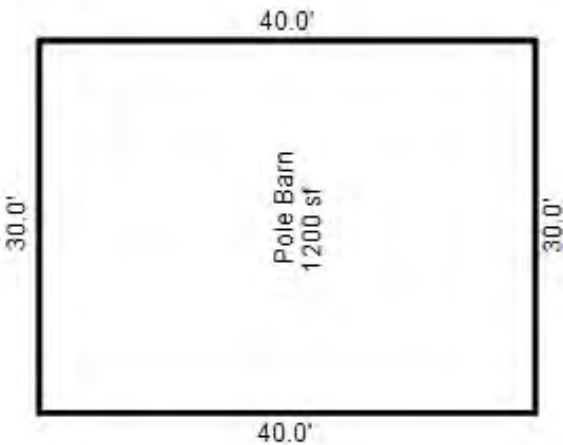
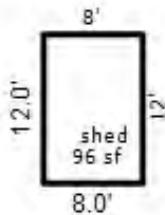
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVERITT JOHN C	MCGOWAN SHANE J	55,000	09/18/2020	WD	03-ARM'S LENGTH	2020-02728	PROPERTY TRANSFER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
2580 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Reroof	06/18/2007	20070359	Complete	
Owner's Name/Address		P.R.E. 100% 09/18/2020		MAP #:				
MCGOWAN SHANE J 2580 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 223,101 TCV/TFA: 137.72						
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
. SEC 17 T22N R8W N 528 FT OF NE 1/4 OF SE 1/4 EXC W 330 FT THOF & EXC N 260 FT OF E 320 FT THOF. 10.09A.		X	Public Improvements		* Factors *			
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front Depth
		X	Gravel Road		Residentia 8 - 17 @\$5600	10.09 Acres	5600	100
		X	Paved Road		10.09 Total Acres Total Est. Land Value =			
		X	Storm Sewer		Land Improvement Cost Estimates			
		X	Sidewalk		Description	Rate	Size	% Good
		X	Water		Wood Frame	26.22	96	45
		X	Sewer		Total Estimated Land Improvements True Cash Value =			
		X	Electric		1,133			
		X	Gas		1,133			
		X	Curb		Work Description for Permit 20070359, Issued 06/18/2007: Reroof COMPLETE FOR			
		X	Street Lights		08.			
		X	Standard Utilities					
		X	Underground Utils.					
		X	Topography of Site					
		X	Level		Year	Land Value	Building Value	Assessed Value
		X	Rolling		2026	28,300	83,300	111,600
		X	Low		2025	25,200	64,400	89,600
		X	High		2024	15,100	61,300	76,400
		X	Landscaped		2023	14,100	53,200	67,300
		X	Swamp					
		X	Wooded					
		X	Pond					
		X	Waterfront					
		X	Ravine					
		X	Wetland					
		X	Flood Plain					
		X	Who When What		2026	28,300	83,300	111,600
		X	TPC 12/27/2017 INSPECTED		2025	25,200	64,400	89,600
		X			2024	15,100	61,300	76,400
		X			2023	14,100	53,200	67,300



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Parcel Number: 009-017-008-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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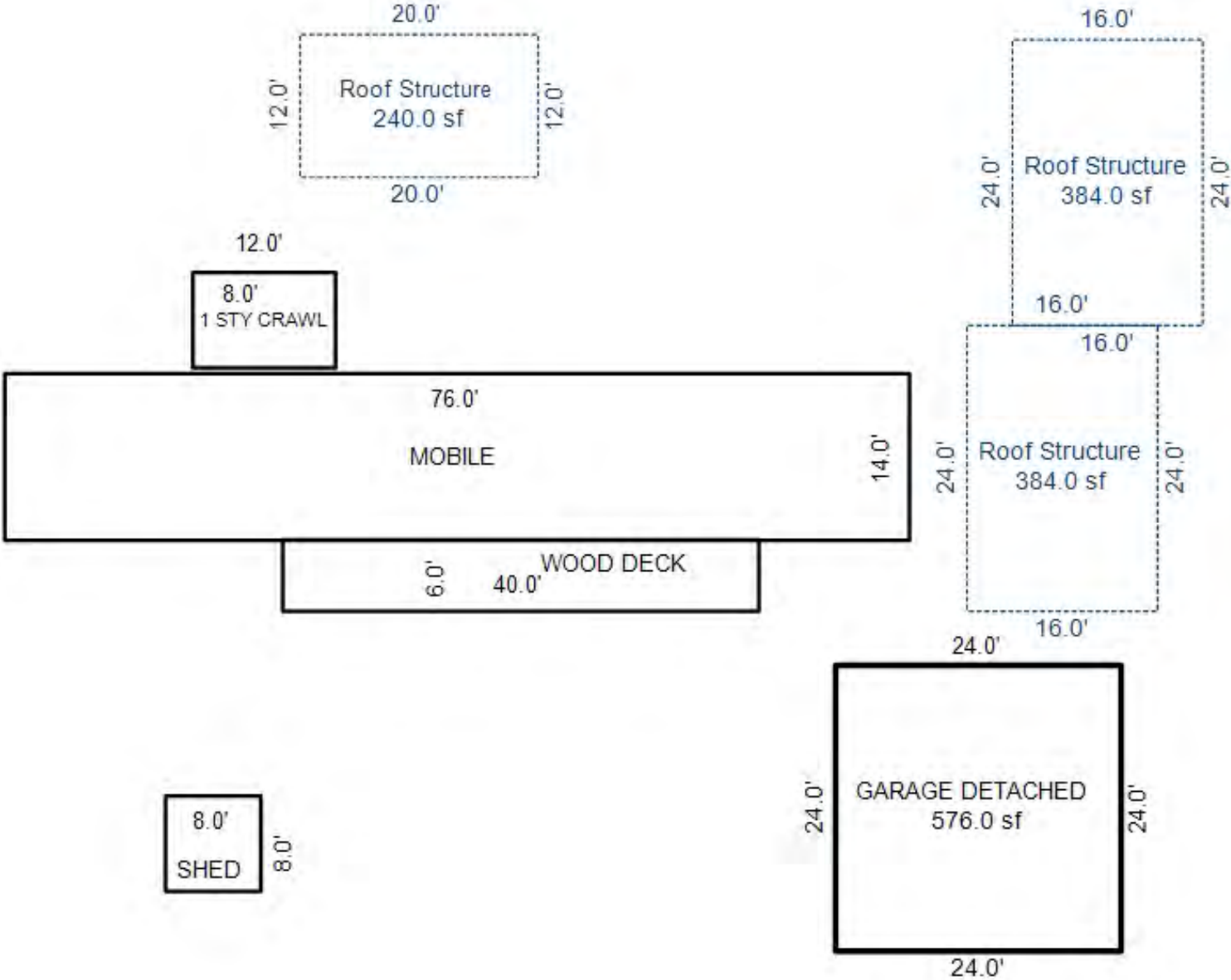
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MISSAUKEE COUNTY TREASURER	PARKER PATRICK D & CAROL J	31,500	09/06/2019	QC	13-GOVERNMENT	2019-02797	PROPERTY TRANSFER	100.0			
STARLIN MARSHAL & CAROL	MISSAUKEE COUNTY TREASURER	0	04/01/2019	OTH	10-FORECLOSURE	2019-00904	DEED	100.0			
STARLIN MARSHAL & CAROL	MISSAUKEE COUNTY TREASURER	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	PROPERTY TRANSFER	0.0			
STARLIN MARSHAL	STARLIN MARSHAL ESTATE	0	01/17/2014	AFF	07-DEATH CERTIFICATE		DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10240 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PARKER PATRICK D & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 94,820 TCV/TFA: 81.74									
		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	10.11	Acres	5600	100		56,616
				10.11 Total Acres Total Est. Land Value =							56,616
Tax Description											
SEC 17 T22N R8W W 330 FT OF NE 1/4 OF SE 1/4 & W 330 FT OF N 60 FT OF SE/4 OF SE/4 10.11 AC. M/L.		X									
COMBINATION OF 2 PARCELS ON 9/14/2007											
Comments/Influences											
COMBINE ON 09/24/2007 COMPLETED 09/24/2007 RAY ;		X									
PARENT PARCEL(S): 009-017-008-90, 009-017-008-00;											
CHILD PARCEL(S): 009-017-008-90;											

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Missaukee, Michigan

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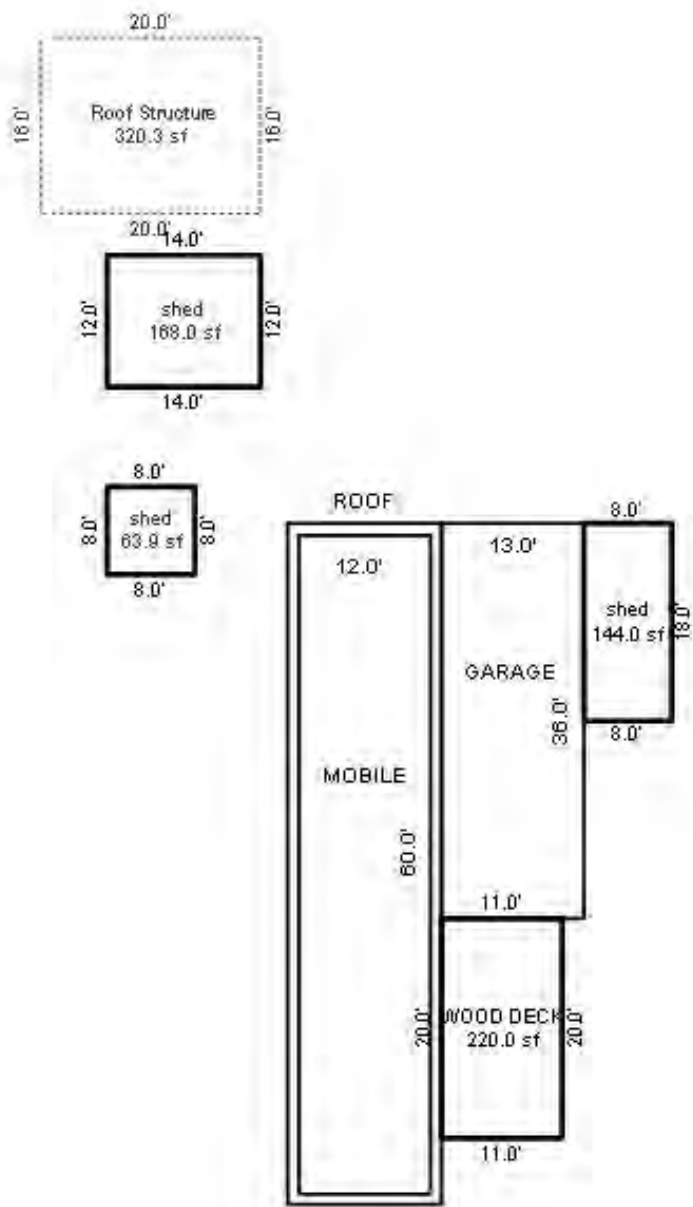
03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LARRABEE JESSE C & SANDRA	STAATS DONALD J & SHAWN L	29,900	06/10/2024	WD	03-ARM'S LENGTH	2024-01436	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
10091 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
STAATS DONALD J & SHAWN L 2874 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 32,862 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	115.00	286.00	1.1484	0.9196	110 100	13,358	
					115 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value =	13,358
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Wood Frame					23.09	168 25	970
					Sewer					23.98	144 25	863
					Total Estimated Land Improvements True Cash Value =							1,833

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	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: 1998 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 20,525 Total Depr Cost: 14,367 Estimated T.C.V: 17,671		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG			Drywall Paneled											Plaster Wood T&G		
Yr Built 1969	Remodeled 0		Ex	X	Ord		Min	No Heating/Cooling		Size of Closets		No. of Elec. Outlets				
Condition: Average			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			100 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.		Min
(1) Exterior		Kitchen: Other: Other:														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many		X	Ave.		Few	(13) Plumbing			
(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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 CD		Blt 1969			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		17,671			
(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)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		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 3 Fixture Bath 1 -3,721 -2,605 Water/Sewer 1000 Gal Septic 1 4,386 3,070 Water Well, 50 Feet 1 3,344 2,341 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 468 16,516 11,561 Totals: 20,525 14,367							
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***

Parcel Number: 009-017-012-21

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	Number	Status				
10055 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
LARRABEE BRIAN TRUST LARRABEE SANDRA TRUSTEE 10055 W ROSTED RD LAKE CITY MI 49651	2026 Est TCV 173,370 TCV/TFA: 167.99									
	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			A 200' @ 110/FF	373.00	338.01	0.8557	0.9588	110 100	33,663	
			373 Actual Front Feet, 2.89 Total Acres Total Est. Land Value =						33,663	
Taxpayer's Name/Address	X	Dirt Road								
LARRABEE SANDRA TRUSTEE 436 THISTLEWOOD DR CADILLAC MI 49601	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
Tax Description	Topography of Site									
SEC 17 T22N R8W BEG 922 FT N OF SE COR OF SE 1/4 W 373 FT N TO C/L ROSTED RD E 373FT, S TO POB 2.8943 A M/L SPLIT/COMBINED ON 08/07/2023 FROM 009-017-012-20; COMBINED ON 12/01/2025 FROM	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
				2026	16,800	69,900	86,700			41,759C
				2025	0	0	0			0
				2024	0	0	0			0
				2023	0	0	0			0

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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 180 120	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 168 % 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: 20 Floor Area: 1,032 Total Base New : 141,977 Total Depr Cost: 113,583 Estimated T.C.V: 139,707		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S			Drywall Paneled												Plaster Wood T&G		
Yr Built 2001		Remodeled 0	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 1 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. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 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		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:															

Cost Est. for Res. Bldg: 1 Single Family 1S Cls D 10 Blt 2001

(11) Heating System: Forced Air w/ Ducts

Ground Area = 1032 SF Floor Area = 1032 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	Slab	1,032			
Total:					124,148	99,320

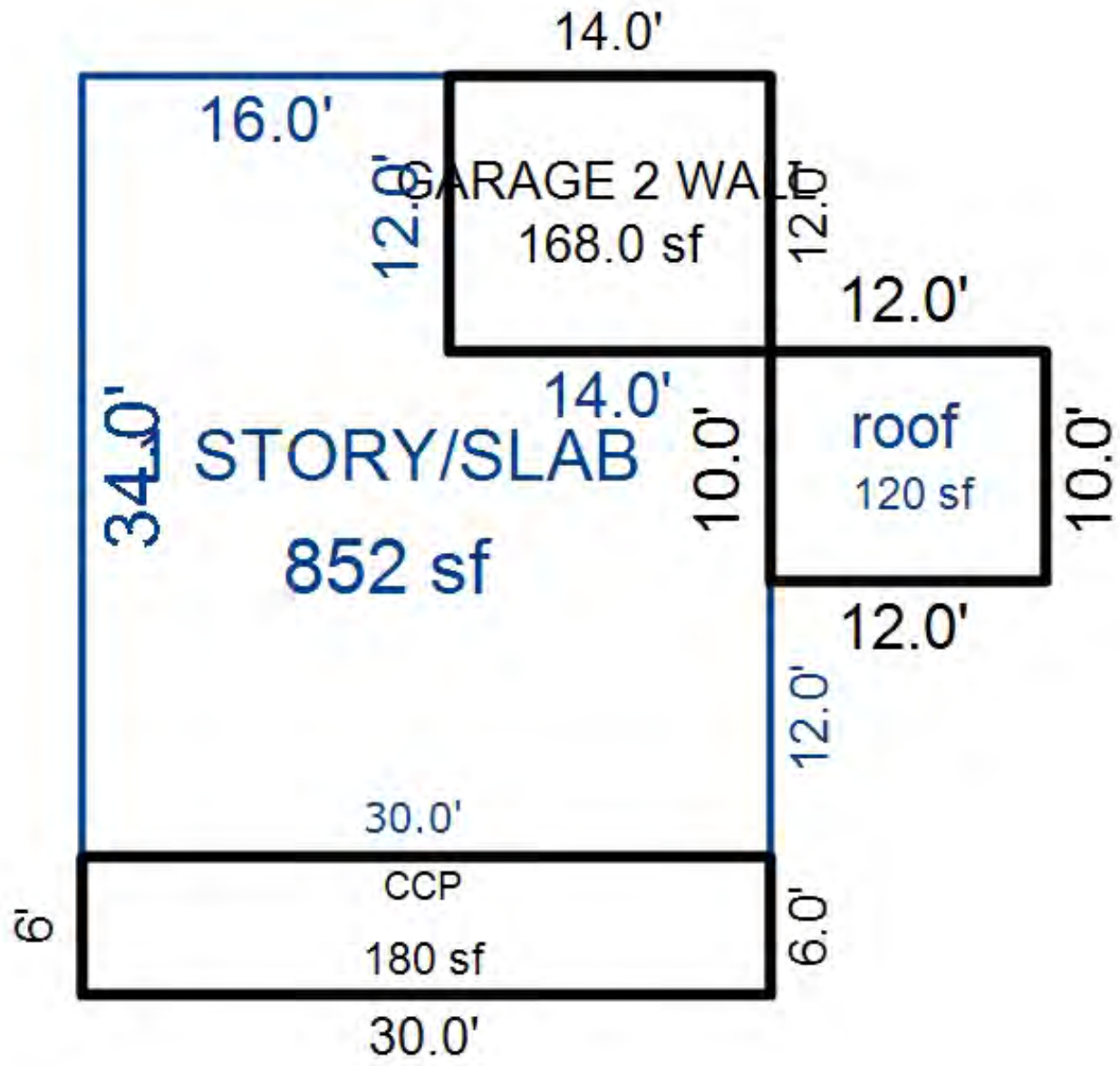
Other Additions/Adjustments

Plumbing	Average Fixture(s)	1	988	790	
Water/Sewer					
1000 Gal Septic	1	4,109	3,287		
Water Well, 50 Feet	1	3,344	2,675		
Porches					
CCP (1 Story)	180	4,216	3,373		
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Common Wall: 2 Wall	1	-4,453	-3,562		
Door Opener	1	415	332		
Base Cost	168	7,456	5,965		
Deck					
w/Roof (Roof portion)	120	1,754	1,403		
Totals:				141,977	113,583

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 139,707

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Parcel Number: 009-017-012-30

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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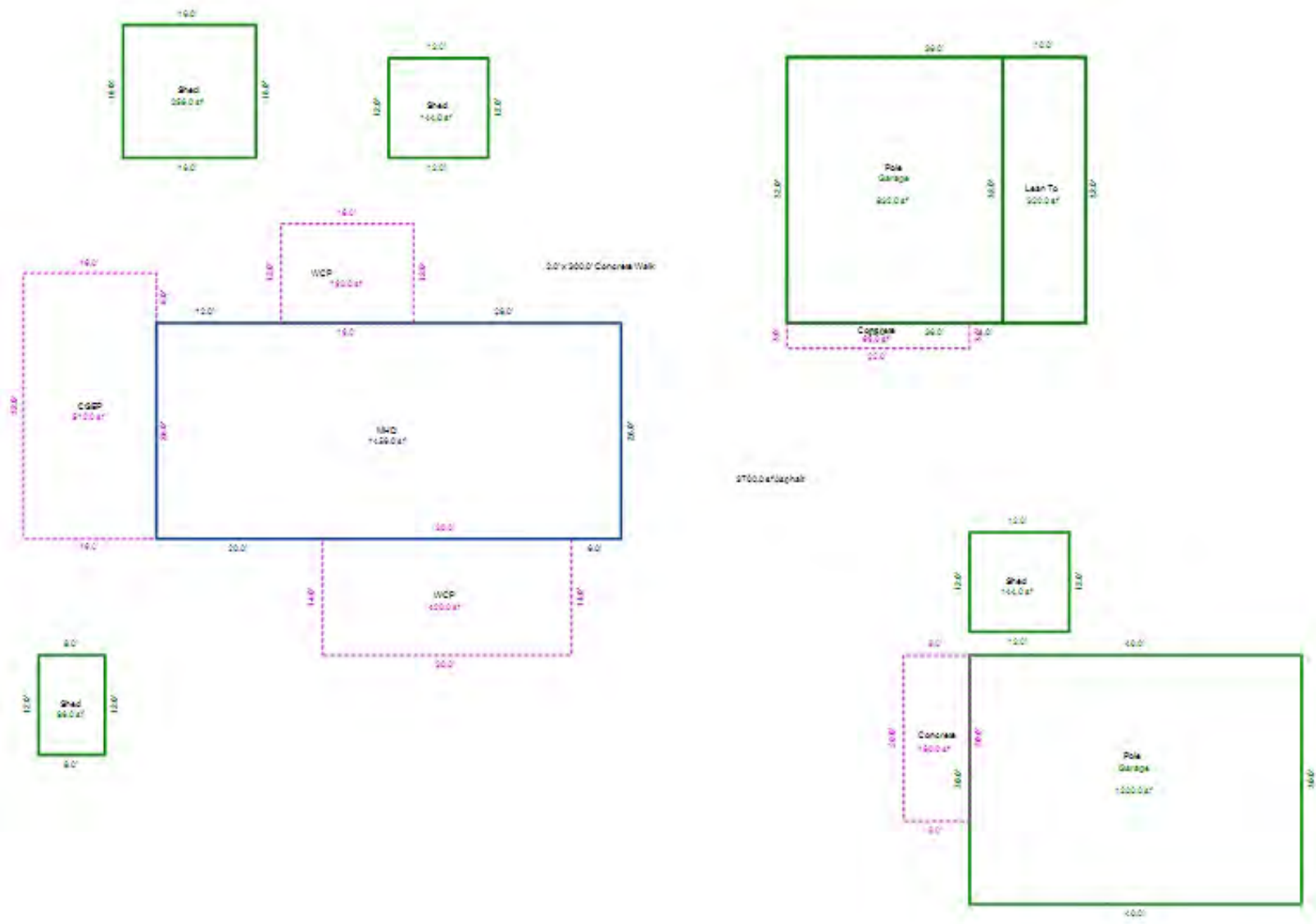
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MURPHY BRUCE SR & BETTY	KNUTESON ALENA & STUCK MARC	280,000	09/09/2025	WD	03-ARM'S LENGTH	2025-02855	DEED	100.0		
		39,500	07/01/1999	WD	33-TO BE DETERMINED	329:618	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
10160 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		07/12/2004		20040243		Complete
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
KNUTESON ALENA & STUCK MARC 805 CLOVER DR GAYLORD MI 49735		2026 Est TCV 270,669 TCV/TFA: 185.90								
		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 10.41 Acres 5600 100 58,296					
					10.41 Total Acres Total Est. Land Value = 58,296					
Tax Description										
. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E 280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A		X								
Comments/Influences										
		X								



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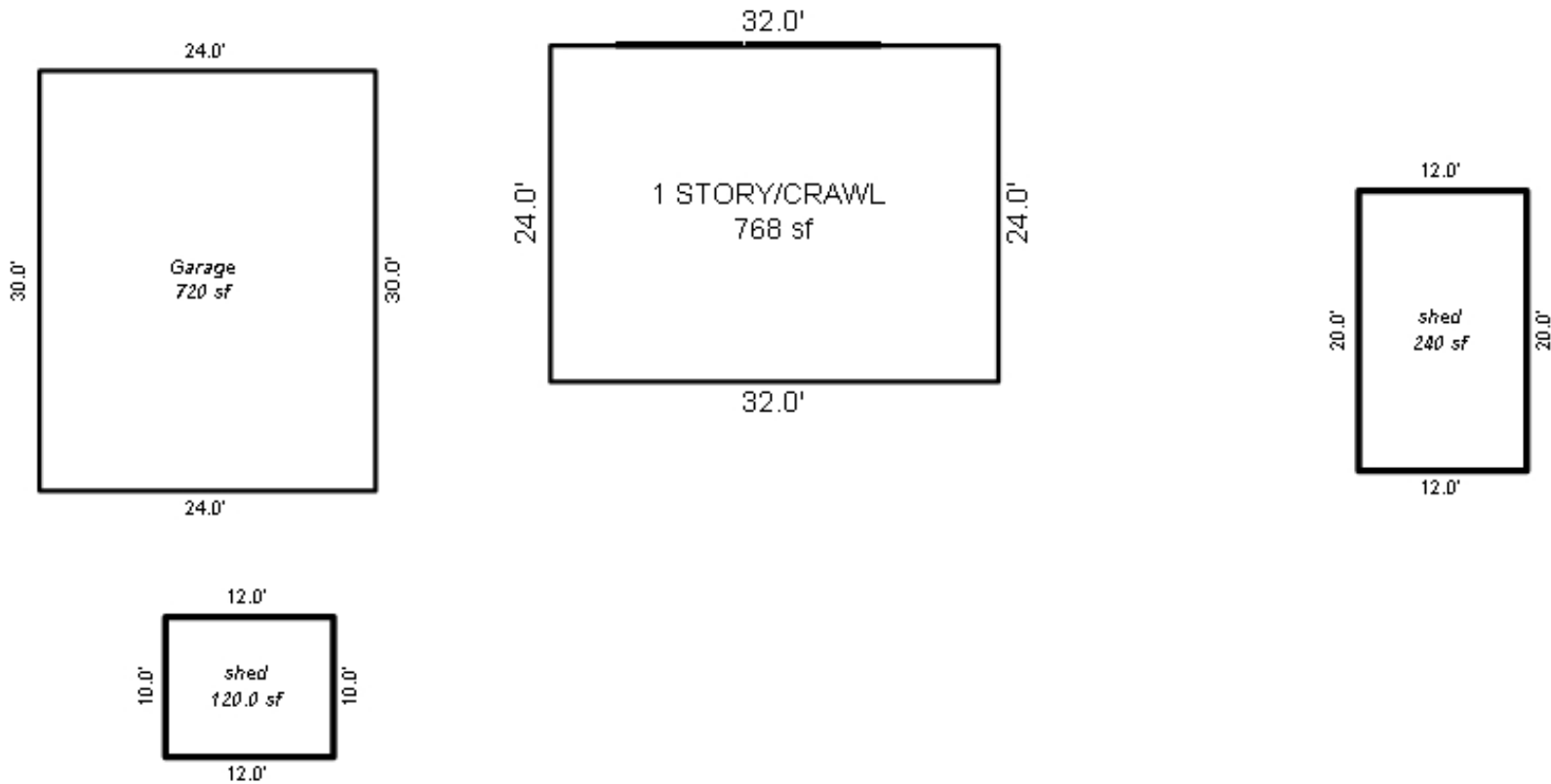
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COCHRANE KEVEN ESTATE	STAATS DONALD J & STAATS S	0	12/21/2022	WD	05-CORRECTING TITLE	2023-00078	DEED	0.0				
COCHRANE KEVIN ESTATE	STAATS DONALD J & STAATS S	140,000	11/22/2022	WD	03-ARM'S LENGTH	2022-03750	PROPERTY TRANSFER	100.0				
BALDWIN TIM	COCHRANE KEVIN	99	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0				
COCHRANE KEVIN	BALDWIN TIM	16,900	10/01/2004	WD	20-MULTI PARCEL SALE REF	04-0/4150	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2874 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		03/18/2014		2014-0052	100%			
		P.R.E. 100% 11/23/2022		MH		06/23/2005		20050193	Complete			
Owner's Name/Address		MAP #:										
STAATS DONALD J & STAATS SHAWN L 2874 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 191,899 TCV/TFA: 249.87										
		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 292.00 945.36 0.9097 1.2399 110 100					36,230		
					292 Actual Front Feet, 6.34 Total Acres					Total Est. Land Value = 36,230		
Tax Description		X	Dirt Road		Land Improvement Cost Estimates							
SEC 17 T22N R8W (2*2016) BEG 630 FT N OF SE COR OF SE 1/4, TH N 292 FT, W 688 FT, S 338 FT, E 175 FT, S 269 FT, E 213 FT, N 315 FT, E 300 FT TO POB. 6.3371A.			Gravel Road									
10/21/2016 2016-03490 SPLIT 1.08A TO 009-017-012-66			Paved Road									
FORMERLY SEC 17 T22N R8W (2*2004) BEG 315 FT N OF SE COR OF SE1/4, TH N 607 FT, W 688 FT, S 338 FT, E 175 FT, S 269 FT, E 513 FT TO POB. 8.5065 A.			Storm Sewer									
Comments/Influences			Sidewalk									
Split/Comb. on 11/09/2016 completed			Water									
11/09/2016 TCV			Sewer									
17-012-60;			Electric									
17-012-64;			Gas									
-----			Curb									
16 completed		X	Street Lights		Residential Local Cost Land Improvements							
6-03490 ;			Standard Utilities		Description							
17-012-60;			Underground Utils.		LAND IMPROVE 1000					Rate 1,000.00	Size % Good 1 95	Cash Value 950
17-012-66;					Total Estimated Land Improvements True Cash Value =					5,026		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 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 2014		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: 0 S.F. Crawl: 768 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		0 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1 Average Fixture(s)												
		1 3 Fixture Bath												
		2 Fixture Bath												
		Softener, Auto												
		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:												
		Cost Est. for Res. Bldg: 1 Single Family 1S												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 768 SF Floor Area = 768 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1 Story Siding Crawl Space 768												
		Total: 99,801 89,821												
		Other Additions/Adjustments												
		Plumbing												
		Average Fixture(s) 1 1,185 1,066												
		Water/Sewer												
		1000 Gal Septic 1 4,386 3,947												
		Water Well, 50 Feet 1 3,344 3,010												
		Garages												
		Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)												
		Base Cost 720 27,367 24,630												
		Totals: 136,083 122,474												
		Notes:												
		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 150,643												

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



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

Parcel Number: 009-017-012-64

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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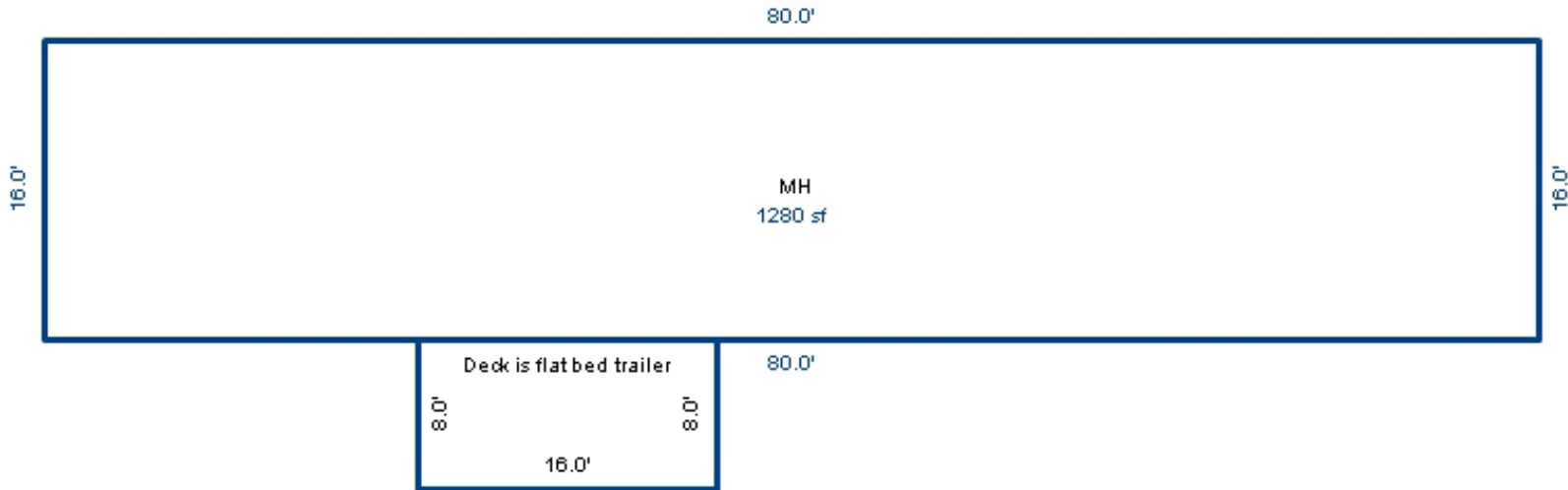
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
STAATS SHAWN LEE	STAATS DONALD JAMES	0	05/25/2022	QC	09-FAMILY/RELATED ENTITY	2022-01706	DEED	0.0							
COCHRANE KEVIN	STAATS SHAWN	2,500	11/28/2016	WD	03-ARM'S LENGTH	2016-03870	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
2888 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		10/08/2019		2019-0564		100%					
		P.R.E. 100% 05/26/2022													
Owner's Name/Address		MAP #:													
STAATS DONALD JAMES 2874 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 55,660 TCV/TFA: 43.48													
		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	315.00	300.00	0.8926	0.9306	110 100 28,784					
					315 Actual Front Feet, 2.17 Total Acres Total Est. Land Value = 28,784										
Tax Description					Work Description for Permit 2019-0564, Issued 10/08/2019: NAMF HOME SETUP HUD MOBILE HOME. RESI USE S.F. HOME FRAME STEEL POURED FOUNDTATION ELECTRI HEAT PRIVATE SEWGE & WATER. N/A MECH. 1 STORIES. 3BDRM, 2 BTH 16X80 = 1280 SQFT										
BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO POB SEC 17 T22N R8W 2.1694 A M/L FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S 269' E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM 009-017-012-60															
Comments/Influences															
COMBINE ON 5/2022 WITH 009-017-012-66 SPLIT/COMB. ON 11/09/2016 COMPLETED 11/09/2016 TIM ;															
		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	14,400		13,400		27,800			16,758C
		TPC 04/30/2021		INSPECTED		2025	11,800		10,600		22,400				16,318C
		JWV 09/22/2020		INSPECTED		2024	11,800		10,800		22,600				15,828C
		TPC 12/27/2017		INSPECTED		2023	9,200		11,800		21,000				15,075C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	0	Eavestrough	X	Gas	Oil	1	Appliance Allow.	Interior 1 Story	Area	Type			Year Built:			
	Mobile Home		Insulation		Wood	Coal		Elec. Steam							Cook Top	Interior 2 Story	Car Capacity:
	Town Home		Front Overhang		Forced Warm Air	Dishwasher		2nd/Same Stack							Class:		
	Duplex		Other Overhang													Garbage Disposal	Exterior 1 Story
A-Frame			Wall Furnace	Bath Heater	Prefab 1 Story	Heat Circulator	Finished ?:										
Wood Frame		(4) Interior		Warm & Cool Air			Vent Fan	Hot Tub	Prefab 2 Story	Wood Stove			Mech. Doors:				
Building Style:		Drywall	Plaster	Heat Pump			Unvented Hood	Class: Fair					Area:				
HUD		Paneled	Wood T&G				Vented Hood	Effec. Age: 35					% Good:				
Yr Built	Remodeled	Trim & Decoration					Intercom	Floor Area:					Storage Area:				
1980	0	Ex	Ord	Min				Jacuzzi Tub	Total Base New : 81,693	E.C.F.			No Conc. Floor:				
Condition: Average		Size of Closets					Jacuzzi repl.Tub	Total Depr Cost: 28,592	X 0.940				Carport Area:				
		Lg	Ord	Small				Oven	Estimated T.C.V: 26,876				Roof:				
Room List		Doors:	Solid	H.C.	X			Microwave									
	Basement	(5) Floors		Central Air			Standard Range										
	1st Floor	Kitchen:		Wood Furnace			Self Clean Range										
	2nd Floor	Other:		(12) Electric			Sauna										
	3 Bedrooms	Other:		0 Amps Service			Trash Compactor										
(1) Exterior				No./Qual. of Fixtures			Central Vacuum										
	Wood/Shingle	(6) Ceilings		Ex.			Security System										
	Aluminum/Vinyl			Ord.													
	Brick			Min													
	Insulation			No. of Elec. Outlets													
(2) Windows		(7) Excavation		Many													
	Many	Basement: 0 S.F.		Ave.			(13) Plumbing										
	Avg.	Crawl: 0 S.F.		Few			Average Fixture(s)										
	Few	Slab: 0 S.F.					2 3 Fixture Bath										
	Large	Height to Joists: 0.0					2 Fixture Bath										
	Avg.	(8) Basement					Softener, Auto										
	Small						Softener, Manual										
	Wood Sash	Conc. Block					Solar Water Heat										
	Metal Sash	Poured Conc.					No Plumbing										
	Vinyl Sash	Stone					Extra Toilet										
	Double Hung	Treated Wood					Extra Sink										
	Horiz. Slide	Concrete Floor					Separate Shower										
	Casement	(9) Basement Finish					Ceramic Tile Floor										
	Double Glass						Ceramic Tile Wains										
	Patio Doors						Ceramic Tub Alcove										
	Storms & Screens						Vent Fan										
(3) Roof							(14) Water/Sewer										
	Gable	Recreation SF					Public Water										
	Hip	Living SF					Public Sewer										
	Flat	Walkout Doors (B)					Water Well										
	Gambrel	No Floor SF					1 1000 Gal Septic										
	Mansard	Walkout Doors (A)					2000 Gal Septic										
	Shed						Lump Sum Items:										
	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

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

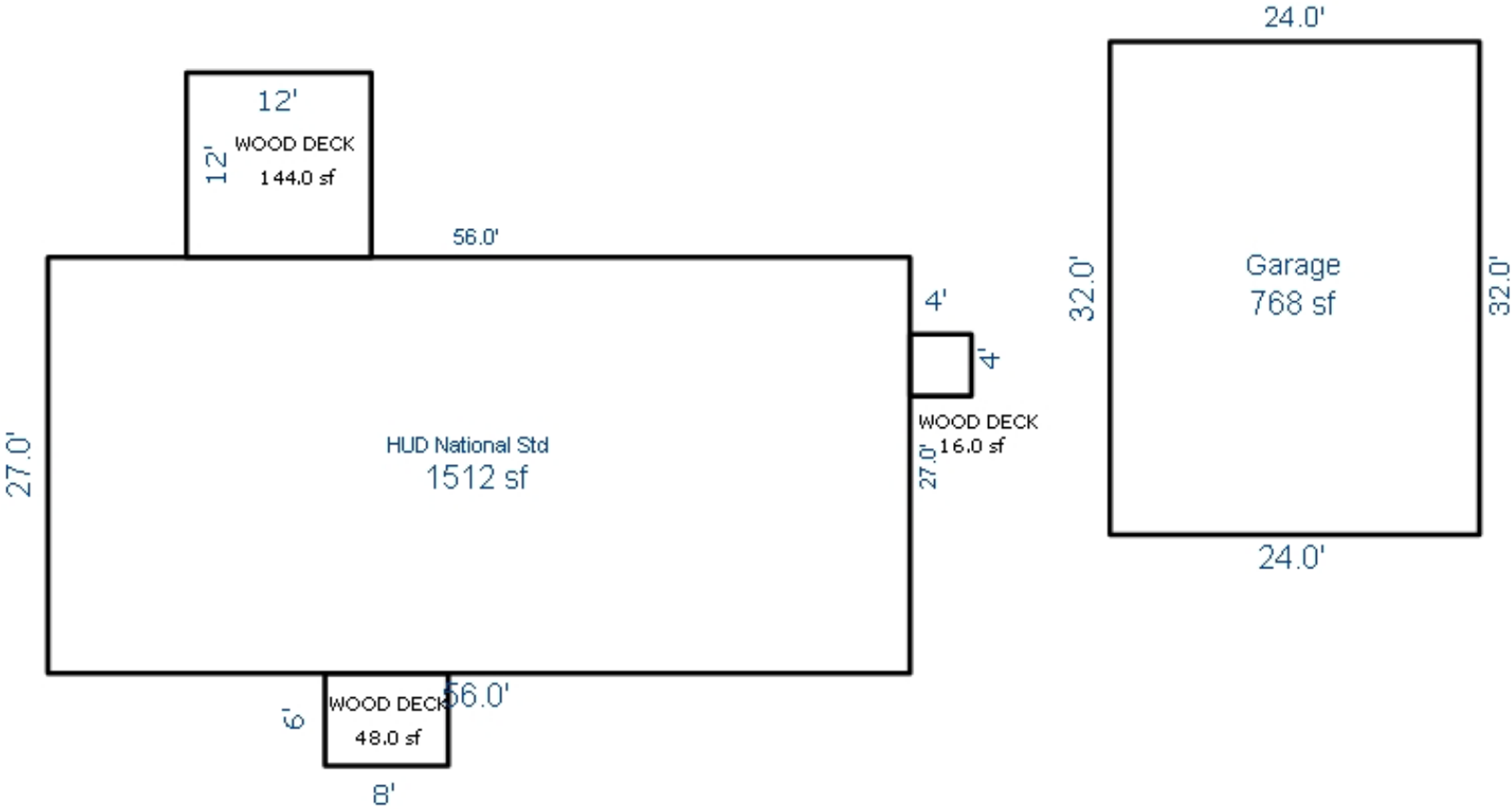


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SLUITER DUSTIN & WEAVER S	SLUITER DUSTIN	1	02/26/2024	QC	21-NOT USED/OTHER	2024-00397	DEED	0.0							
BALDWIN TIM	SLUITER DUSTIN & WEAVER S	152,500	04/16/2021	WD	03-ARM'S LENGTH	2021-01428	PROPERTY TRANSFER	100.0							
BALDWIN TIM	COCHRANE KEVIN	0	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0							
COCHRANE KEVIN	BALDWIN TIM	99	05/26/2005	WD	21-NOT USED/OTHER	05-0/2119	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
10080 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		MH				10/09/2007	20070758	Complete					
		P.R.E. 100% 04/20/2021		Garage				11/19/2004	20040450	Complete					
Owner's Name/Address		MAP #:		MH				10/12/2004	20040403	Complete					
SLUITER DUSTIN 10080 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 225,931 TCV/TFA: 149.43													
		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	363.29	1.0746	0.9762	110 100	17,309				
					150 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =	17,309			
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 95	950			
					Total Estimated Land Improvements True Cash Value =							950			
BEG S 89DEG 54'37" W 363 FT FROM SE COR OF SE1/4 TH S89DEG 54'37"W 150 FT, N 0DEG 43'20" W 315FT, N89DEG 54'37"E 213FT, S0DEG 43' 20"E 115FT, S89DEG 54'37" W 63FT, S 0 DEG 43'20"E 200 FT TO POB SEC 17 T22N R82 1.251 A															
2/22/2021 SPLIT .2169 A TO 017-012-69 FORMERLY SEC 17 T22N R8W (0*2004) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE/4, TH S 89D 54' 37" W 213 FT, N 0 DEG 43' 20" W 315 FT, N 89D 54' 37" E 213 FT, S O DEG 43' 20" W 315 FT TO POB. 1 5403 A															
		Topography of Site			Work Description for Permit 20070758, Issued 10/09/2007: 16X60 MH COMPLETE FOR 09.										
					Work Description for Permit 20040450, Issued 11/19/2004: 32x24 GRG COMP. FOR 06.										
					Work Description for Permit 20040403, Issued 10/12/2004: 2004 REDMAN MH										
		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		8,700		104,300			113,000			72,843C
		TPC 01/22/2021	INSPECTED		2025		7,100		81,100						70,928C
		TPC 12/27/2017	INSPECTED		2024		7,100		77,200						68,796C
		TPC 08/01/2011	INSPECTED		2023		5,500		67,000						65,520C

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

Parcel Number: 009-017-012-69

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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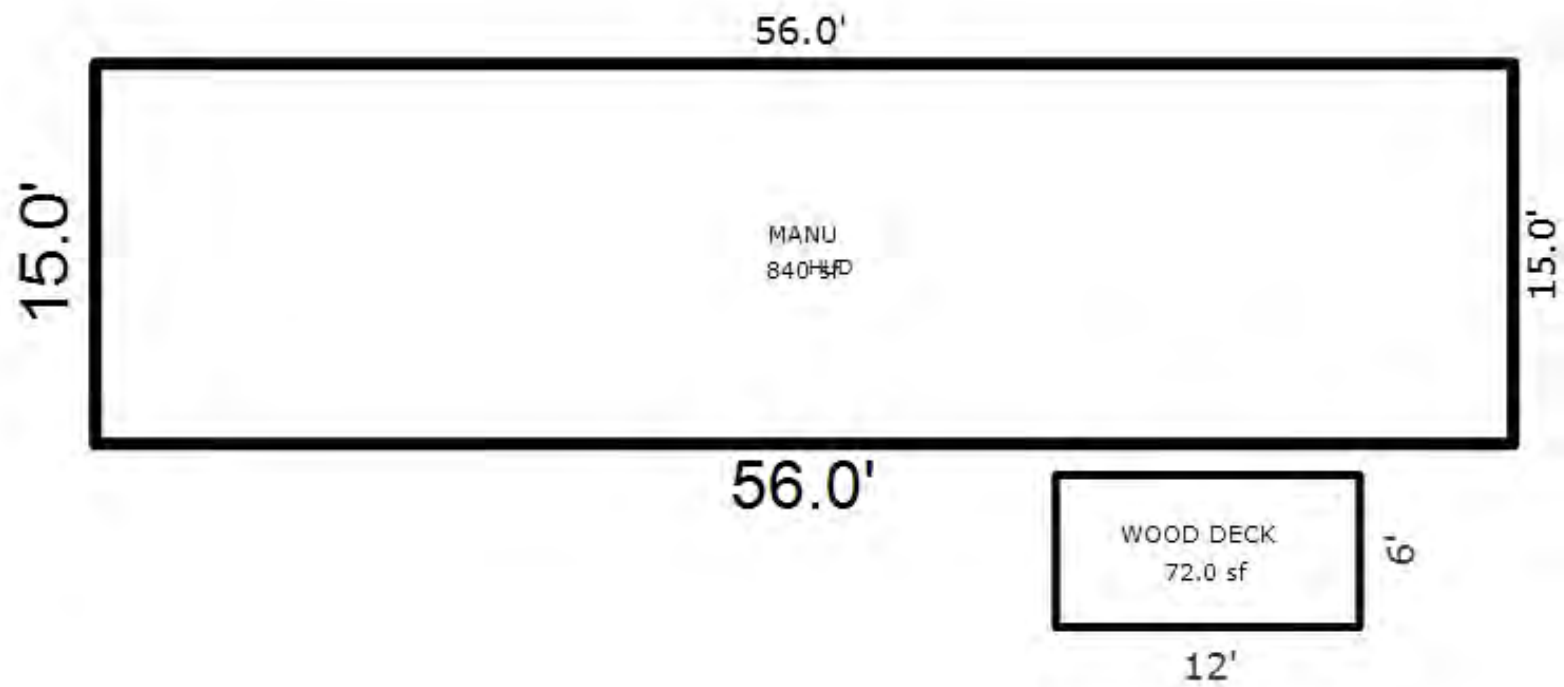
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
BALDWIN TIM	WRIGHT STEVEN DOUGLAS	95,000	07/15/2025	WD	03-ARM'S LENGTH	2025-02019	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
10060 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 07/25/2025													
Owner's Name/Address		MAP #:													
WRIGHT STEVEN DOUGLAS 10060 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 45,978 TCV/TFA: 54.74													
		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 63.00 200.00 1.3348 0.8409 110 100 7,779									
						63 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 7,779									
Tax Description															
SEC 17 T22N R8W (0*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4, TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0 DEG 43' 20" W 200 FT TO POB. .2893 A SPLITON 02/22/2021 FROM 009-017-012-68;															
Comments/Influences															
Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ; Parent Parcel(s): 009-017-012-68; Child Parcel(s): 009-017-012-69; -----															
		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	3,900	19,100	23,000			23,000S				
		TPC 05/27/2025	INSPECTED		2025	3,200	15,600	18,800		18,800A	14,565C				
		TPC 04/30/2021	INSPECTED		2024	3,200	15,800	19,000			14,128C				
		TPC 05/06/2018	INSPECTED		2023	2,500	17,200	19,700			13,456C				
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-017-012-70

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

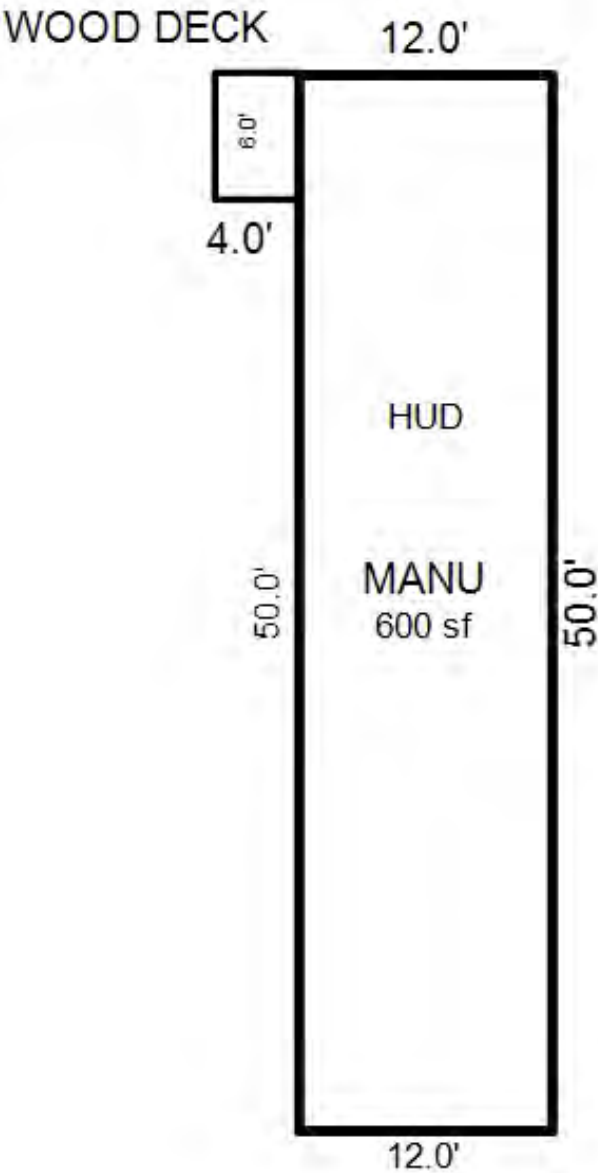
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DANIELSKI JOHN PATRICK	DANIELSKI JOHN PATRICK ET	1	03/14/2017	QC	09-FAMILY/RELATED ENTITY	2017-00711	DEED	0.0		
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status				
10135 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		MH	12/20/2005	20050420	Complete				
	P.R.E. 100% 11/25/2007									
Owner's Name/Address	MAP #:									
DANIELSKI JOHN PATRICK ET AL 10135 W ROSTED ROAD LAKE CITY MI 49651	2026 Est TCV 36,709 TCV/TFA: 61.18									
	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 200.00 268.00 1.0000 0.9047 110 100 19,904 200 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 19,904							
Tax Description	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 20050420, Issued 12/20/2005: 55x14 MH N/C FOR 07. Complete for 08 no value chg.							
. SEC 17 T22N R8W BEG IN C/L ROSTED RD 688 FT W OF E SEC LINE, TH S 286 FT, E 200 FT, N 286 FT, W 200 FT TO POB. 1.3131A.										
Comments/Influences	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	10,000	8,400	18,400			10,711C
	TPC 12/27/2017	INSPECTED		2025	8,100	6,700	14,800			10,430C
	TPC 04/18/2017	INSPECTED		2024	8,100	7,500	15,600			10,117C
			2023	6,300	8,200	14,500			9,636C	

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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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G			24	Treated Wood			
Building Style: HUD		Trim & Decoration		Size of Closets				Class: Fair Effec. Age: 40 Floor Area: Total Base New : 51,082 Total Depr Cost: 17,878 Estimated T.C.V: 16,805		E.C.F. X 0.940		Bsmnt Garage:		
Yr Built 1976	Remodeled 0	Ex	X Ord		Min							Carport Area: Roof:		
Condition: Average		Lg		X	Ord		Small							
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric 150 Amps Service								
(1) Exterior						No./Qual. of Fixtures Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Tile			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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor										
(3) Roof		(9) Basement Finish				(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 1 Water Well 1 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***



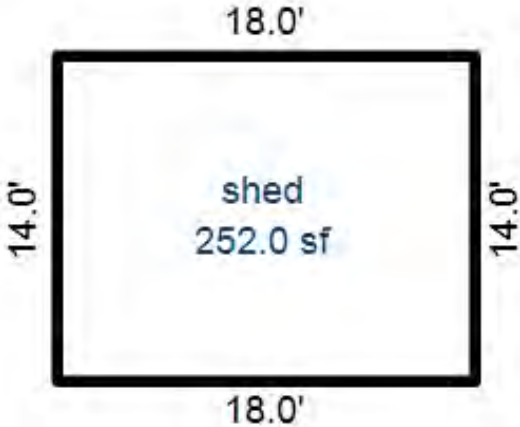
*** Information herein deemed reliable but not guaranteed***

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 880	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: Fair Effec. Age: 35 Floor Area: Total Base New : 83,417 Total Depr Cost: 29,197 Estimated T.C.V: 27,445		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										
				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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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	Basement: 0 S.F. Crawl: 400 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)		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle			Lump Sum Items:										
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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

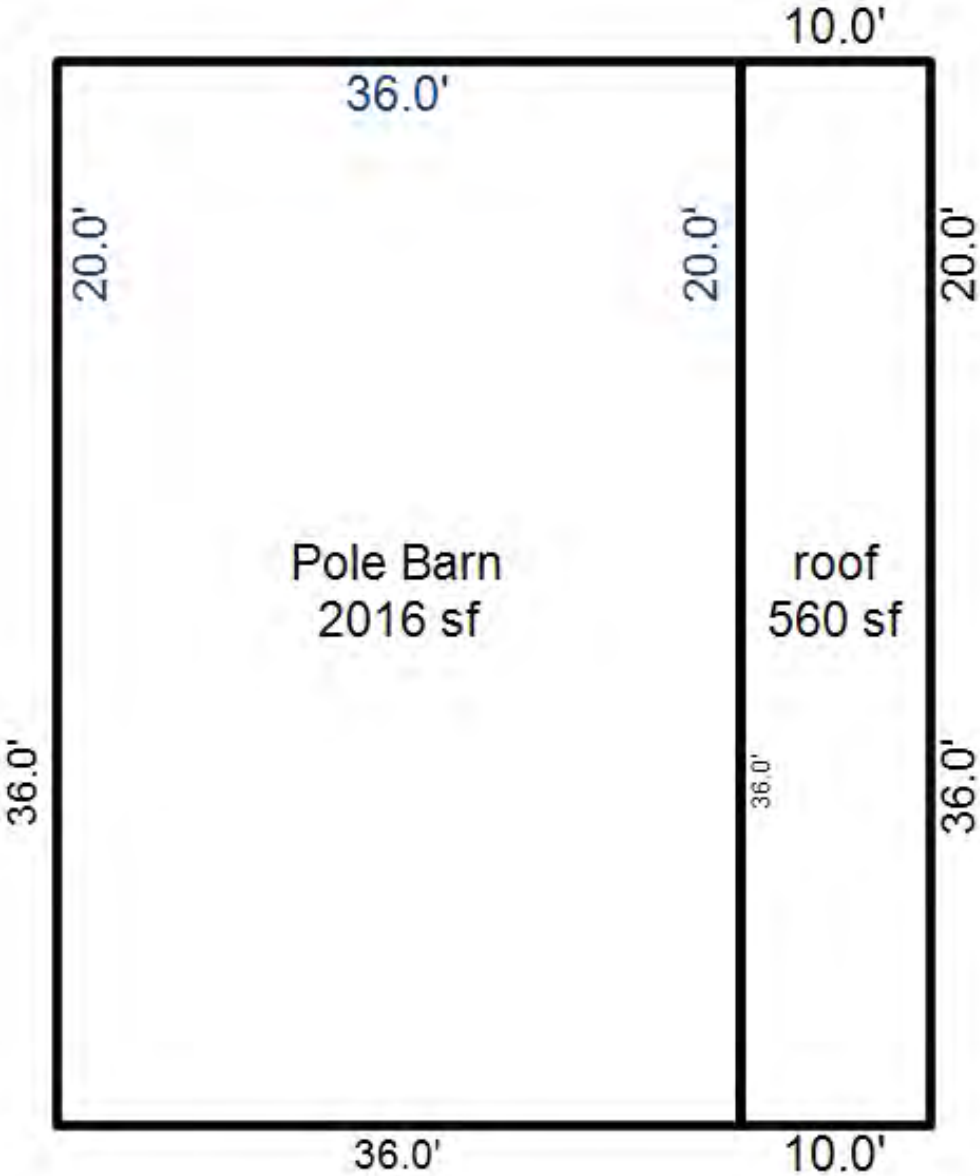


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN GARY C TRUST	WRIGHT MICHAEL D & KATHLEEN A	13,500	06/28/2022	WD	03-ARM'S LENGTH	2022-02155	PROPERTY TRANSFER	100.0
HOFFMAN GARY TRUST (DECEASED)	HOFFMAN KAROLYN KAY (WIDOW)	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0
SANS ROBERT F & DIANE	HOFFMAN GARY C TRUST	13,000	05/26/2005	WD	32-SPLIT VACANT	05-0/2157	DEED	100.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
WRIGHT MICHAEL D & KATHLEEN A 10262 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 94,685 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	351.90	627.00	0.8683 1.1189	110 100 37,607
				352 Actual Front Feet, 5.07 Total Acres				Total Est. Land Value = 37,607
Tax Description		X	Dirt Road					
SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE 1/4 OF SE 1/4. 5.0667A. 2023 COMBINATION WITH 009-017-012-99 ON 01/31/2023.			Gravel Road					
FOMERLY SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE/4 OF SE/4 EXC W 20 FT THOF 4.7788AC.			Paved Road					
SPLIT ON 09/14/2006 INTO 009-017-012-99;			Storm Sewer					
Comments/Influences			Sidewalk					
12/2022 COMBINATION OF PARCELS 009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99		X	Water					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Sewer					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Electric					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Gas					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Curb					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99		X	Street Lights					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Standard Utilities					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Underground Utils.					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Topography of Site					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Level					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99		X	Rolling					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Low					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			High					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Landscaped					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99			Swamp					
009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99		X	Wooded					
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 560	Type Roof Cover Onl	Year Built: 2007 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: 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										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2007		Remodeled GARA0			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			(12) Electric										
		Kitchen: Other: Other:			0 Amps Service										
(1) Exterior		No./Qual. of Fixtures			Ex.		Ord.		Min						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets										
					Many		Ave.		Few						
(2) Windows		(7) Excavation			(13) Plumbing										
	Many Avg. Few		Large Avg. Small		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		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	C	Blt	2007
(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	-4,478	-4,030	
Deck	w/Roof (Roof portion)			560	8,361	7,525	
Garages							
Class: C Exterior: Pole (Unfinished)				2016	47,678	42,910	
Base Cost				Totals:	51,561	46,405	
Notes:	ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					57,078	

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



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

Parcel Number: 009-017-012-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

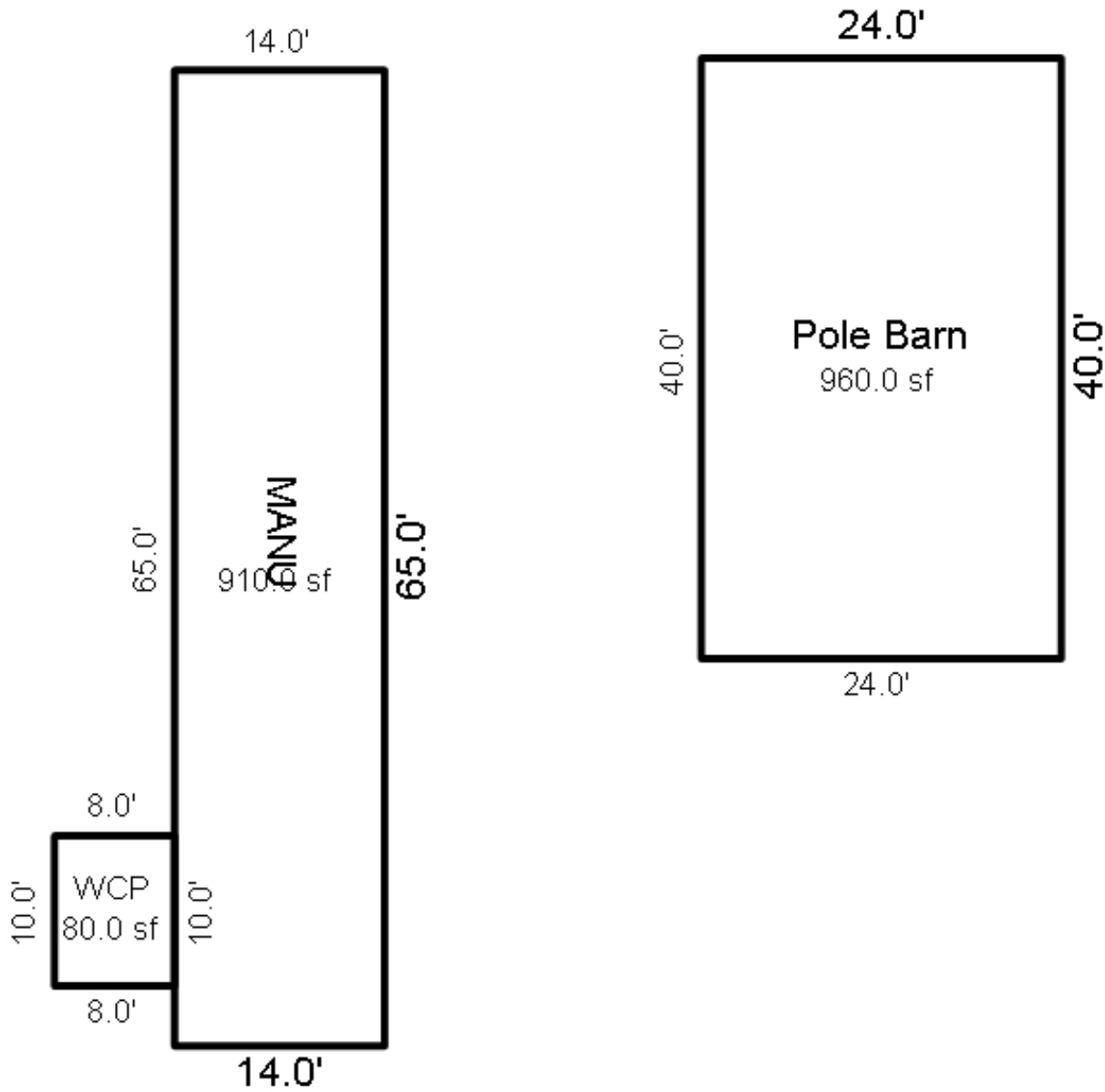
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VAUGHN BILLY W & SHIRLEY	RICHARDS BRIAN	69,900	08/24/2012	WD	03-ARM'S LENGTH	2012-02853	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2990 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		10/02/2015		2015-0493	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:							
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 329,863 TCV/TFA: 109.81									
		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 300.00 315.00 0.9036 0.9420 110 100 28,090						
					300 Actual Front Feet, 2.17 Total Acres Total Est. Land Value = 28,090						
Tax Description											
. SEC 17 T22N R8W E 300 FT OF S 315 FT OF SE 1/4 OF SE 1/4. 2.1694A.		X									
Comments/Influences											
2011(1)MH REMOVED		X									
					</						



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

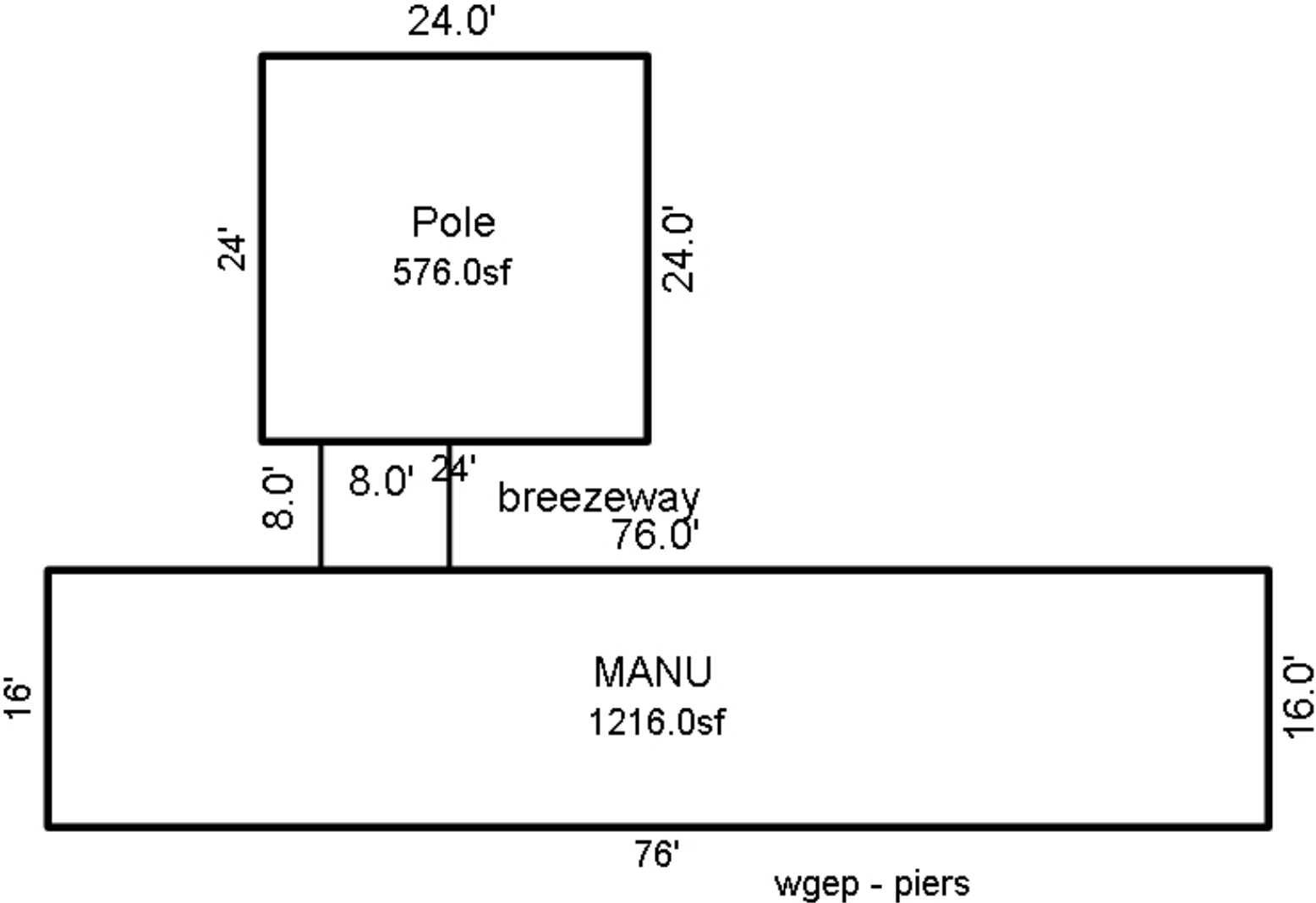
*** Information herein deemed reliable but not guaranteed***

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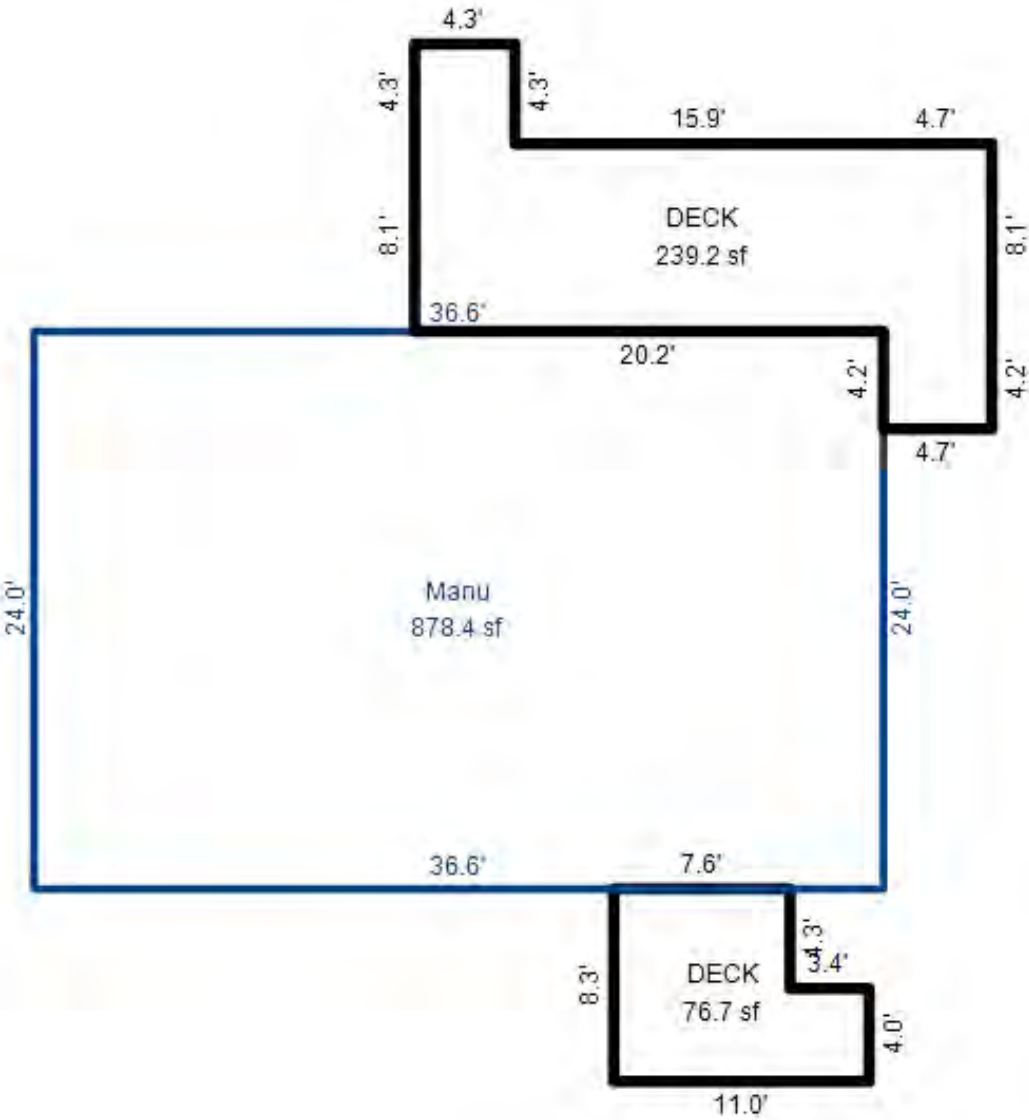
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 76 239	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	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: 878 Total Base New : 92,666 Total Depr Cost: 64,867 Estimated T.C.V: 64,218		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			Drywall Paneled												Plaster Wood T&G	
Yr Built 1983 2015		Ex												Ord		Min
Condition: Fair		Size of Closets														
Room List		Doors:												Solid		H.C.
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 3 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 878 SF Floor Area = 878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size 1 Story Siding Piers 878 Total: 83,759 58,632 Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 692 Deck Treated Wood 76 2,022 1,415 Treated Wood 239 4,290 3,003 Built-Ins Appliance Allow. 1 1,607 1,125 Totals: 92,666 64,867 Notes: ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 64,218		Cls D Blt 1983						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
		No./Qual. of Fixtures		Ex. Ord. Min												
		No. of Elec. Outlets		Many Ave. Few												
		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(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:									

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ZAVORSKI DOUGLAS E	HERRINGTON ANDREW	129,000		01/13/2022	WD	03-ARM'S LENGTH		2022-00140	PROPERTY TRANSFER	100.0				
SIINO FAMILY TRUST	ZAVORSKI DOUGLAS E	120,000		12/02/2021	WD	03-ARM'S LENGTH		2021-04076	PROPERTY TRANSFER	100.0				
SIINO JOHN & CAROL E	SIINO FAMILY TRUST	1		03/25/2011	WD	03-ARM'S LENGTH		2012-00168	DEED	0.0				
GUNNERSON GORDON (SM)	SIINO JOHN (MM)	0		11/23/2009	WD	21-NOT USED/OTHER		2009/4018	DEED	100.0				
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
11651 W ROSTED RD				School: LAKE CITY AREA SCHOOL DIST										
				P.R.E. 0%										
Owner's Name/Address				MAP #:										
HERRINGTON ANDREW 1517 W HIGHLAND RD HIGHLAND MI 48357				2026 Est TCV 142,500										
				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	37.50 Acres	3800	100			142,500	
						37.50 Total Acres Total Est. Land Value = 142,500								
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8;LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD. THENCE N60°07'00"				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								
				X		Rolling								
				X		Low								
				X		High								
						Landscaped								
						Swamp								
						Wooded								
						Pond								
						Waterfront								
						Ravine								
						Wetland								
						Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				Who	When	What	2026	71,300	0	71,300				50,029C
				TPC	03/29/2021	INSPECTED	2025	69,400	0	69,400				48,714C
				TPC	12/27/2017	INSPECTED	2024	56,300	0	56,300				47,250C
				TPC	03/20/2012	INSPECTED	2023	45,000	0	45,000				45,000S
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Parcel Number: 009-018-001-13

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.				
HARVEY WILLIAM & ALICE	HARVEY WILLIAM N	10	02/10/2020	QC	09-FAMILY/RELATED ENTITY	2020-01166	PROPERTY TRANSFER	0.0				
SEAMAN GRANT WAYNE & HEIDI	HARVEY WILLIAM N & ALICE N	0	09/12/2002	WD	16-LC PAYOFF	200204112	DEED	0.0				
		17,500	12/01/1999	WD	16-LC PAYOFF	2002:04112	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2665 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		04/15/2003		20030046		Complete		
		P.R.E. 100% 04/21/2003										
Owner's Name/Address		MAP #:										
HARVEY WILLIAM N 2665 S SEELEY ROAD CADILLAC MI 49601		2026 Est TCV 375,725 TCV/TFA: 196.92										
		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	7.82 Acres	5600	100			43,792	
					7.82 Total Acres						Total Est. Land Value =	43,792
Tax Description					Land Improvement Cost Estimates							
					Description		Rate		Size	% Good	Cash Value	
					Fencing: Wd, Solid, 6 ft.		33.84		120	0	0	
					D/W/P: 4in Ren. Conc.		8.17		462	0	0	
					D/W/P: 4in Concrete		6.96		480	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					Work Description for Permit 20030046, Issued 04/15/2003: 40X72 PC GRG @45% FOR 05 COMP. FOR 06 (DIRT FLOOR)							
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X SEASONAL RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	21,900	166,000	187,900			107,505C	
		TPC 05/06/2018 INSPECTED			2025	19,600	143,800	163,400			104,679C	
		TPC 12/27/2017 INSPECTED			2024	11,700	123,900	135,600			101,532C	
		TPC 08/23/2011 INSPECTED			2023	10,900	122,400	133,300			96,698C	
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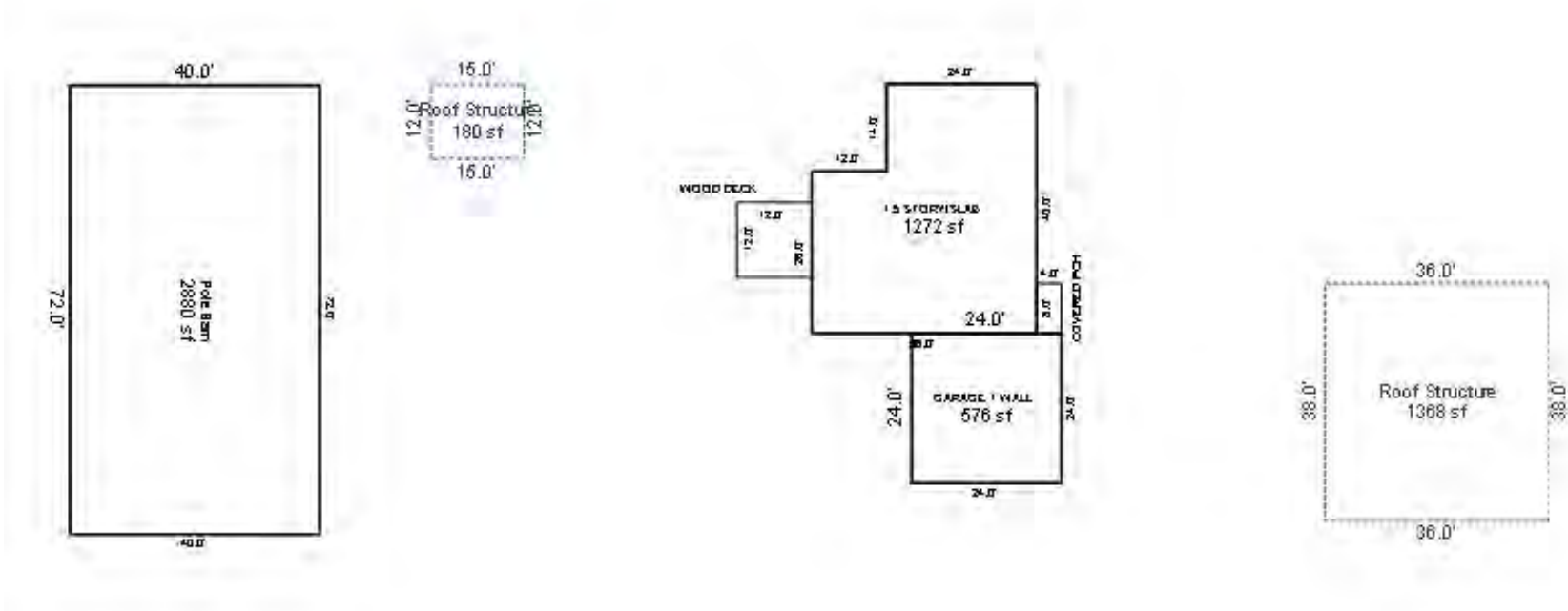


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*** Information herein deemed reliable but not guaranteed***

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



Building Type	Loafing Sheds				
Year Built	2008				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	No-Wall, 148				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	36 x 36 = 1296				
Cost New	\$ 4,601				
Phy./Func./Econ. %Good	76/100/100 76.0				
Depreciated Cost	\$ 3,497				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	76				
Est. True Cash Value	\$ 3,252				
Comments:	CHICKEN SHED				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3252 / All Cards: 3252					

Parcel Number: 009-018-001-14

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.					
SEAMAN HEIDI M	PILAR HEIDI M	0	12/19/2019	QC	06-COURT JUDGEMENT	2019-03969	DEED	0.0					
PILAR HEIDI M	PIAR HEIDI M TRUST	0	12/19/2019	QC	09-FAMILY/RELATED ENTITY	2019-03970	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
PIAR HEIDI M TRUST 45548 FENDER ROAD NAPERVILLE IL 60563		2026 Est TCV 22,500											
		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 1	- 2.99	@\$9000	2.50	Acres	9000	100		22,500
					2.50 Total Acres Total Est. Land Value = 22,500								
Tax Description													
SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.		X											
Comments/Influences		X											

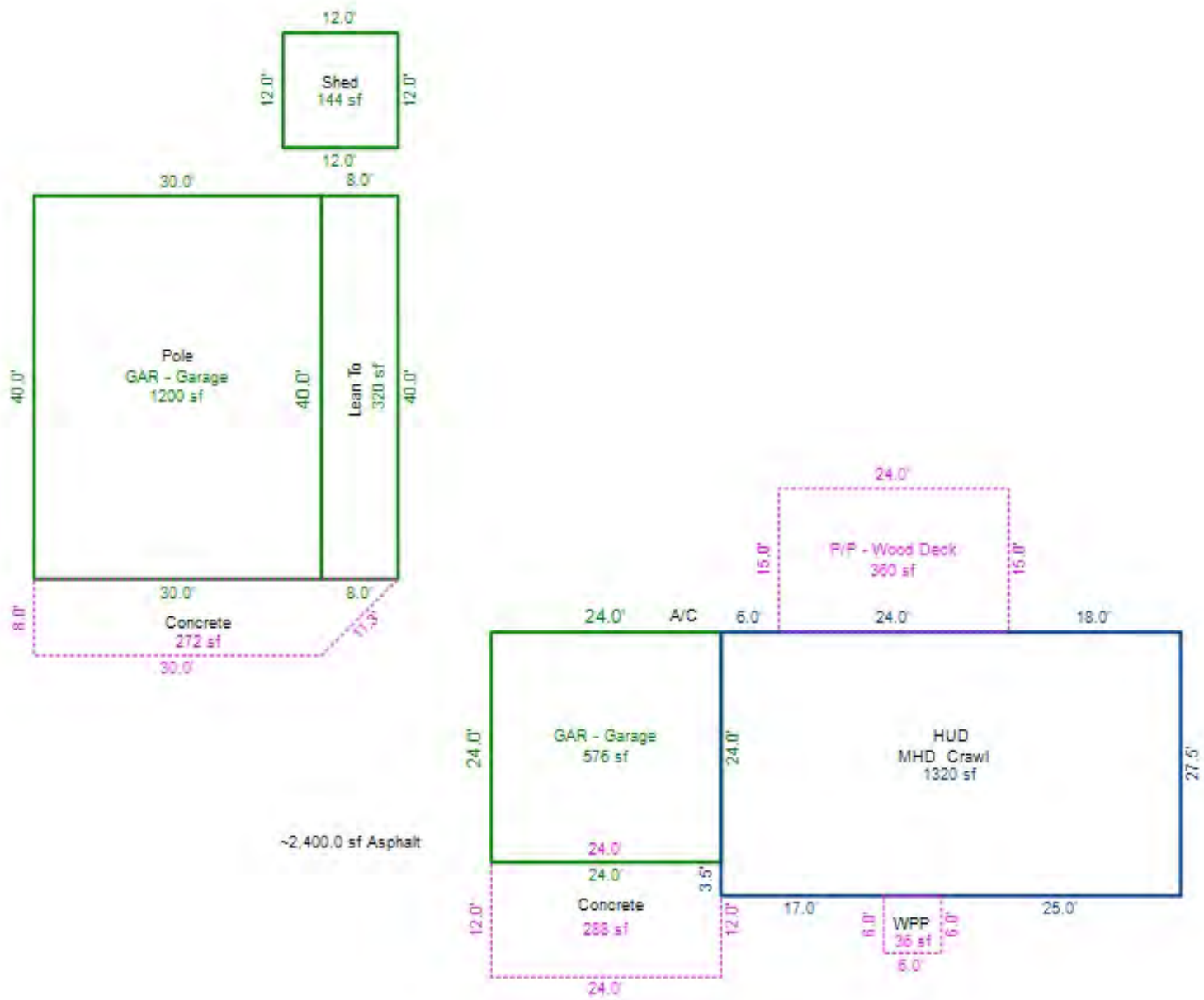
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
WELLMAN JOSEPH	WELLMAN JOSEPH & NANCY	1	01/06/2022	WD	09-FAMILY/RELATED ENTITY	2022-00154	DEED	0.0			
CREE UNIT PROPERTIES LLC	WELLMAN JOSEPH	134,186	11/16/2020	WD	11-FROM LENDING INSTITUTI	2020-03932	PROPERTY TRANSFER	100.0			
GRR PROPERTY MGT	CREE UNIT PROPERTIES LLC	135,000	07/28/2020	WD	06-COURT JUDGEMENT	2020-02123	PROPERTY TRANSFER	100.0			
LAURAIN BERT J & JOHNSON M	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	03-ARM'S LENGTH	2016-02850	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
11650 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		06/27/2022		2022-0403	100%		
		P.R.E. 100% 11/16/2020									
Owner's Name/Address		MAP #:									
WELLMAN JOSEPH & NANCY 11650 W ROSTED RD CADILLAC MI 49601		2026 Est TCV 268,097 TCV/TFA: 203.10									
		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	10.52 Acres	5600	100		58,912
					10.52 Total Acres Total Est. Land Value =						58,912
Tax Description											
. SEC 18 T22N R8W BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56'54" E 2014.78 FT FROM SW COR OF SEC 18 TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44"W 450 FT, S 0 DEG 14'38" W 175 FT TO C/LROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3"W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POB. 10.52A.		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								
		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	29,500	104,500	134,000			83,325C
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		TPC	07/29/2019	INSPECTED	2024	15,800	79,200	95,000			78,696C
		TPC	12/27/2017	INSPECTED	2023	14,700	69,000	83,700			74,949C

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



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

Parcel Number: 009-018-001-18

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 GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY/RELATED ENTITY	2023-02559	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		09/20/2012		2012-0494		100%
		P.R.E. 100% 10/04/2023		Garage		07/11/2006		20060193		Complete
Owner's Name/Address		MAP #:								
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED ROAD CADILLAC MI 49601		2026 Est TCV 39,448 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
					Residentia 1 - 2.99@\$9000	1.20 Acres	9000	100		10,800
					1.20 Total Acres Total Est. Land Value =					10,800
Tax Description					Work Description for Permit 2012-0494, Issued 09/20/2012: ALTERATION RES, R-1, RES USE, EGREE WINDOWS/DECK WOOD FRAME ON POURED FOUNDATION 10X12 = 120 SQ FT BASEMENT WINDOW REPLACE -					
					Work Description for Permit 20060193, Issued 07/11/2006: Relocate 24x34 Grg COMP FOR 07 @ 65%					

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 816 % Good: 0 Storage Area: 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: 15 Floor Area: 0 Total Base New : 27,401 Total Depr Cost: 23,291 Estimated T.C.V: 28,648		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:	
Building Style: GRG			Drywall Paneled					Plaster Wood T&G						
Yr Built 2006	Remodeled 0	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 Bedrooms	(5) Floors			(12) Electric									
		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior					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		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(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: 1 Single Family GRG Cls CD Blt 2006

(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

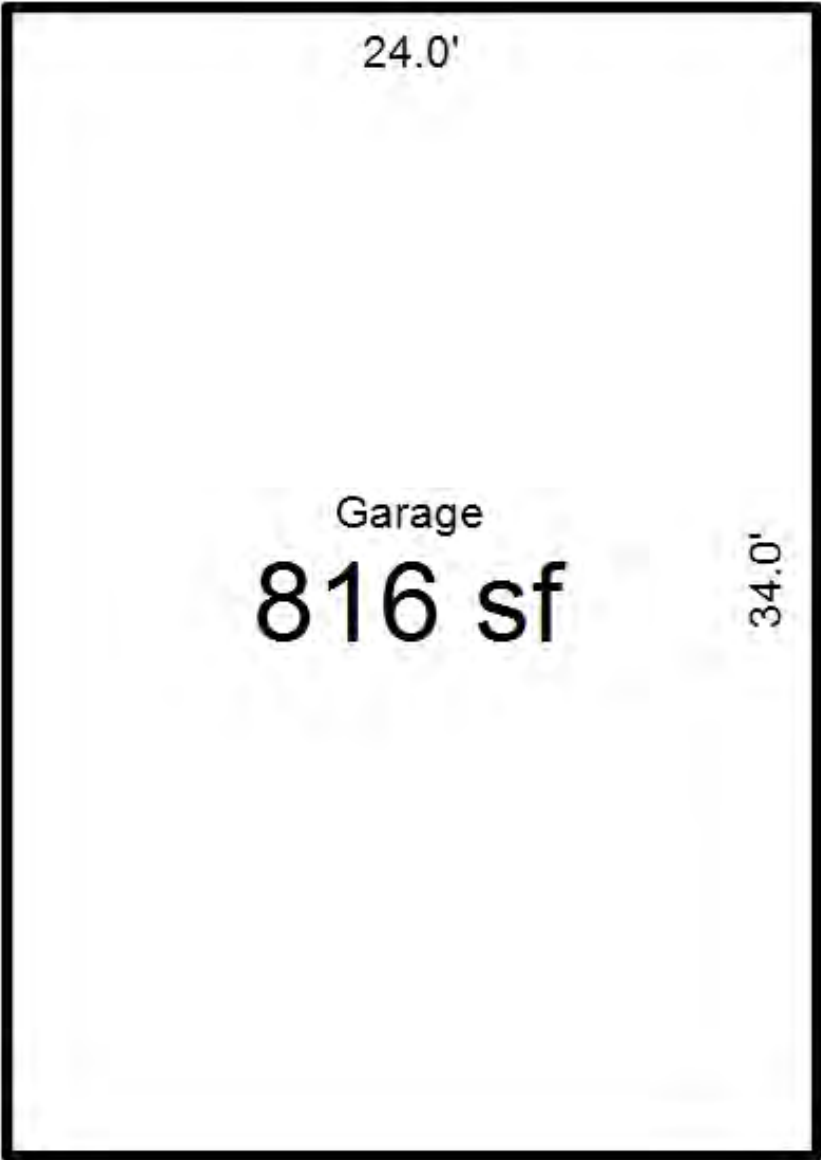
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	816	27,401	23,291		
Totals:	27,401	23,291			

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 28,648

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



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

Parcel Number: 009-018-001-19

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 GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY/RELATED ENTITY	2023-02560	PROPERTY TRANSFER	0.0			
WRIGHT GAROLD D SR & ELLEN	WRIGHT GAROLD D SR & WRIGH	100	10/01/2010	QC	09-FAMILY/RELATED ENTITY	2010 04589QC	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
11516 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/21/2015		2015-0170		100%	
		P.R.E. 100% 05/07/1996		Deck/Porch		06/20/2005		20050188		Complete	
Owner's Name/Address		MAP #:									
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED RD CADILLAC MI 49601		2026 Est TCV 175,059 TCV/TFA: 173.67									
		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 150.00 175.00 1.0746 0.8133 110 100 14,420						
					150 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 14,420						
Tax Description											
SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43'44" E 617.145 FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT N 0 DEG 14' 38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB. .6A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
Comments/Influences		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								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	7,200	80,300	87,500			47,513C
		TPC 04/30/2021 INSPECTED			2025	5,900	68,500	74,400			46,264C
		TPC 12/27/2017 INSPECTED			2024	6,000	59,000	65,000			44,873C
		TPC 12/07/2015 INSPECTED			2023	5,500	62,000	67,500			42,737C

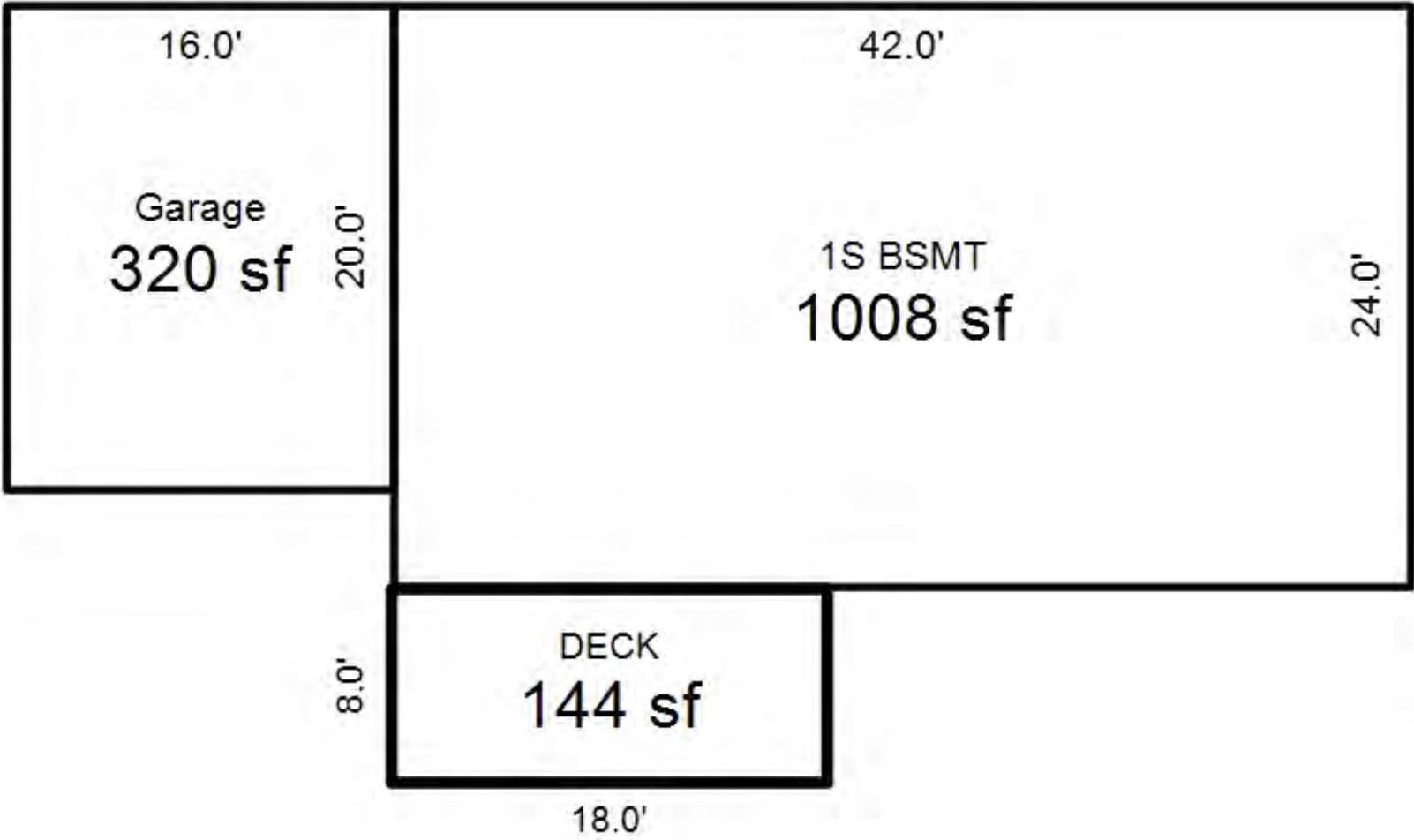


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03/24/2026

*** 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 288 312	Type Pine 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														
Building Style: HUD			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											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		125 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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
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														
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer 1 Water Well 1 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 Mobile Home HUD

(11) Heating System: Wall Furnace

Ground Area = 700 SF Floor Area = 700 SF.

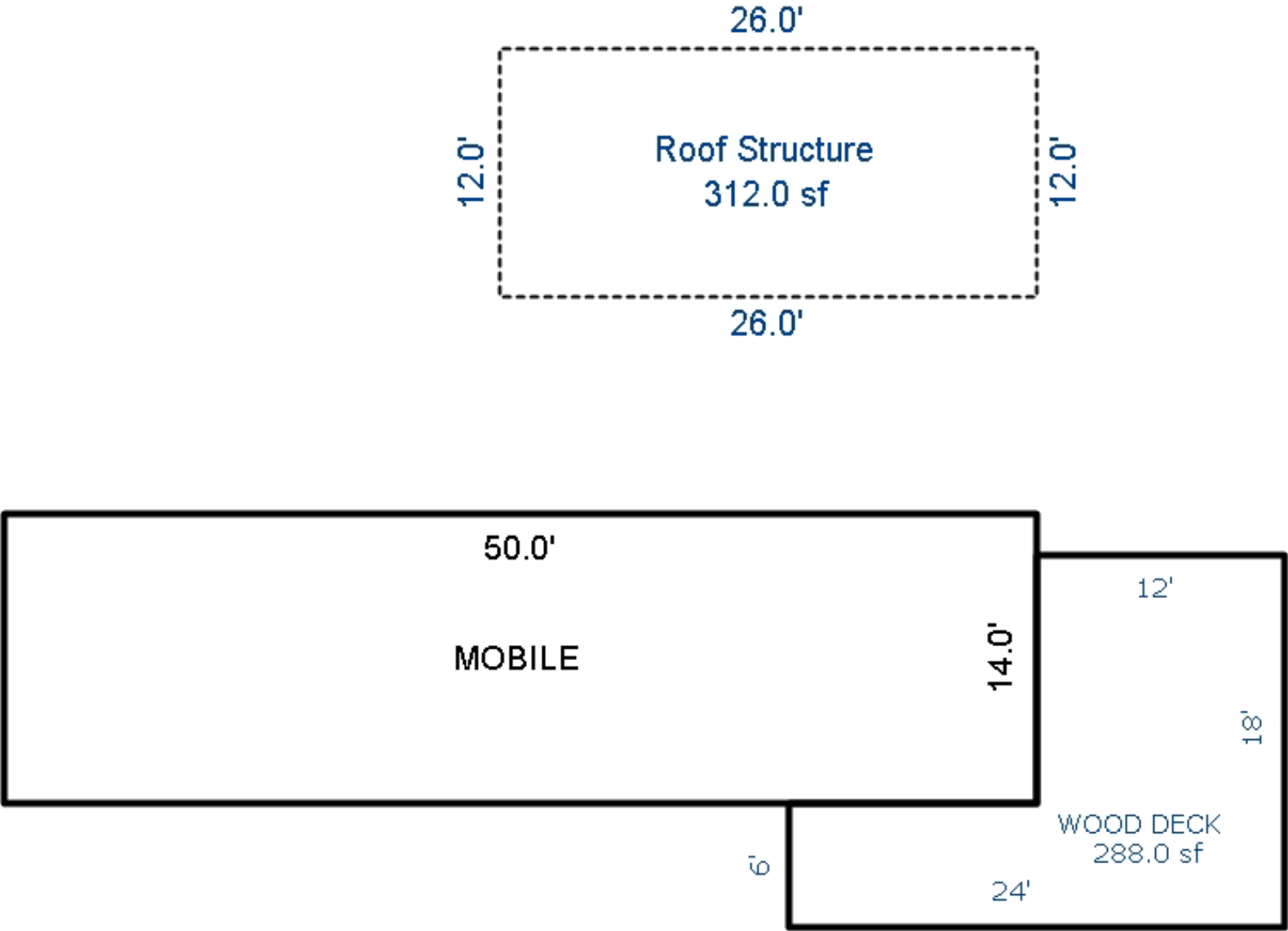
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal		700		
Total:					46,192	16,167
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical				128	1,500	525
Plumbing						
Average Fixture(s)				1	1,010	353
Water/Sewer						
1000 Gal Septic				1	4,689	1,641
Water Well, 50 Feet				1	3,344	1,170
Deck						
Pine				288	4,046	1,416
w/Roof (Roof portion)				312	4,721	1,652
Built-Ins						
Appliance Allow.				1	2,713	950
Totals:					68,215	23,874

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 22,442

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

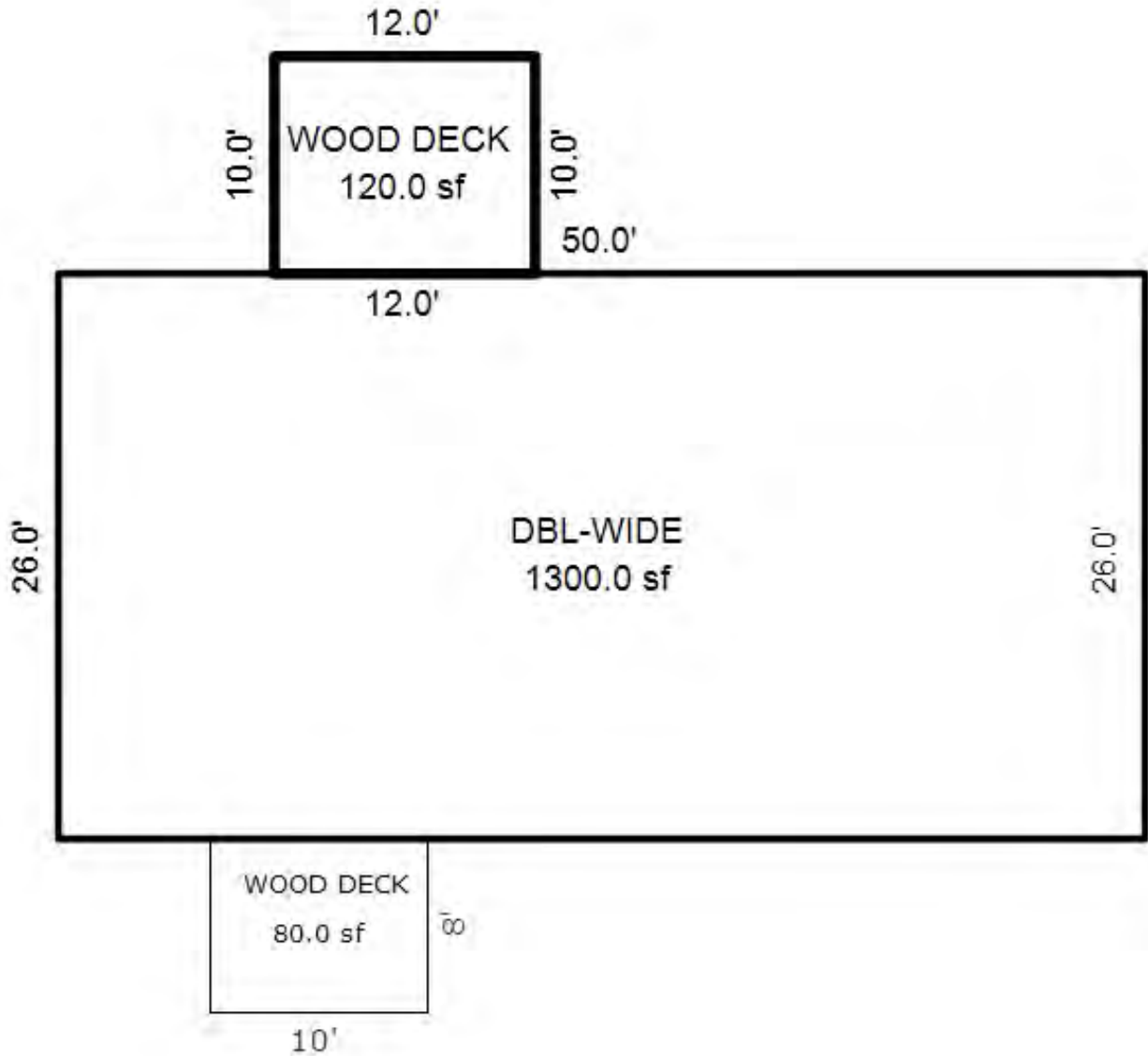


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
JAHNER DONALD R	JAHNER DONALD R & CLARK STEPHANIE A	0	01/22/2024	QC	09-FAMILY/RELATED ENTITY	2024-00163	DEED	0.0						
US BANK NATIONAL ASSOC, T	JAHNER DONALD R & VICKIE S	42,000	01/29/2008	WD	11-FROM LENDING INSTITUTI	2008/1115	DEED	100.0						
LUTZ CHARLES A & KELLY J (	US BANK NATIONAL ASSOC	56,250	09/30/2007	SD	21-NOT USED/OTHER	2007/1122	DEED	0.0						
LUTZ CHARLES & KELLY	US BANK NATIONAL ASSOCIAT	0	08/15/2007	QC	21-NOT USED/OTHER	2007/3231	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
2717 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%												
JAHNER DONALD R & CLARK STEPHANIE A 2717 S SEELEY RD CADILLAC MI 49601		MAP #:												
		2026 Est TCV 157,455 TCV/TFA: 121.12												
		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	138.00	315.70	1.0972	0.9425	110	100		15,699	
					138 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value =	15,699
Tax Description		X	Dirt Road											
SEC 18 T 22N R8W (0*1997) BEG N 0 DEG			Gravel Road											
54'09"W 1481.2 FT FROM SW COR OF SW 1/4			Paved Road											
TH N 0 DEG 54'09"W 138 FT,S 89 DEG			Storm Sewer											
56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT			Sidewalk											
N 89 DEG 56'47"W 315.7 FT TO POB.		Water												
1.0002A.		Sewer												
SPLIT FROM 001-20 FOR 98		X	Electric											
Comments/Influences			Gas											
ADD WD FOR 2010 - 20808069 \$44,900			Curb											
			Street Lights											
			Standard Utilities											
		Underground Utils.												
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
		X	Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
		X	Wetland											
			Flood Plain											
			SEASONAL RD											
			Who	When	What	2026	7,800	70,900	78,700			32,192C		
			TPC 04/30/2021 INSPECTED		2025	6,400	54,800	61,200			31,346C			
		TPC 12/27/2017 INSPECTED		2024	6,400	52,100	58,500			30,404C				
TPC 10/16/2017 INSPECTED		2023	5,000	45,200	50,200			28,957C						
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 80 120	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1,300 Total Base New : 178,984 Total Depr Cost: 143,188 Estimated T.C.V: 141,756		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G										Trim & Decoration	
Yr Built 1997	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 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,300 Total: 154,178 123,342		Cls CD Blt 1997					
(1) Exterior		Kitchen: Other: Other:												
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings												
(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 1,185 948 3 Fixture Bath 1 3,721 2,977 Separate Shower 1 1,146 917 Water/Sewer 1000 Gal Septic 1 4,386 3,509 Water Well, 100 Feet 1 5,415 4,332 Deck Treated Wood 80 2,133 1,706 Treated Wood 120 2,776 2,221 Built-Ins Appliance Allow. 1 1,897 1,518 Fireplaces Prefab 1 Story 1 2,147 1,718 Totals: 178,984 143,188		Notes: Century MY9845367ABW ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 141,756					
X	Many Avg. Few	X	Large Avg. Small								Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

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



*** 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		
2595 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/17/2019		2019-0612		100%		
		P.R.E. 100% 05/01/1995		Garage		09/19/2005		20050318		Complete		
Owner's Name/Address		MAP #:										
MOBLEY DOUGLAS D & BEVERLY A 2595 S SEELEY ROAD CADILLAC MI 49601		2026 Est TCV 571,995 TCV/TFA: 392.85										
		X	Improved		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		
. SEC 18 T22N R8W S 1/2 OF N 660 FT OF SW 1/4. 20A.		X	Dirt Road			Residentia 18 -29 @\$5000	20.00 Acres	5000	100	100,000		
Comments/Influences					20.00 Total Acres Total Est. Land Value = 100,000							
CHG PB TO FINISHED PER 05 BOR +4200 AS ADJ.		X	Gravel Road			Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value							
					D/W/P: 4in Concrete 6.96 1727 0 0							
		X	Storm Sewer			D/W/P: Asphalt Paving 3.10 6800 0 0						
					Wood Frame 26.29 160 50 2,103							
					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 = 7,103							
		Topography of Site			Work Description for Permit 2019-0612, Issued 10/17/2019: ROOF COVER ONLY: COMMENCED POLE BARN ROOF OVER RV. NEW ROOF OVER RV RESI USE STORAGE POLES FOUNDATION							
		X	Level			Work Description for Permit 20050318, Issued 09/19/2005: 30x28 GRG SI FOR 06 75% FOR 07, 08 COMPLETE @75% FOR 09. NO FURTHER NSP REQ.						
			Rolling			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Low									
		X	High									
			Landscaped									
			Swamp									
		X	Wooded									
		X	Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	SEASONAL RD									
		Who	When	What	2026	50,000	236,000	286,000				135,989C
		TPC	04/30/2021	INSPECTED	2025	37,000	207,000	244,000				132,414C
		TPC	10/18/2019	INSPECTED	2024	30,000	178,000	208,000				128,433C
		TPC	04/25/2019	INSPECTED	2023	26,000	176,000	202,000				122,318C
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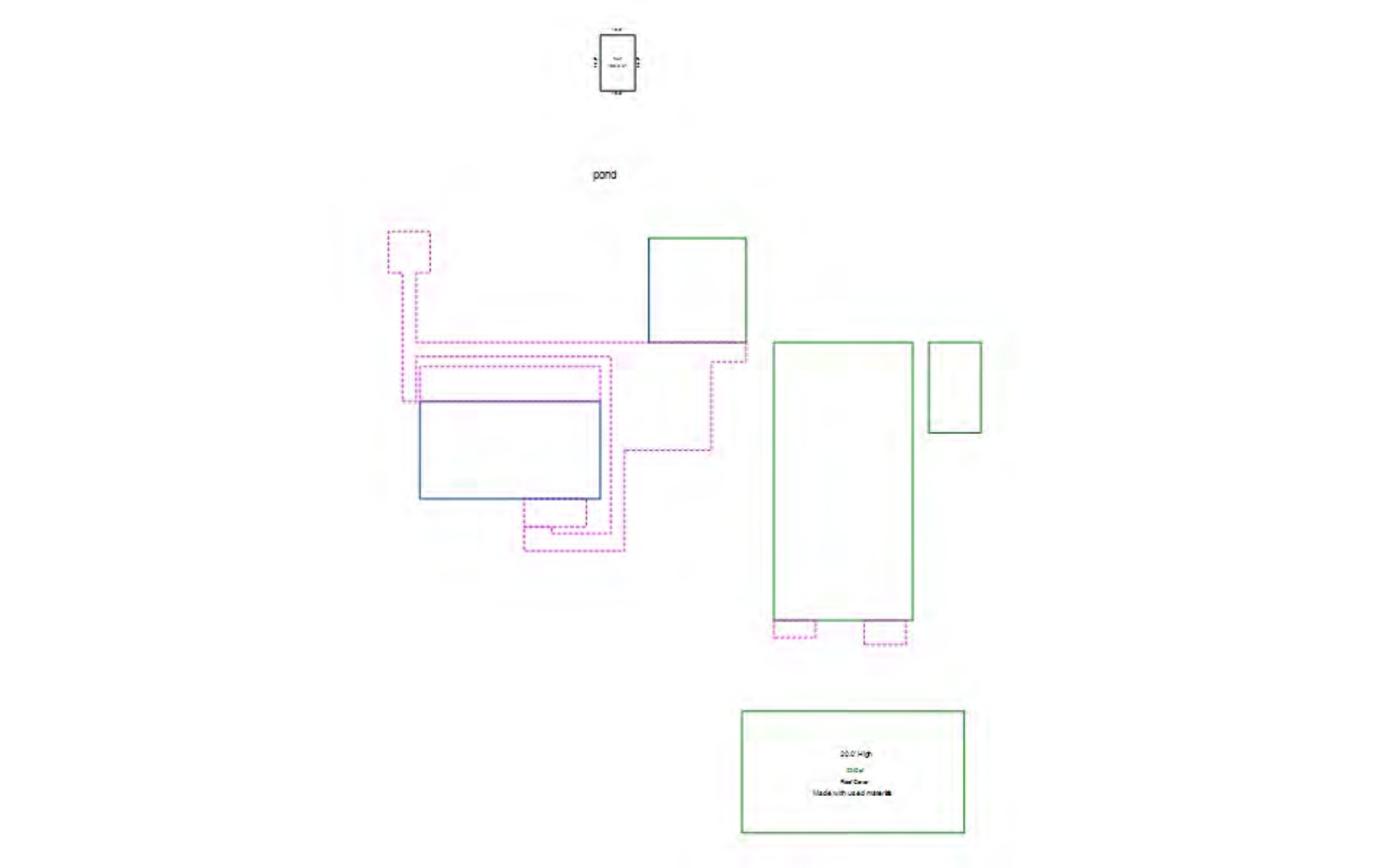


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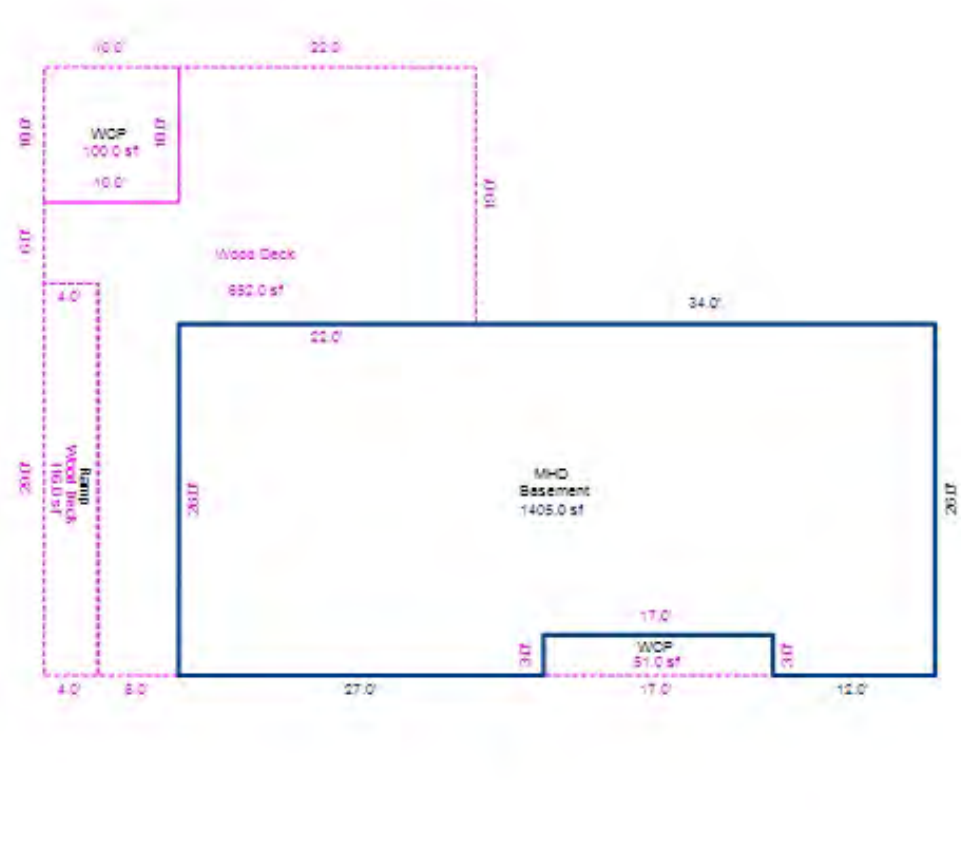
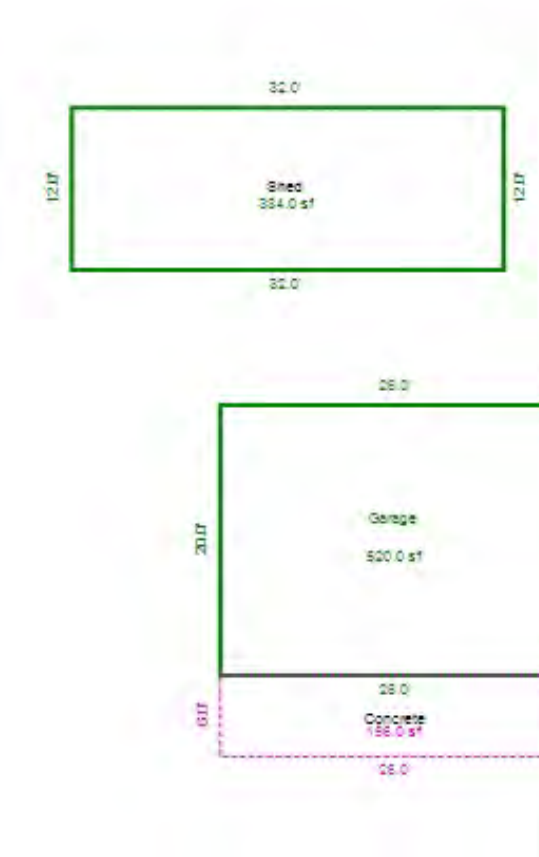
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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LABEAU EDWARD T & JOANN	LABEAU EDWARD T & JOANN &	0	09/09/2024	QC	09-FAMILY/RELATED ENTITY	2025-02369	PROPERTY TRANSFER	0.0				
GALBRO LLC	LABEAU EDWARD T & JOANN	0	08/19/2024	WD	16-LC PAYOFF	2025-02368	DEED	0.0				
GALBRO LLC	LA BEAU EDWARD T & JOANN	85,000	07/23/2009	LC	03-ARM'S LENGTH	2009/2752	DEED	100.0				
CHASE MANHATTAN MORTGAGE C	GALBRO LLC	55,500	03/03/2009	WD	21-NOT USED/OTHER	2009/914	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2371 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/01/2010										
Owner's Name/Address		MAP #:										
LABEAU EDWARD T & JOANN & GRAHAM KAREN 2371 SEELEY RD CADILLAC MI 49601		2026 Est TCV 294,781 TCV/TFA: 209.81										
		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	
					Residentia 18	-29	@\$5000	20.00	Acres	5000 100	100,000	
					20.00 Total Acres						Total Est. Land Value =	100,000
Tax Description					Land Improvement Cost Estimates							
SEC 18 T22N R8W (6*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89 DEG 42'59"W 1316.6 FT TO POB. 20A.		X			Dirt Road							
Comments/Influences		X			Gravel Road							
01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02					Paved Road							
01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02					Storm Sewer							
					Sidewalk							
					Water							
					Sewer							
					Wood Frame							
					Total Estimated Land Improvements			True Cash Value =			3,908	

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



Parcel Number: 009-018-001-34

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.				
DEANDA DAVID P & MARLINDA	AUGUSTAT JERRY & RACHEL	25,500	02/28/2019	WD	03-ARM'S LENGTH	2019-00563	PROPERTY TRANSFER	100.0				
DEANDA DAVID P & MARLINDA	DEANDA DAVID P & MARLINDA	0	05/10/2017	WD	09-FAMILY/RELATED ENTITY	2017-02029	PROPERTY TRANSFER	0.0				
		27,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4524	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2469 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		New House		06/20/2019		2019-0275	100%			
		P.R.E. 100% 05/11/2021										
Owner's Name/Address		MAP #:										
AUGUSTAT JERRY & RACHEL 2469 S SEELEY RD CADILLAC MI 49601		2026 Est TCV 547,376 TCV/TFA: 235.53										
		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	10.00	Acres	5600	100	56,000	
					10.00 Total Acres						Total Est. Land Value =	56,000
Tax Description												
SEC 18 T22N R8W (0*2001) BEG AT W 1/4 COR TH N 0 DEG 56'29"W 334.5 FT, S 89 DEG 42'59"W 1316.6 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 59'22" W 1312.71 FT TO POB. 10A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value			
					D/W/P: 4in Ren. Conc.	8.17	1352	50	5,523			
					D/W/P: 3.5 Concrete	6.58	773	50	2,543			
Comments/Influences		X	Electric			Total Estimated Land Improvements True Cash Value = 8,066						
01 SPLIT FROM 001-30 FOR 02					Gas Curb Street Lights Standard Utilities Underground Utils.	Work Description for Permit 2019-0275, Issued 06/20/2019: NEW RESI USE ATTACHED GARAGE/ WOOD FRAME POLES FOUNATION GAS HEAT 1.5 STORIES 3BDRM, 2 BATH TOTAL AREA 4352						
		Topography of Site										
					Level							
		X	Rolling									
					Low							
		X	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
		X	SEASONAL RD			2026	28,000	245,700	273,700			194,257C
					JWV 09/09/2022 INSPECTED	2025	25,000	211,000	236,000			189,150C
					JWV 09/10/2021 INSPECTED	2024	15,000	181,600	196,600			183,463C
					JWV 09/29/2020 INSPECTED	2023	14,000	181,200	195,200			174,727C
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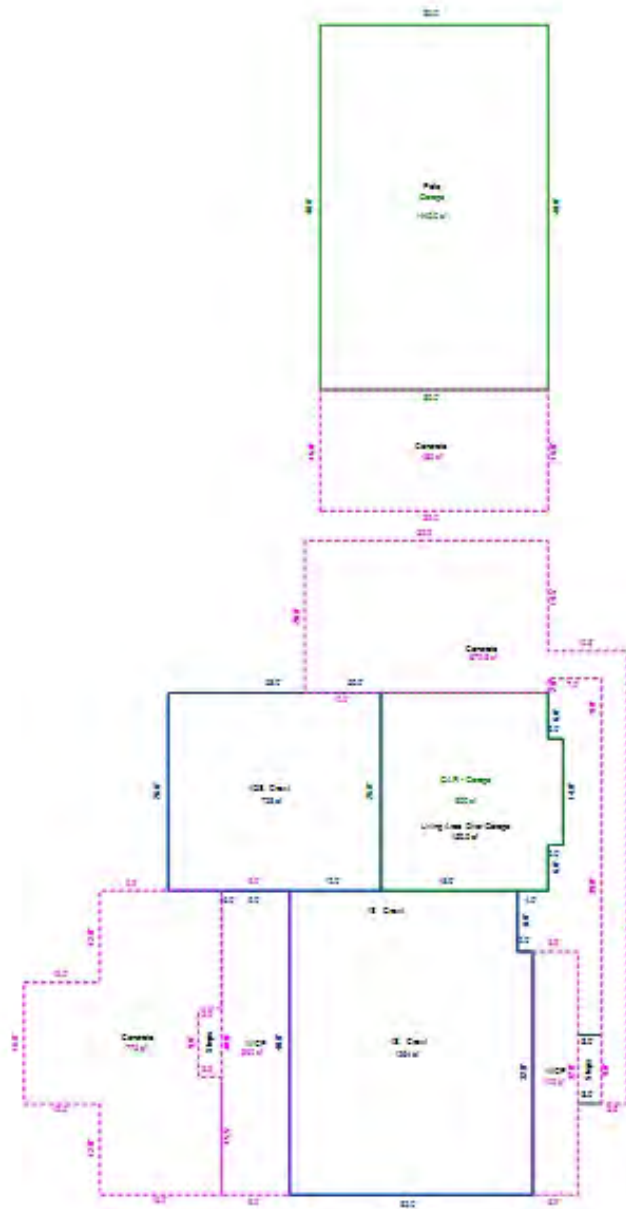


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																															
X	Single Family 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 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																															
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						192 WCP (1 Story) 360 WCP (1 Story)																																																																																																																	
Building Style: 1.25S			Drywall Paneled																																																																																																																									
Yr Built 2021		Remodeled 0		Ex	Ord	Min																																																																																																																						
Condition: Average		Size of Closets																																																																																																																										
Room List		Doors:		Solid		H.C.																																																																																																																						
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		(6) Ceilings																																																																																																																										
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1992 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																																																																																																																										
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X	Asphalt Shingle	(10) Floor Support																																																																																																																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																										
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 2021 (11) Heating System: Forced Air w/ Ducts Ground Area = 1992 SF Floor Area = 2324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,264</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>728</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>150</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>304,155</td> <td>298,083</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>1,394</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>4,388</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>4,595</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>5,619</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>192</td> <td>8,262</td> <td>8,097</td> </tr> <tr> <td>WCP (1 Story)</td> <td>360</td> <td>12,434</td> <td>12,185</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>600</td> <td>24,582</td> <td>24,090</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,177</td> <td>-5,073</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>527</td> <td>516</td> </tr> <tr> <td colspan="5">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>527</td> <td>516</td> </tr> <tr> <td>Base Cost</td> <td>1440</td> <td>34,056</td> <td>33,375</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>2,659</td> </tr> </tbody></table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,264				1.25 Story	Siding	Crawl Space	728				1 Story	Siding	Overhang	150				Total:					304,155	298,083	Plumbing	Average Fixture(s)	1	1,422	1,394	3 Fixture Bath	1	4,478	4,388	Water/Sewer				1000 Gal Septic	1	4,689	4,595	Water Well, 100 Feet	1	5,734	5,619	Porches				WCP (1 Story)	192	8,262	8,097	WCP (1 Story)	360	12,434	12,185	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	600	24,582	24,090	Common Wall: 2 Wall	1	-5,177	-5,073	Door Opener	1	527	516	Class: C Exterior: Pole (Unfinished)					Door Opener	1	527	516	Base Cost	1440	34,056	33,375	Built-Ins				Appliance Allow.	1	2,713	2,659
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WCP (1 Story)	192	8,262	8,097																																																																																																																									
WCP (1 Story)	360	12,434	12,185																																																																																																																									
Garages																																																																																																																												
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																																												
Base Cost	600	24,582	24,090																																																																																																																									
Common Wall: 2 Wall	1	-5,177	-5,073																																																																																																																									
Door Opener	1	527	516																																																																																																																									
Class: C Exterior: Pole (Unfinished)																																																																																																																												
Door Opener	1	527	516																																																																																																																									
Base Cost	1440	34,056	33,375																																																																																																																									
Built-Ins																																																																																																																												
Appliance Allow.	1	2,713	2,659																																																																																																																									

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



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

Parcel Number: 009-018-001-35

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.		
BELDEN PAUL A & BRIDGET	RIVERA ANTHONY A	430,000	03/31/2022	WD	03-ARM'S LENGTH	2022-01121	PROPERTY TRANSFER	100.0		
		26,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4523	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2255 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		New House		05/23/2002		20020153		100%
		P.R.E. 100% 03/31/2022								
Owner's Name/Address		MAP #:								
RIVERA ANTHONY A 2255 S SEELEY RD Cadillac MI 49601		2026 Est TCV 609,271 TCV/TFA: 187.87								
		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 9.74 Acres 5600 100 54,544						
				9.74 Total Acres Total Est. Land Value = 54,544						
Tax Description										
SEC 18 T22N R8W (0*2001) BEG N 0 DEG 56'29"W 998 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 311.76 FT, N 89 DEG 52'30"E 1327.76 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 24'47"W 1324.32 TO POB. 9.74A.										
Comments/Influences										
231-839-7755 01 SPLIT FROM 001-30 FOR 02 0 DIV										

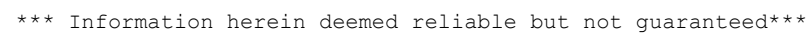


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*** Information herein deemed reliable but not guaranteed***

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



Parcel Number: 009-018-001-36

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.			
WARREN CURTIS FORD	WESTMAN JAMES K & SARAH	195,900	06/26/2018	WD	03-ARM'S LENGTH	2018-02096	PROPERTY TRANSFER	100.0			
OLSON BRUCE L & ALENA I	WARREN CURTIS F	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/2416	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2255 S SEELEY RD X501		School: LAKE CITY AREA SCHOOL DIST		New House		02/13/2006		20060013		Complete	
		P.R.E. 100% 07/10/2018									
Owner's Name/Address		MAP #:									
WESTMAN JAMES K & SARAH 2255 S X501 S SEELEY RD Cadillac MI 49601		2026 Est TCV 350,357 TCV/TFA: 245.35									
		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	9.91 Acres	5600	100		55,496	
				9.91 Total Acres Total Est. Land Value =						55,496	
Tax Description		X	Dirt Road								
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
		X	Electric								
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							
		Topography of Site									
				Level							
		X	Rolling								
				Low							
		X	High								
				Landscaped							
				Swamp							
		X	Wooded								
				Pond							
				Waterfront							
				Ravine							
		X	Wetland								
				Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Private Rd								
		Who	When	What	2026	27,700	147,500	175,200			110,143C
		TPC 04/30/2021	INSPECTED		2025	24,800	127,300	152,100			107,248C
		TPC 12/27/2017	INSPECTED		2024	14,900	109,200	124,100			104,024C
		TPC 08/01/2011	INSPECTED		2023	13,900	108,000	121,900			99,071C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 15 Floor Area: 1,428 Total Base New : 280,806 Total Depr Cost: 238,676 Estimated T.C.V: 293,571		180 WCP (1 Story) 112 Roof Cover Onl 140 Roof Cover Onl 224 Treated Wood 48 Wood Balcony		E.C.F. X 1.230				
Building Style: LOG		Drywall Paneled												Plaster X Wood T&G		
Yr Built 2006	Remodeled 0	Ex	X											Ord		Min
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			(12) Electric											
(1) Exterior		Kitchen: Other: Other:			0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(6) Ceilings	X	Wood			No./Qual. of Fixtures									
					Ex.			X	Ord.		Min					
		No. of Elec. Outlets			Many			X	Ave.		Few					
		(13) Plumbing			1 Average Fixture(s)											
(2) Windows		(7) Excavation			1 3 Fixture Bath											
X	Many Avg. Few	X	Large Avg. Small	Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement			1 1000 Gal Septic											
		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			2000 Gal Septic											
(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										
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

Cost Est. for Res. Bldg: 1 Single Family LOG Cls C 10 Blt 2006

(11) Heating System: Radiant (in-floor), Wood Furnace Add-On

Ground Area = 952 SF Floor Area = 1428 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

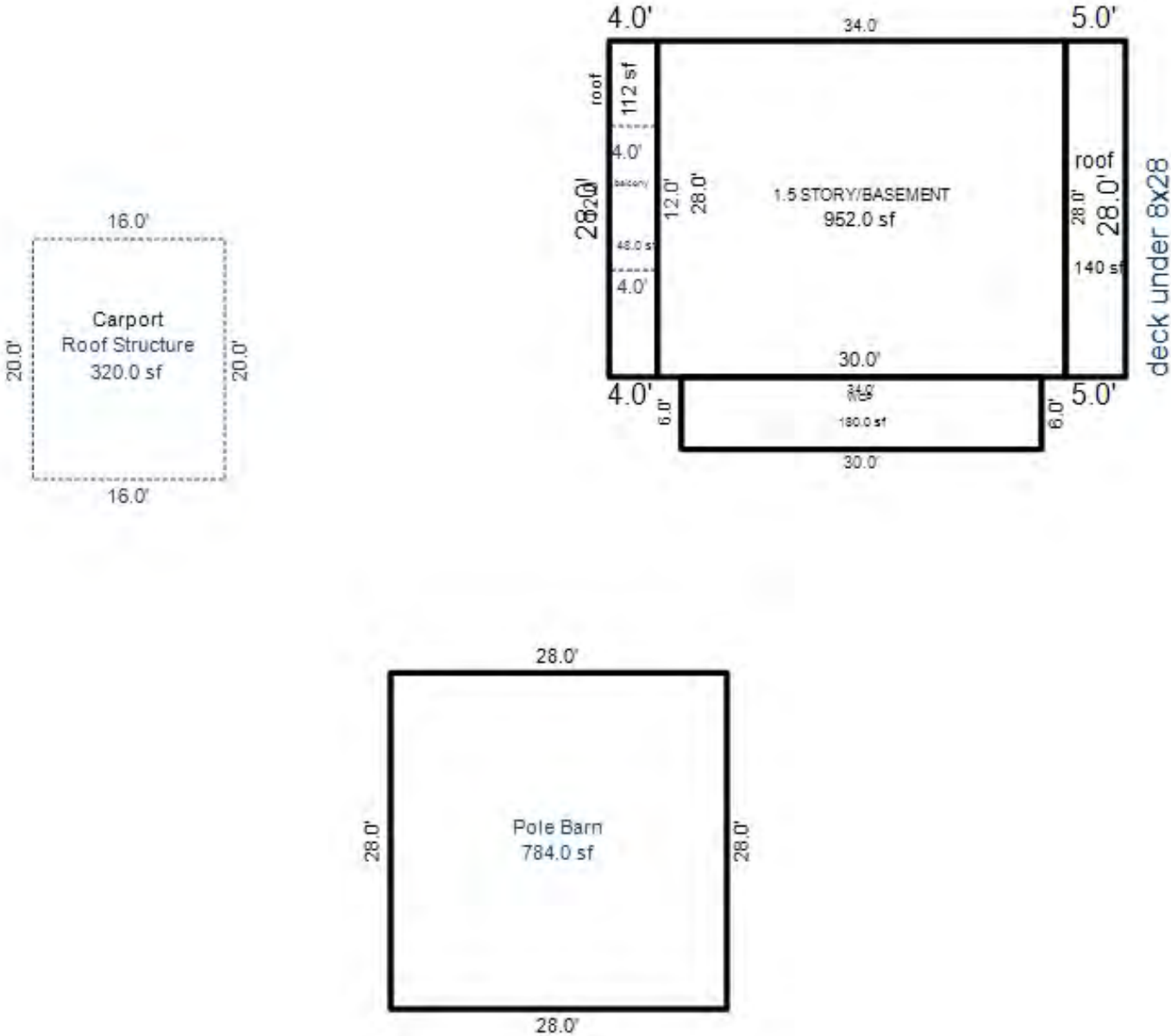
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Basement	952			
Total:					222,232	188,888

Other Additions/Adjustments

Exterior	Size	Cost New	Depr. Cost
Brick Veneer	40	662	563
Plumbing			
Average Fixture(s)	1	1,422	1,209
Water/Sewer			
1000 Gal Septic	1	4,689	3,986
Water Well, 100 Feet	1	5,734	4,874
Porches			
WCP (1 Story)	180	7,909	6,723
Deck			
Treated Wood	224	4,305	3,659
w/Roof (Roof portion)	112	1,985	1,687
w/Roof (Roof portion)	140	2,430	2,065
Balcony			
Wood Balcony	48	2,097	1,782
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	784	20,055	17,047
Built-Ins			
Appliance Allow.	1	2,713	2,306
Carports			

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	60,000	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0			
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	03-ARM'S LENGTH	04-0/2151	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2255 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ALTMAN KENT D & STACY L 7109 RED MAPLE DR CADILLAC MI 49601		2026 Est TCV 66,796 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	
					Residentia 8 - 17	@\$5600	9.89 Acres	5600	100	55,384	
					9.89 Total Acres Total Est. Land Value =					55,384	
Tax Description					Land Improvement Cost Estimates						
					Description		Rate	Size % Good		Cash Value	
					Wood Frame		23.80	280 50		3,332	
					Wood Frame		24.96	192 50		2,396	
					Total Estimated Land Improvements True Cash Value =					5,728	
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W 656.36 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 54' 31"E 1312.68 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 56'32"W 1309.98 FT TO POB. 9.89A. Comments/Influences		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
01 SPLIT FROM 001-30 FOR 02 O DIV RTS SEVERAL STRUCTURES & WW ADDED FOR 08..NO PERMITS IN FILE.											
					Topography of Site						
		X			Level						
		X			Rolling						
					Low						
		X			High						
					Landscaped						
					Swamp						
		X			Wooded						
					Pond						
					Waterfront						
					Ravine						
					Wetland						
					Flood Plain						
		X			Private Rd						
		Who	When	What	2026	27,700	5,700	33,400			18,664C
		TPC 05/30/2022	INSPECTED		2025	24,700	5,600	30,300			18,174C
		TPC 04/30/2021	INSPECTED		2024	14,800	13,000	27,800			17,628C
		TPC 05/06/2018	INSPECTED		2023	13,800	13,500	27,300			16,789C



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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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 35 Floor Area: Total Base New : 12,948 Total Depr Cost: 6,047 Estimated T.C.V: 5,684	E.C.F. X 0.940			Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 0		Ex	X Ord										Min	
Condition: Average		Size of Closets												
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD							
				Ex. X Ord. Min			Cls Average Blt 0							
				No. of Elec. Outlets			(11) Heating System: Wall Furnace							
				Many X Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.							
(2) Windows		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath			Building Areas							
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
				Softener, Auto			Other Additions/Adjustments							
				Softener, Manual			Water/Sewer							
				Solar Water Heat			1000 Gal Septic 1 4,689 1,641							
				No Plumbing			Water Well, 100 Feet 1 5,734 2,007							
				Extra Toilet			Unit-in-Place Cost Items							
				Extra Sink			TRAVEL TRAILER 2500 2,525 2,399 *9							
				Separate Shower			Totals: 12,948 6,047							
				Ceramic Tile Floor			Notes: DUTCHMAN TT							
				Ceramic Tile Wains			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 5,684							
				Ceramic Tub Alcove										
				Vent Fan										
(3) Roof		(8) Basement		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:										
Chimney:		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

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



Parcel Number: 009-018-001-38

Jurisdiction: LAKE TOWNSHIP

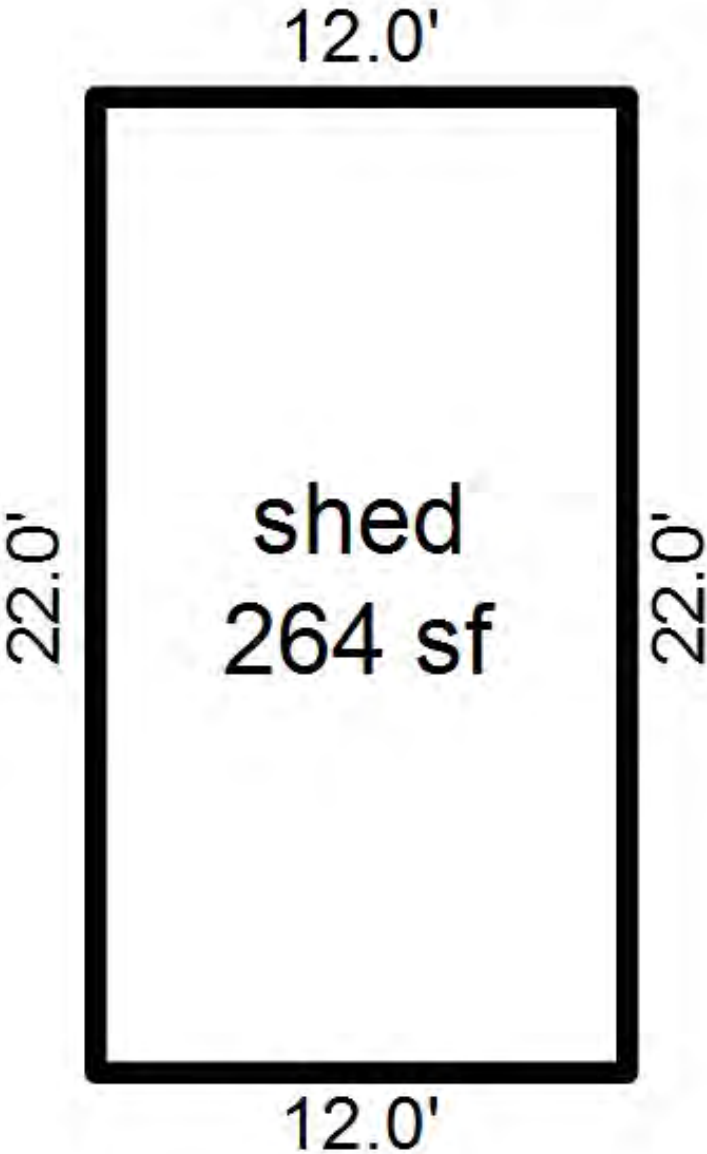
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	0	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0			
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	20-MULTI PARCEL SALE REF	04-0/2151	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
SEELEY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ALTMAN KENT D & STACY L 7109 RED MAPLE DR CADILLAC MI 49601		2026 Est TCV 40,320									
		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>20@\$3800 9.87 Acres 3800 100 37,506						
					9.87 Total Acres Total Est. Land Value = 37,506						
Tax Description					Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT & N 0 DEG16'57"W 328.18 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 56'32"E 1309.98 FT, S 0 DEG 11'23"W 328.96 FT, S89 DEG 58'34"W 1307.27 FT TO POB. 9.87A.		X			Wood Frame 21.32 264 50 2,814						
					Total Estimated Land Improvements True Cash Value = 2,814						
Comments/Influences											
01 SPLIT FROM 001-30 FOR 02 NO DIV RTS											
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X Private Rd			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	18,800	1,400	20,200			11,555C
		TPC 05/30/2022 INSPECTED			2025	18,300	1,300	19,600			11,252C
		TPC 04/30/2021 INSPECTED			2024	14,800	0	14,800			10,914C
		TPC 12/27/2017 INSPECTED			2023	13,800	0	13,800			10,395C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STURDAVANT ROBERT D	STURDAVANT ROBERT D & DURANT SANDRA	1	09/26/2019	QC	09-FAMILY/RELATED ENTITY	2019-03009	DEED	0.0		
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT DEAN	0	02/24/2011	WD	03-ARM'S LENGTH	2011-00540	DEED	0.0		
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT D	28,000	02/24/2002	LC	16-LC PAYOFF		DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2255 S SEELEY RD X 901		School: LAKE CITY AREA SCHOOL DIST		New House		08/15/2017		2017-0386	100%	
		P.R.E. 100% 12/10/2018		New House		01/01/2010		2010-99998	100%	
Owner's Name/Address		MAP #:								
STURDAVANT ROBERT D & DURANT SANDRA 2255 X 901 S SEELEY RD CADILLAC MI 49601		2026 Est TCV 614,411 TCV/TFA: 192.48								
		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						
				Residentia 8 - 17 @\$5600 9.85 Acres 5600 100 55,160						
				9.85 Total Acres Total Est. Land Value = 55,160						
Tax Description				Land Improvement Cost Estimates						
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89 DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT, S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.				Description Rate Size % Good Cash Value						
				D/W/P: 4in Concrete 6.47 486 50 1,572						
				Wood Frame 20.80 320 50 3,328						
Comments/Influences		X Electric		Total Estimated Land Improvements True Cash Value = 4,900						
01 SPLIT FROM 001-30 FOR 02 NO DIV RTS STILL AT 50% FOR 10 RECHECK 11		Gas		Work Description for Permit 2017-0386, Issued 08/15/2017: NEW RESI R4 USE S.F. HOME W/ATACHED GARAGE. WODD FRAME. FOUNDATION POURED/CRAWL. HAS HEAT. PRIATE SEWAGE 7 WATER. AIR CODITIOING. 1STORIES, 3BDRM, 2BATH. TOTAL AREA 3012 SQFT.						
		Curb		Work Description for Permit 2010-99998, Issued 01/01/2010: 3/26/2012 - STUD INTERIOR WITH SOME PLYWOOD AS ROOM DIVIDERS - TIM						
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		X Private Rd		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	27,600	279,600	307,200		176,447C
		TPC 12/10/2018	INSPECTED		2025	24,600	244,200	268,800		171,809C
		JWV 12/09/2017	INSPECTED		2024	14,800	209,700	224,500		166,644C
		JWV 09/11/2017	INSPECTED		2023	13,800	209,500	223,300		158,709C
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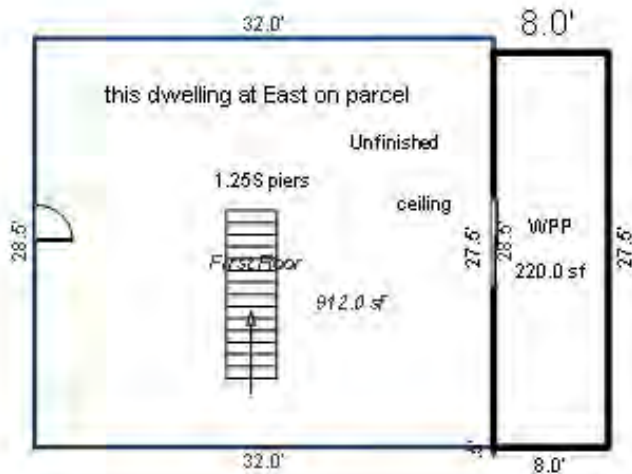
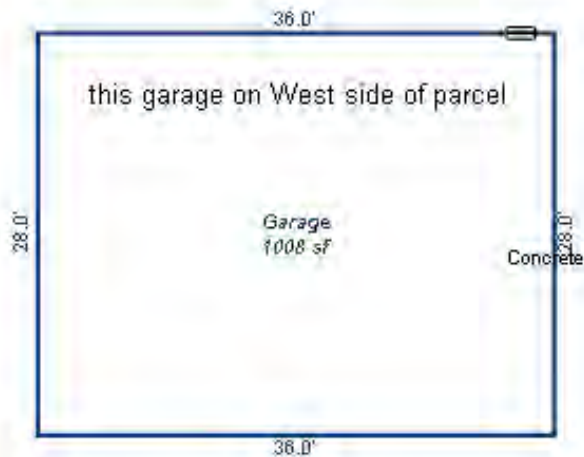


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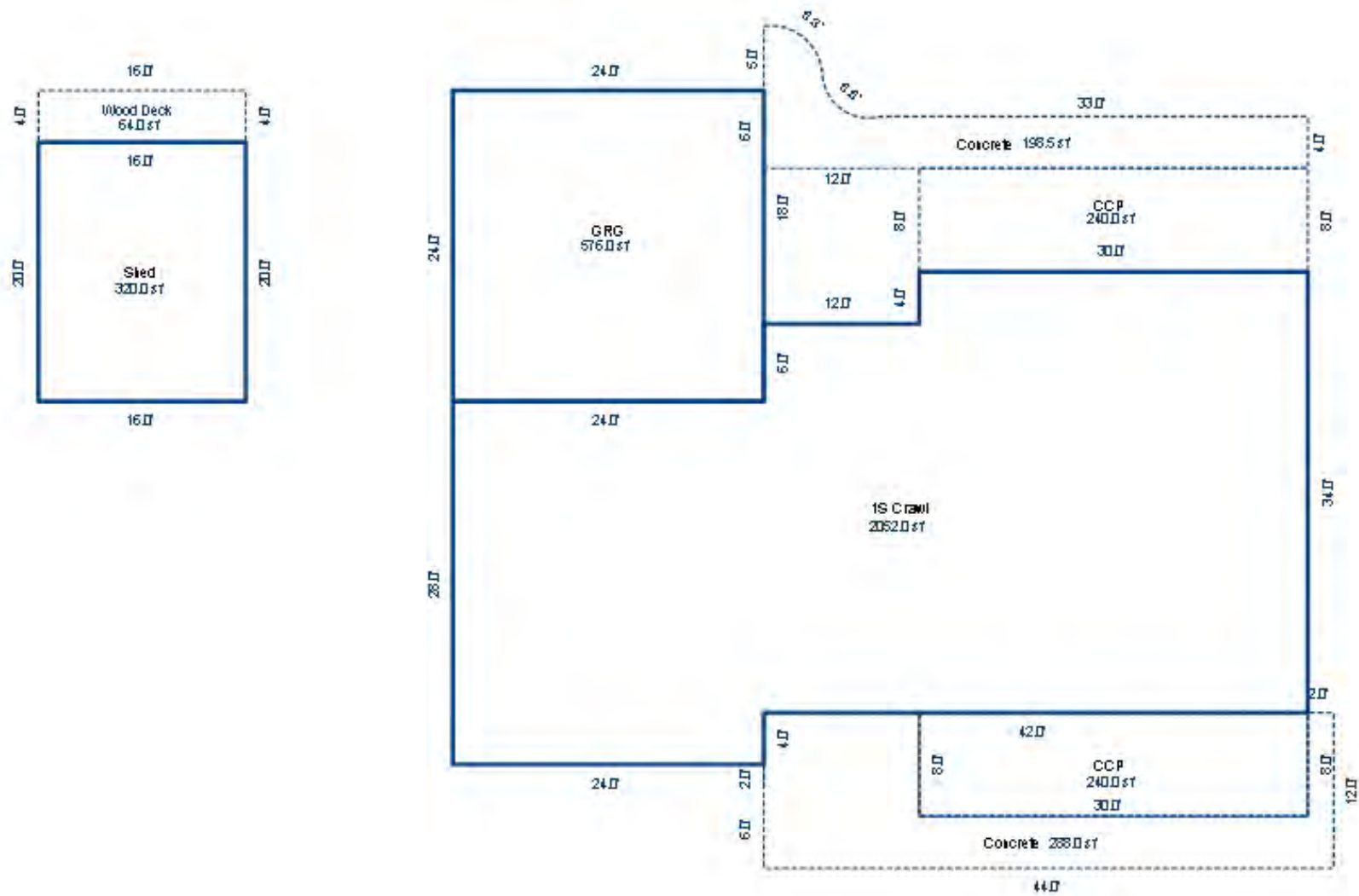
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 385	Type WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1008 % 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 X No Heating/Cooling			Class: CD Effec. Age: 10 Floor Area: 1,140 Total Base New : 142,013 Total Depr Cost: 127,811 Estimated T.C.V: 157,207		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S			Drywall Paneled											Plaster Wood T&G		
Yr Built Remodeled 2010 NO P10		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) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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: No Heating/Cooling Ground Area = 912 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Piers 912 Total: 105,252 94,727 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,721 -3,349 Porches WPP 385 6,048 5,443 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1008 32,327 29,094 Fireplaces Wood Stove 1 2,107 1,896 Totals: 142,013 127,811 Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 157,207									
(1) Exterior		(6) Ceilings														
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 Lump Sum Items:			Foundation Piers		Size 912 Total: 105,252 94,727		Cost New 32,327 29,094		Depr. Cost 1,896			
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	
Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



shed

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



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

Parcel Number: 009-018-001-40

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.
CROWDER DORAN W SR (SM)	GUSHA SHERYL KAE (F)	60,000	09/27/2006	WD	03-ARM'S LENGTH	06-0/3612	DEED	100.0
US BANK NA	CROWDER DORAN W SR (SW)	59,900	10/20/2005	WD	21-NOT USED/OTHER	05-0/4226	DEED	100.0
FETTEROLF SHERILL R & RENA	US BANK NA	0	07/23/2005	SD	21-NOT USED/OTHER	04-0/3384	DEED	0.0
Property Address								
2900 S SEELEY RD		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date
Owner's Name/Address		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/27/2006		MAP #:		Status
GUSHA SHERYL KAE 2900 S SEELEY ROAD CADILLAC MI 49601		2026 Est TCV 187,285 TCV/TFA: 120.05		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS
Tax Description		Public Improvements		* Factors *		Description		Value
. SEC 18 T22N R8W BEG N 0 DEG 54'09"W		X		Dirt Road		Frontage		Rate %Adj. Reason
249.83 FT FROM SW COR OF SW 1/4 TH N 0		X		Gravel Road		Depth		Value
DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E		X		Paved Road		Front		36,064
277.29 FT, N 14 DEG 14'33"E 160.59 FT, S		X		Storm Sewer		Depth		36,064
57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E		X		Sidewalk		Rate		Total Est. Land Value =
180.899 FT, S 14 DEG 21'17"E 103.91 FT, S		X		Water		Size % Good		
22 DEG 46' 14.5"E 174.786 FT, S 31 DEG		X		Sewer		Cash Value		
11'12"E 129.605 FT, S 60 DEG 13'03"W		X		Electric		Description		
661.15 FT TO POB. 6.44AC M/L.		X		Gas		Rate		
Comments/Influences		X		Curb		Size % Good		
		X		Street Lights		Cash Value		
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =		3,246
		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
		TPC 04/22/2025		INSPECTED		2026	18,000	75,600
		TPC 04/30/2021		INSPECTED		2025	16,100	58,500
		TPC 12/27/2017		INSPECTED		2024	9,700	55,700
						2023	9,000	48,500
								93,600
								74,600
								65,400
								57,500
								36,862C
								35,893C
								34,814C
								33,157C

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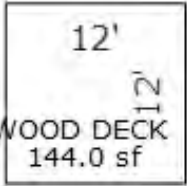
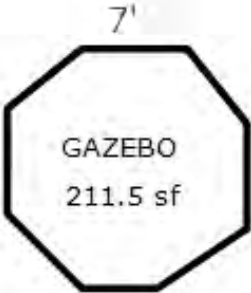
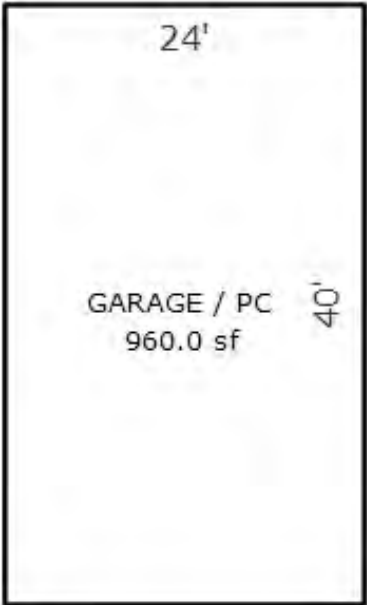
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																						
KIMBRUE SHANNON	KIMBRUE SHANNON & STACEY	0	08/04/2025	QC	09-FAMILY/RELATED ENTITY	2025-02326	DEED	0.0																																						
TOP QUALITY HOMES DEVELOPM	KIMBRUE SHANNON	138,000	08/01/2025	WD	03-ARM'S LENGTH	2025-02256	PROPERTY TRANSFER	100.0																																						
PIETROWSKI ANTHONY	TOP QUALITY HOMES DEVELOPM	100,000	09/30/2021	WD	03-ARM'S LENGTH	2021-03339	PROPERTY TRANSFER	100.0																																						
HARRIS VERNON & LAURA	PIETROWSKI ANTHONY	65,000	08/26/2015	WD	03-ARM'S LENGTH	2015-02896	PROPERTY TRANSFER	100.0																																						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status																																				
2525 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		Alteration		07/10/2025		PE25-0129																																						
Owner's Name/Address		P.R.E. 0%																																												
KIMBRUE SHANNON & STACEY 131 MANOR DR MIDDLEVILLE MI 49333		MAP #:																																												
		2026 Est TCV 130,359 TCV/TFA: 129.32																																												
		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																															
					Residentia 18 -29 @\$5000			20.00	Acres	5000	100	100,000																																		
								20.00	Total Acres	Total Est. Land Value =			100,000																																	
Tax Description																																														
. SEC 18 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4. 20A.																																														
Comments/Influences																																														
																																														
		Topography of Site																																												
		X	Level	Rolling			Low			High			Landscaped			Swamp			Wooded			Pond			Waterfront			Ravine			Wetland			Flood Plain			SEASONAL RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	50,000			15,200			65,200									65,200S																									
		TPC	02/13/2025	INSPECTED	2025	37,000			12,400			49,400									35,577C																									
		TPC	06/27/2024	INSPECTED	2024	30,000			12,600			42,600									34,508C																									
		TPC	05/03/2021	INSPECTED	2023	26,000			13,600			39,600									32,865C																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		57,000	10/01/1995	WD	33-TO BE DETERMINED	341:453	DEED	0.0			
Property Address	Class: RESIDENTIAL-VACANT	Zoning:		Building Permit(s)		Date	Number	Status			
S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST										
	P.R.E. 0%										
Owner's Name/Address	MAP #:										
CARLSTROM ROBERT G III & CARPENTER KEREY 2548 BELKNAP AVE NE GRAND RAPIDS MI 49505-3611	2026 Est TCV 256,000										
	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
Residentia 30 - 65				\$3800	60.00	Acres	3800	100		228,000	
Residentia INFERIOR@				\$1400	20.00	Acres	1400	100		28,000	
80.00 Total Acres							Total Est. Land Value =	256,000			
Tax Description	X Topography of Site										
SEC 18 T22N R8W N 1/2 OF NE 1/4. 80A. Comments/Influences	X Level Rolling Low High Landscaped X Swamp Wooded Pond Waterfront Ravine X Wetland Flood Plain X PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
R/T-5 NO ELECTRIC-5 RE,MOVE -5 FOR WOODED/UNWOODED	Who	When	What	2026	128,000	0	128,000			31,180C	
	TPC 04/22/2025	INSPECTED		2025	125,000	0	125,000			30,361C	
	TPC 04/30/2021	INSPECTED		2024	104,000	0	104,000			29,449C	
	TPC 12/27/2017	INSPECTED		2023	86,000	0	86,000			28,047C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TEUNESSEN PATRICIA (LE) &	NEAR MARK P & JUDY R	142,000	04/07/2016	WD	06-COURT JUDGEMENT	2016-01350	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2135 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 01/01/2025								
Owner's Name/Address		MAP #:								
NEAR MARK P & JUDY R		2026 Est TCV 385,146 TCV/TFA: 284.87								
2135 SEELEY ROAD										
CADILLAC MI 49601		X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				Residentia INFERIOR@\$1400 72.58 Acres 1400 100 > 30A IS WETLAND/SWAMP 101						
				72.58 Total Acres Total Est. Land Value = 101,612						
Tax Description										
SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W EXC PCL A OF THE SURVER RECORDED IN LIBER S6-P. SPLIT ON 09/09/2024 FROM 009-018-001-80. FORMERLY SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W. 74A.										
Comments/Influences										
Split/Comb. on 09/09/2024 completed 09/09/2024 TIM ;										
Parent Parcel(s): 009-018-001-80;										
Child Parcel(s): 009-018-001-81, 009-018-001-85;										

										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who When What		2026	50,800	141,800	192,600			131,938C		
JWV 09/10/2021 INSPECTED		2025	50,800	122,300	173,100			128,470C		
TPC 04/30/2021 INSPECTED		2024	0	0	0			0		
		2023	0	0	0			0		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 384	Type Composite	Year Built: 1998 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: 768 % Good: 0 Storage Area: 576 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: 15 Floor Area: 1,352 Total Base New : 262,638 Total Depr Cost: 223,241 Estimated T.C.V: 274,586		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G
Yr Built Remodeled 2000 GARA 2016		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) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,352 183,026 155,571				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings		(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 1,185 1,007 3 Fixture Bath 1 3,721 3,163 Separate Shower 1 1,146 974 Water/Sewer 1000 Gal Septic 1 4,386 3,728 Water Well, 100 Feet 1 5,415 4,603 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 768 20,598 17,508 Storage Over Garage 576 5,875 4,994 Class: C Exterior: Pole (Unfinished) Door Opener 1 527 448 Base Cost 1200 28,380 24,123 Built-Ins Appliance Allow. 1 1,897 1,612 Deck Composite 384 6,482 5,510 Totals: 262,638 223,241							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall											
(2) Windows		(7) Excavation		Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 183,026 155,571							
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 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes: 2133 HOUSE 2135 GARAGE ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 274,586					
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Totals: 262,638 223,241						
X	Asphalt Shingle		(10) Floor Support											
Chimney:														

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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.						
WALKER DIANE	ANKNEY RYAN & DYKGRAFF ZOEY	10,500	09/05/2018	QC	03-ARM'S LENGTH	2018-02892	DEED	100.0						
FAUVER EARL M II & ANGEL M	WALKER DIANE L A.K.A. KUHN	0	04/03/2015	QC	21-NOT USED/OTHER	2015-01415	DEED	0.0						
MILLER DONALD D & DONNA R	FAUVER H&W & KUHN H&W J/T	0	05/01/2006	WD	16-LC PAYOFF	2015-01414	DEED	0.0						
MILLER DONALD D	FAUVER & KUHN J/T	25,000	12/02/1997	LC	16-LC PAYOFF	2001-00706	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
2785 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		New Construction		06/30/2025		PB25-0116	100%					
		P.R.E. 0%		New Construction		06/30/2025		PE25-0100	100%					
Owner's Name/Address		MAP #:		New Construction		06/30/2025		PM25-0085	100%					
ANKNEY RYAN & DYKGRAFF ZOEY 2785 SEELEY RD CADILLAC MI 49601		2026 Est TCV 43,197 TCV/TFA: 32.14		HUD/NATIONAL STD		06/22/2023		2023-0378	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 147.00 518.57 1.0800 1.0671 110 100									18,635
					147 Actual Front Feet, 1.75 Total Acres Total Est. Land Value =									18,635
Tax Description														
SEC 18 T21N R8W (0*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W 233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG 42'37"E 147.64 FT TO POB. 1.75A.		X												
Comments/Influences														
97 SPLIT BAL OF ACRES/BLDGS TO 008-84, 94 & 97 FOR 1998														
		Topography of Site			Work Description for Permit PB25-0116, Issued 06/30/2025: EN25-0006 - Allpro Permit # 20230378 Setting a double wide on cement pad. Building Systems Category Information: New Construction / Use and Occupancy Classification:									
		X Level			Manufactured-Boca / Story-1: 1352									
		Rolling			Work Description for Permit PE25-0100, Issued 06/30/2025: EN25-0006 - Expired									
		Low			Allpro Permit # 20230379 Setting a double wide on cement pad.									
		High			Work Description for Permit PM25-0085, Issued 06/30/2025: EN25-0006 Setting a									
		Landscaped			double wide on cement pad.									
		Swamp			Work Description for Permit 2023-0378, Issued 06/22/2023: NEW RESI ON SLAB 1ST									
		Wooded			FL 1352, GARAGE 0, DECK 0.									
		Pond			Work Description for Permit 2011-0518, Issued 09/20/2011: MANF. HOME SET UP (HUD									
		Waterfront												
		Ravine			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Wetland												
		Flood Plain												
		Who	When	What	2026	9,300	12,300	21,600			15,045C			
		TPC 04/22/2025 INSPECTED			2025	7,600	10,600	18,200			14,650C			
		TPC 09/27/2024 INSPECTED			2024	7,600	10,100	17,700			14,210C			
		TPC 10/06/2023 INSPECTED			2023	5,900	1,300	7,200			5,153C			
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	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 32 350	Type WPP Roof Cover Onl	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 392			
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: 25 Floor Area: 1,344 Total Base New : 150,151 Total Depr Cost: 22,520 Estimated T.C.V: 22,295		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			Drywall Paneled											Plaster Wood T&G	
Yr Built 2000	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
		Kitchen: Other: Other:		100 Amps Service											
(1) Exterior				No./Qual. of Fixtures											
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Ex. X Ord. Min											
Insulation				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: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish					(14) Water/Sewer								
X	Gable Hip Flat		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: Brick		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family HUD Cls D Blt 2000

(11) Heating System: Forced Air w/ Ducts

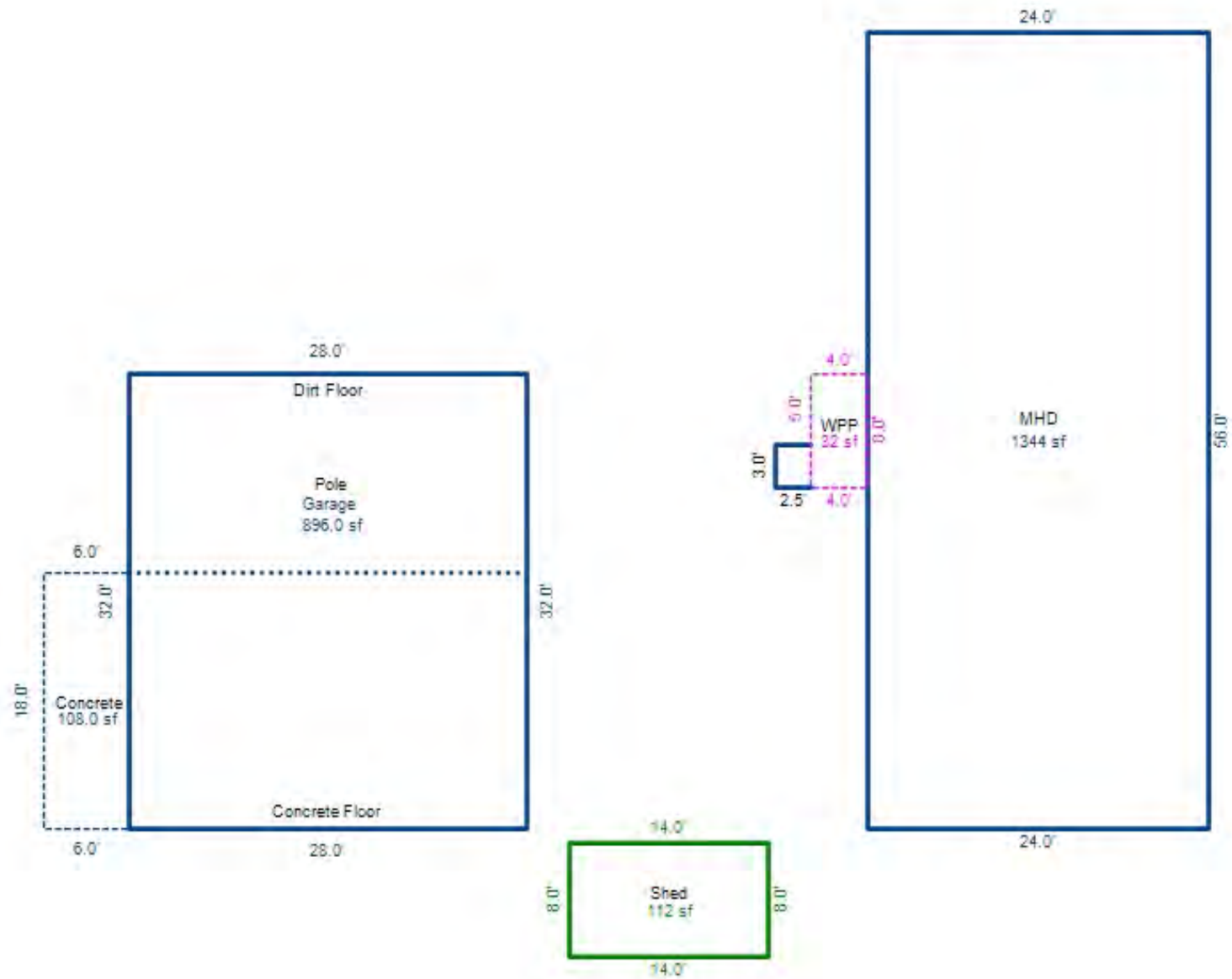
Ground Area = 1344 SF Floor Area = 1344 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	1,344	118,764	17,813	
Other Additions/Adjustments						
Plumbing			1	988	148	
Water/Sewer			1	4,109	616	
1000 Gal Septic			1	5,150	772	
Water Well, 100 Feet						
Porches			32	1,499	225	
WPP						
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			896	17,472	2,621	
No Concrete Floor			392	-2,140	-321	
Deck						
w/Roof (Roof portion)			350	4,309	646	
Totals:				150,151	22,520	

Notes: ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 22,295

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



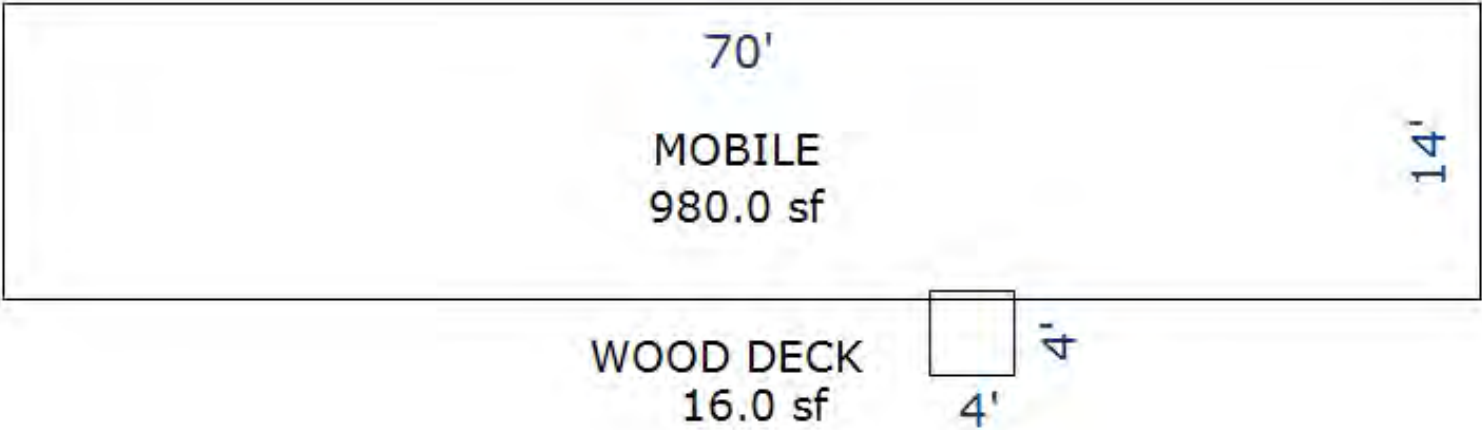
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SIDDALL C & MILLER J & JAP	SEELEY ROAD HOMES LLC	0	06/18/2024	QC	09-FAMILY/RELATED ENTITY	2024-01500	PROPERTY TRANSFER	0.0				
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY/RELATED ENTITY	2016-02895	DEED	0.0				
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	09-FAMILY/RELATED ENTITY	2011-514QC	PROPERTY TRANSFER	0.0				
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2947 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SEELEY ROAD HOMES LLC 521 HEATHERGLEN DRIVE RD RIDGECREST CA 93555		2026 Est TCV 417,592 TCV/TFA: 67.14										
		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	10.79	Acres	5600	100	60,424	
					10.79 Total Acres						Total Est. Land Value =	60,424
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Wood Frame					24.57	128 50	1,572
					Wood Frame					24.57	128 50	1,572
					Total Estimated Land Improvements True Cash Value =						3,144	
SEC 18 T21N R8W (0*1997) THAT PART OF SW 1/4 OF SW 1/4 LYING E'LYOF SEELEY ROAD EXC BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC 18, TH N 00 DEG 17' 23" W 533.62 FT, S 60 DEG 09'20"W 233.42FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG17'23"E 320.81 FT, N 89 DEG 42'37"E 147.64 FT TO POB. 10.79A.												
Comments/Influences												
REMOVE MH ADD 1977 HOLLY PARK FOR 2004 SEE CHILD PCL												
		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	30,200		178,600		208,800		93,746C
		TPC 05/30/2022	INSPECTED		2025	27,000		153,700		180,700		91,282C
		TPC 04/30/2021	INSPECTED		2024	16,200		137,000		153,200		88,538C
		TPC 12/27/2017	INSPECTED		2023	15,100		129,700		144,800		84,322C
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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						64 30	Treated Wood Treated Wood		
Building Style: HUD			Drywall X Paneled											
Yr Built 2000		Remodeled 0	Ex	X	Ord		Min							
Condition: Average		Size of Closets												
			Lg	X	Ord		Small							
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor 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	Tile				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											
	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						
	Gable Hip X Flat		Gambrel Mansard Shed											
X	Asphalt Shingle	(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

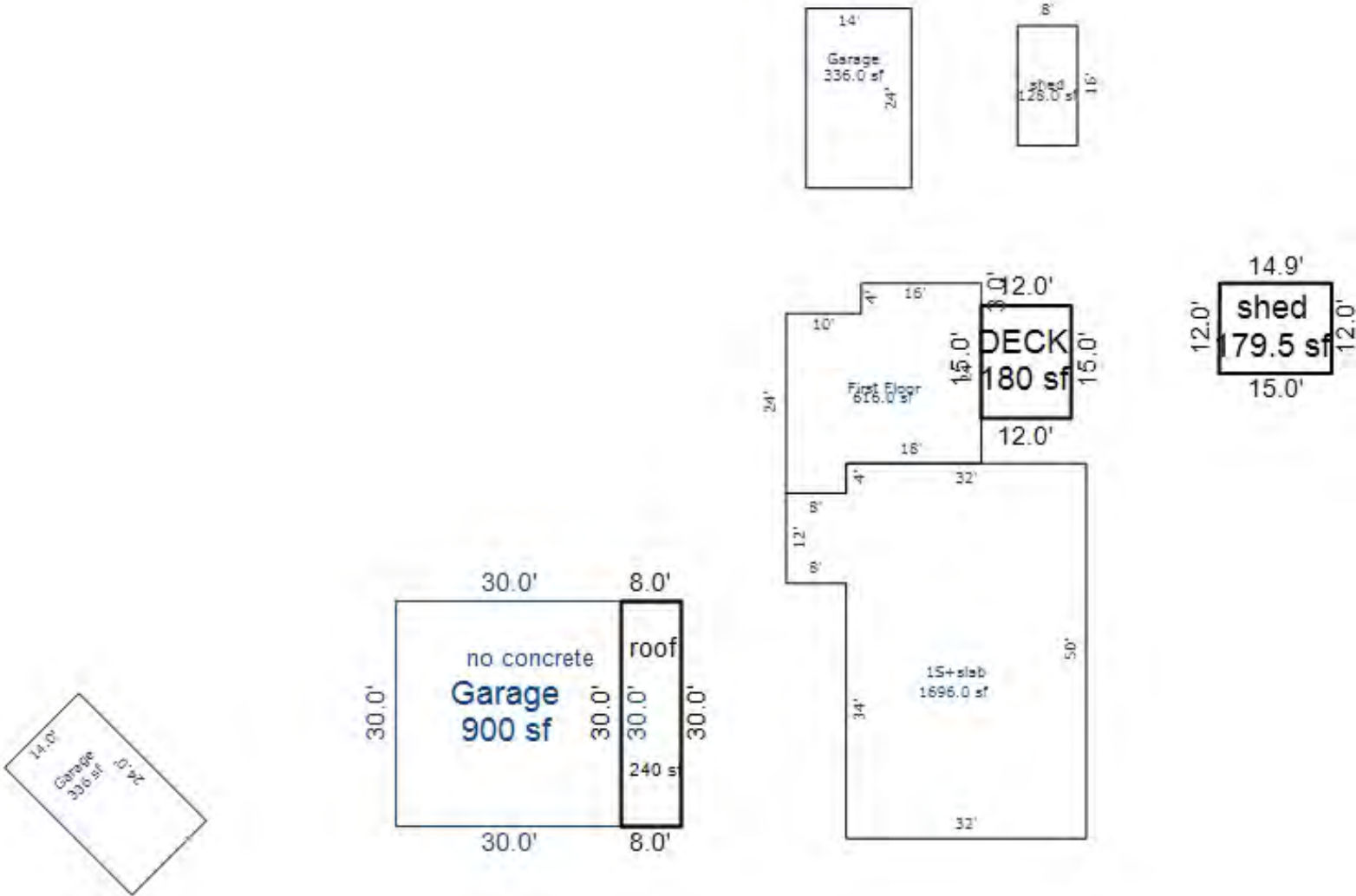
Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Fair	Blt 2000
(11) Heating System: Wall Furnace					
Ground Area = 980 SF Floor Area = 980 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	980		
Total:			54,630	25,130	
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical	148	1,696	780		
Plumbing					
Average Fixture(s)	1	899	414		
Water/Sewer					
1000 Gal Septic	1	4,386	2,018		
Water Well, 50 Feet	1	3,344	1,538		
Deck					
Treated Wood	64	1,908	878		
Treated Wood	30	1,270	584		
Built-Ins					
Appliance Allow.	1	1,897	873		
Totals:			70,030	32,215	
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:				30,282	

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



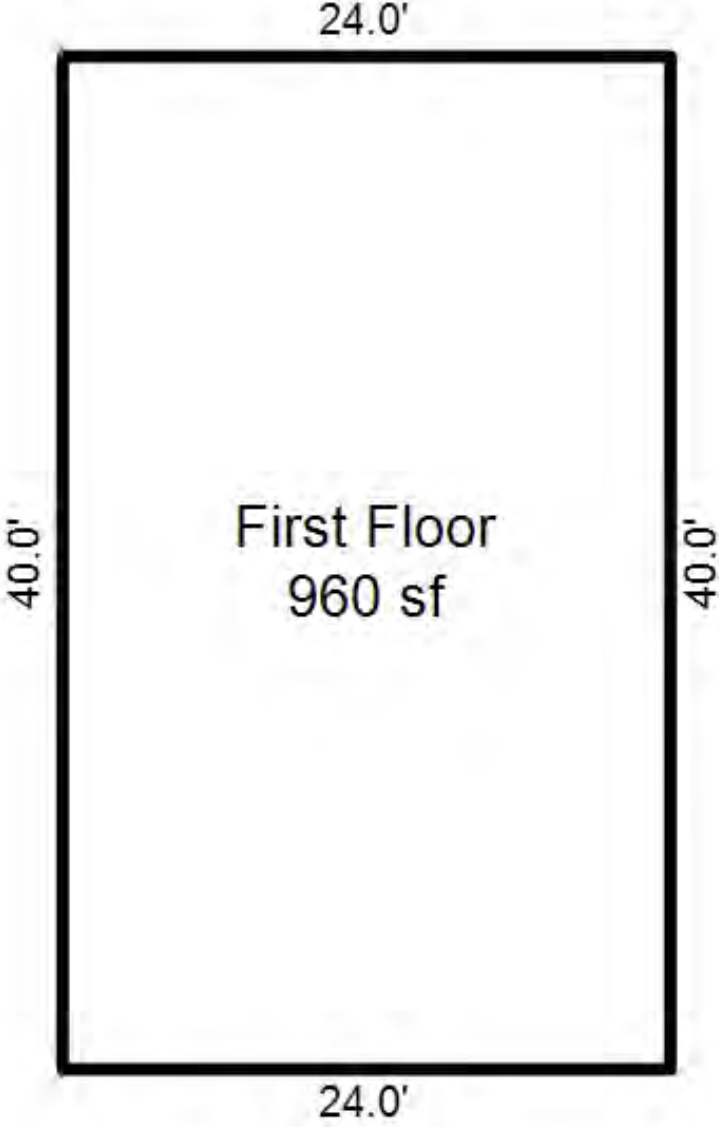
*** Information herein deemed reliable but not guaranteed***

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



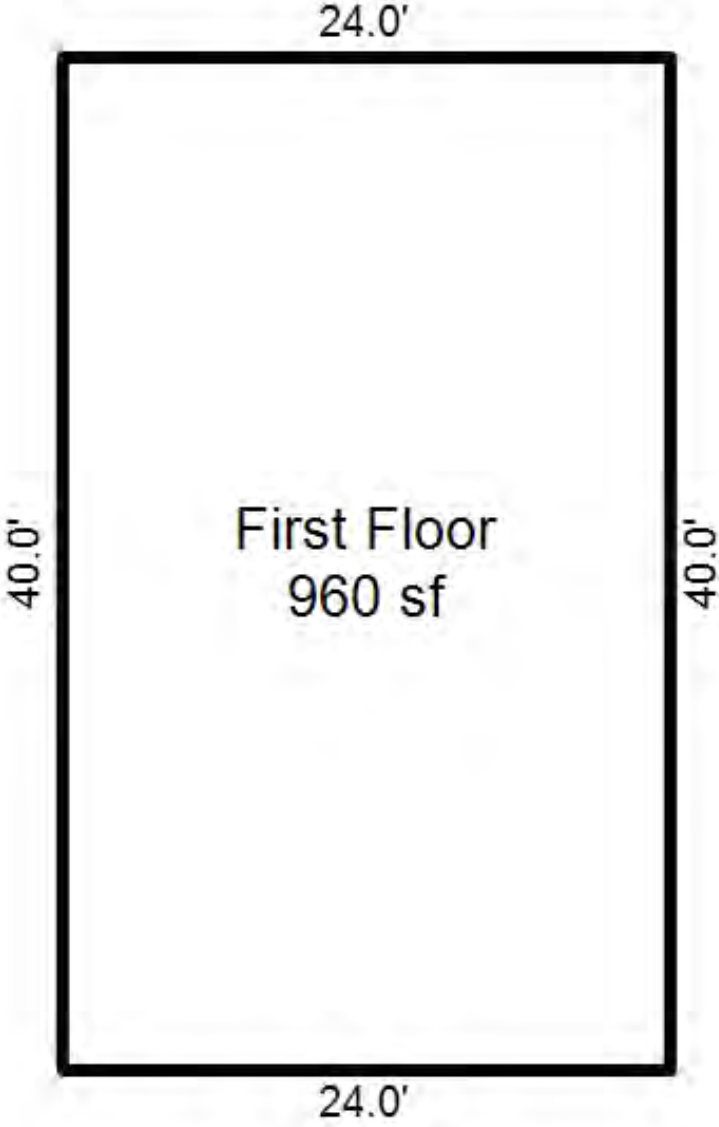
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SELF STORGE BLDG 1 Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Low Cost Stories: 0 Story Height: 8 Perimeter: 0														
Class: D,Pole Floor Area: 960 Gross Bldg Area: 2,928 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 41.38 Adjusted Square Foot Cost for Upper Floors = 41.38 Total Floor Area: 960 Base Cost New of Upper Floors = 39,725 Reproduction/Replacement Cost = 39,725 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 23,835 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 22,167 Replacement Cost/Floor Area= 41.38 Est. TCV/Floor Area= 23.09														
					High		Above Ave.		Ave.											X	Low			
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:																			
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																			
Year Built Remodeled					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:																			
Overall Bldg Height																								
Comments:																								
(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									



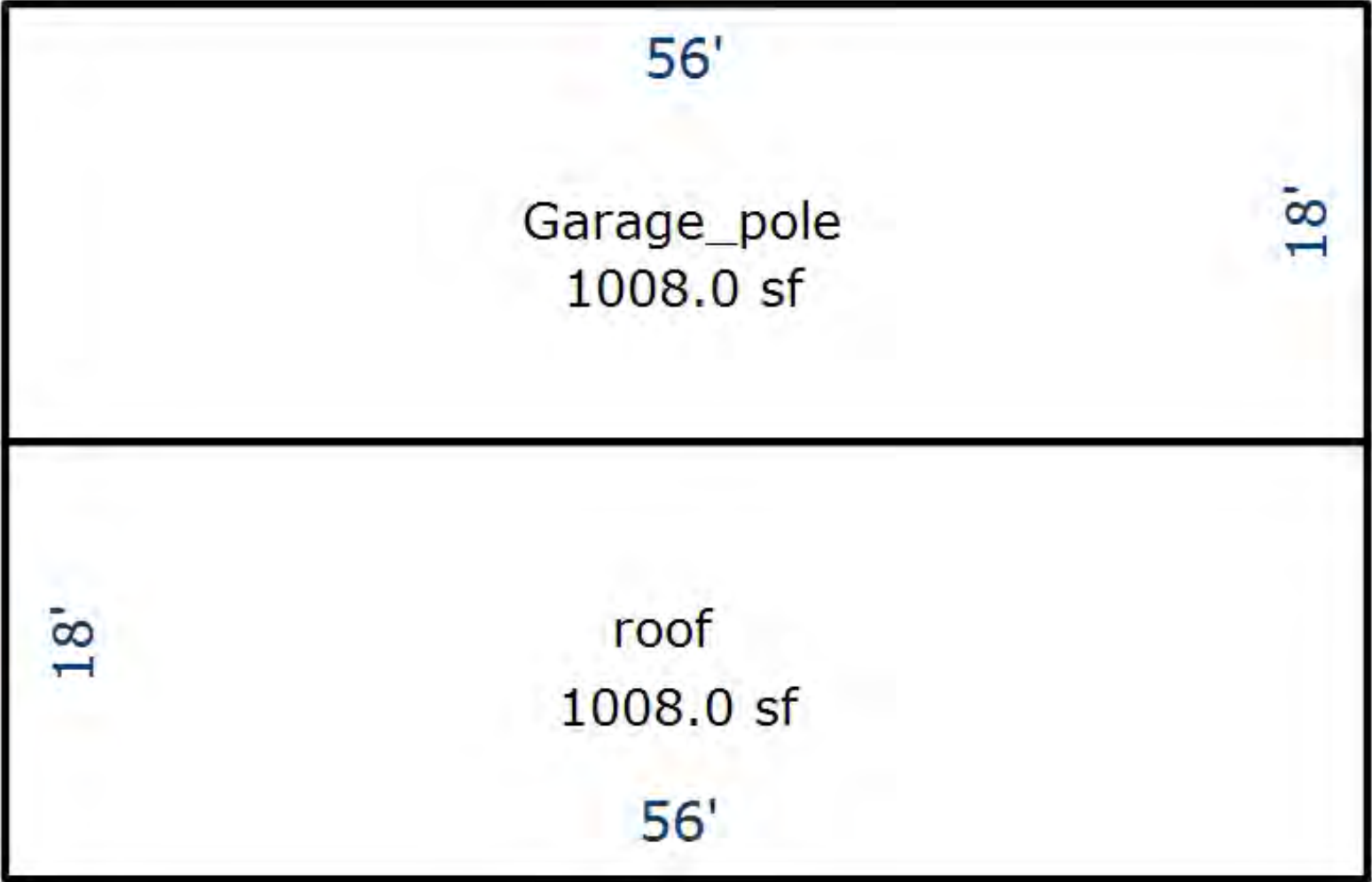
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SELF STORAGE BLDG 2										Calculator Occupancy: Warehouses - Mini										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole										Construction Cost										Class: D,Pole Quality: Low Cost									
Floor Area: 960										High Above Ave. Ave. X Low										Stories: 1 Story Height: 14 Perimeter: 0									
Gross Bldg Area: 2,928										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 46.75									
Stories Above Grd: 1										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 46.75									
Average Sty Hght : 14										Heat#1: No Heating or Cooling 0%										Total Floor Area: 960 Base Cost New of Upper Floors = 44,880									
Bsmnt Wall Hght										Heat#2: No Heating or Cooling 0%										Reproduction/Replacement Cost = 44,880									
Depr. Table : 2%										Ave. SqFt/Story: 960										Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Effective Age : 25										Ave. Perimeter										Total Depreciated Cost = 26,928									
Physical %Good: 60										Has Elevators:										ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 25,043									
Func. %Good : 100										*** Basement Info ***										Replacement Cost/Floor Area= 46.75 Est. TCV/Floor Area= 26.09									
Economic %Good: 100										Area:																			
Year Built										Perimeter:																			
Remodeled										Type:																			
Overall Bldg Height										Heat: Hot Water, Radiant Floor																			
Comments:										* Mezzanine Info *																			
										Area #1:																			
										Type #1:																			
										Area #2:																			
										Type #2:																			
										* Sprinkler Info *																			
										Area:																			
										Type:																			
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:									
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:									
Footings										Many Above Ave. Average Typical Few None										Outlets: Fixtures:									
X Poured Conc. Brick/Stone Block										Total Fixtures										Few Average Many Unfinished Typical									
(3) Frame:										3-Piece Baths										Average Average Many Unfinished Typical									
										2-Piece Baths										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
										Shower Stalls										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
										Toilets										Water Softeners									
(4) Floor Structure:										(9) Sprinklers:										(40) Exterior Wall:									
																				Thickness Bsmnt Insul.									
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0									
										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:									
(6) Ceiling:																													



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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall										<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 1,008 Gross Bldg Area: 2,928 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: D,Pole Quality: Average									
										Stories: 1 Story Height: 10 Perimeter: 0									
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 33.18									
										Adjusted Square Foot Cost for Upper Floors = 33.18									
Year Built Remodeled										Total Floor Area: 1,008 Base Cost New of Upper Floors = 33,445									
										Reproduction/Replacement Cost = 33,445									
Overall Bldg Height										Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0									
										Total Depreciated Cost = 16,388									
Comments:										<<<<< Segregated Cost Computations >>>>>									
										Costs taken from Segregated Cost Section 2: Multiples & Motels									
										Item Description Cost # or Height Storys Cost									
										Col. Rate SqFt Adj. Adj.									
										(13) Roof Structure:									
										Wood Joists, Wood or Composition									
										Deck 1 Up 4.76 1008 1.000 1.000 4,798									
										(14) Roof Cover:									
										Alum./Steel Corrugated or Crimped 1 Up 2.53 1008 1.000 1.000 2,550									
										Total Cost of Upper Stories = 7,348									
										<<<<< 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:									
(6) Ceiling:										(10) Heating and Cooling:									
										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:									
										Fixtures:									
										Few Average									
										Many Average									
										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									
										1008 SqFt, Wood Joists, Wood or Com									
										(14) Roof Cover:									
										1008 SqFt, Alum./Steel Corrugated o									



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

Parcel Number: 009-018-008-94

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

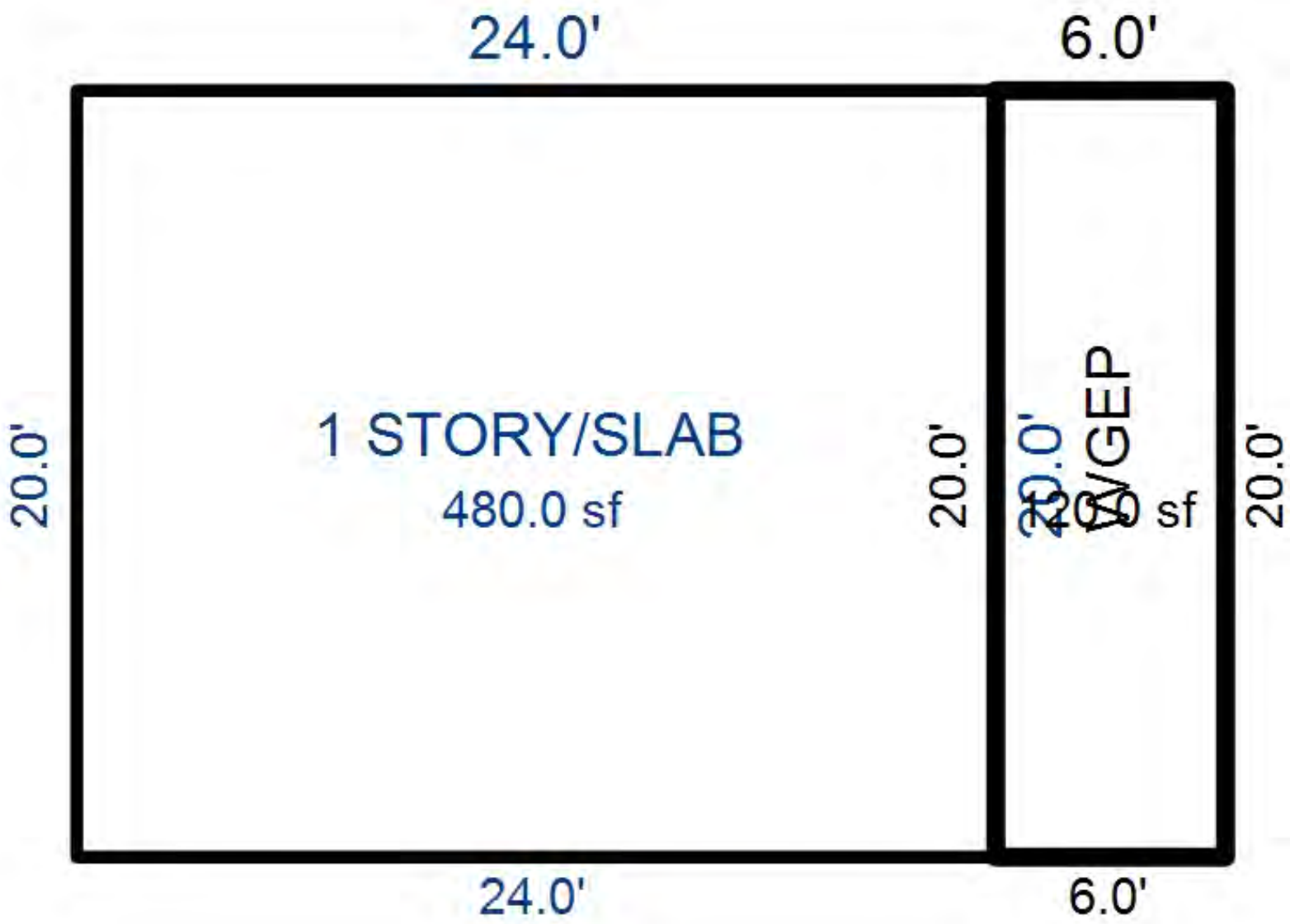
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.			
SIDDALL C & MILLER J & JAP	SEELEY ROAD HOMES LLC	0	06/18/2024	QC	09-FAMILY/RELATED ENTITY	2024-01500	PROPERTY TRANSFER	0.0			
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY/RELATED ENTITY	2016-02895	DEED	0.0			
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	18-LIFE ESTATE	2011-514QC	PROPERTY TRANSFER	0.0			
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
2948 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SEELEY ROAD HOMES LLC 521 HEATHERGLEN DR RIDGECREST CA 93555		2026 Est TCV 89,832 TCV/TFA: 187.15									
		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 3 - 7	@\$9000	3.64 Acres	9000	100		32,760	
				3.64 Total Acres Total Est. Land Value =						32,760	
Tax Description											
SEC 18 T22N R8W (0*1997) BEG N 00 DEG 56'59"W 150.05 FT FROM SW COR SEC 18 TH N 00 DEG 56'59"W 99.07 FT,N 60 DEG 07'07"E 662.03 FT, S 35 DEG 34' 06"E 97.59 FT, TO A PT ON THE ARC OF A 572.96 FT RAD CUR TO LEFT DELTA ANG 23 DEG 05'42" LONG CHORD S 14 DEG 48'02"W 229.39 FT, TH SW'LY 230.95 FT ALONG THE ACR OF SAID CURVE TO PT OF SAID CURVE, S02 DEG 42'38"W 132.49 FT, N 89 DEG 31' 28"W 562.75 FT TO POB. 3.64A.		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
Comments/Influences											
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	16,400	28,500	44,900			14,941C
		TPC 12/27/2017	INSPECTED		2025	10,900	24,100	35,000			14,549C
		TPC 04/05/2016	INSPECTED		2024	5,500	20,600	26,100			14,112C
		TPC 10/03/2011	INSPECTED		2023	5,500	20,400	25,900			13,440C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SIDDALL C & MILLER J & JAP	SEELEY ROAD HOMES LLC	0		06/18/2024	QC	09-FAMILY/RELATED ENTITY		2024-01500	PROPERTY TRANSFER	0.0			
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0		12/23/2015	AFF	09-FAMILY/RELATED ENTITY		2016-02895	DEED	0.0			
MILLER DONALD	MILLER DONALD	0		02/16/2011	QC	18-LIFE ESTATE		2011-514	PROPERTY TRANSFER	0.0			
MILLER DONNA RUTH		0		09/04/2010	AFF	07-DEATH CERTIFICATE		2011-421	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 02/09/1998											
Owner's Name/Address		MAP #:											
SEELEY ROAD HOMES LLC 521 HEATHERGLEN DR RIDGECREST CA 93555		2026 Est TCV 19,269											
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * WETLAND ON BACK 1/2								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					A 200' @ 110/FF 150.06 557.35 1.0745 1.0865 110 100							19,269	
					150 Actual Front Feet, 1.92 Total Acres Total Est. Land Value =							19,269	
Tax Description		X	Dirt Road										
SEC 18 T22N R8W (0*1997) BEG AT SW COR OF SW 1/4 TH N 0 DEG 56' 59"W 150.05 FT, S 89 DEG 31'28"E 562.75 FT, S 02 DEG 42'38"W 150.06 FT, N 89 DEG 31'28"W 521.79 FT TO POB. 1.92A.			Gravel Road										
Comments/Influences			Paved Road										
97 SPLIT FROM 008-80 FOR 98			Storm Sewer										
		X	Sidewalk										
			Water										
			Sewer										
			Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
		X	Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		TPC 04/30/2021	INSPECTED		2026	9,600	0	9,600			1,288C		
		TPC 12/27/2017	INSPECTED		2025	7,900	0	7,900			1,255C		
		TPC 04/05/2016	INSPECTED		2024	6,000	0	6,000			1,218C		
					2023	5,500	0	5,500			1,160C		

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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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
STATE OF MICHIGAN		MAP #:									
		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 121 - 300@	\$3800	199.72 Acres	3800	100	758,955	
					199.72 Total Acres Total Est. Land Value = 758,955						
Tax Description											
SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.											
Comments/Influences											

Parcel Number: 009-018-010-00

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.			
LANGENDERFER RICHARD L LIV	STEER MICHELLE M	16,364	03/03/2015	QC	09-FAMILY/RELATED ENTITY	2015-03031	PROPERTY TRANSFER	0.0			
LANGENDERFER RICHARD L SR	LANGENDERFER RICHARD L TRU	0	08/07/2007	QC	21-NOT USED/OTHER	2007/2876	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
11213 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
STEER MICHELLE M 2486 COE COURT PERRYSBURG OH 43551		2026 Est TCV 89,849 TCV/TFA: 59.42									
		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 330.00 660.00 0.8823 1.1334 110 100 36,300						
					330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 36,300						
Tax Description											
SEC 18 T22N R8W W 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.1A.		X									
Comments/Influences											
REPLACED 14X70 W 12X56 FOR 96 ADD 2000 HOLLY PARK `4X60 MH FOR 01 STILL 2 MH..SEE PICS		X									
											
		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	18,200	26,700	44,900			24,012C
		TPC	12/27/2017	INSPECTED	2025	14,900	21,200	36,100			23,381C
		TPC	05/05/2015	INSPECTED	2024	14,900	21,500	36,400			22,678C
		TPC	08/03/2011	INSPECTED	2023	11,600	23,400	35,000			21,599C
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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	X	Gas		Oil		Elec.	1	Appliance Allow.		Interior 1 Story	Year Built:	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story		Car Capacity:
	Town Home	0	Front Overhang	X	Forced Warm Air						2nd/Same Stack	20	Treated Wood	Class:	
	Duplex	0	Other Overhang		Wall Furnace				Dishwasher		Exterior 1 Story		Exterior 2 Story		Exterior:
	A-Frame			Warm & Cool Air			Bath Heater	Prefab 1 Story	Prefab 2 Story	Brick Ven.:			Stone Ven.:	Common Wall:	
X	Wood Frame	(4) Interior		Heat Pump			Vent Fan	Heat Circulator	Wood Stove	Foundation:			Mech. Doors:		Area:
Building Style: HUD		X	Drywall			Plaster	Hot Tub	Unvented Hood	Direct-Vented Gas	Class: Average	Effec. Age: 20	Floor Area:	Total Base New : 69,285	E.C.F.	
			Paneled		Wood T&G			Vented Hood	Intercom						
		Trim & Decoration					Jacuzzi Tub								
Yr Built	Remodeled		Ex	X	Ord		Min								
2000	0														
Condition: Average		Size of Closets													
			Lg	X	Ord		Small								
Room List		Doors:		Solid	X	H.C.		Central Air							
	Basement	(5) Floors						Wood Furnace							
	1st Floor							(12) Electric							
	2nd Floor	Kitchen:						150 Amps Service							
	2 Bedrooms	Other:													
		Other:						No./Qual. of Fixtures							
(1) Exterior								Ex. X Ord. Min							
X	Wood/Shingle	(6) Ceilings						No. of Elec. Outlets							
	Aluminum/Vinyl	X	Drywall					Many X Ave. Few							
	Brick							(13) Plumbing							
	Insulation							1 Average Fixture(s)							
(2) Windows		(7) Excavation						1 3 Fixture Bath							
X	Many		Basement: 0 S.F.					2 Fixture Bath							
	Avg.	X	Crawl: 0 S.F.					Softener, Auto							
	Few		Slab: 0 S.F.					Softener, Manual							
	Large		Height to Joists: 0.0					Solar Water Heat							
	Small							No Plumbing							
X	Wood Sash	(8) Basement						Extra Toilet							
	Metal Sash		Conc. Block					Extra Sink							
	Vinyl Sash		Poured Conc.					Separate Shower							
	Double Hung		Stone					Ceramic Tile Floor							
	Horiz. Slide		Treated Wood					Ceramic Tile Wains							
	Casement		Concrete Floor					Ceramic Tub Alcove							
	Double Glass	(9) Basement Finish						Vent Fan							
	Patio Doors							(14) Water/Sewer							
	Storms & Screens							Public Water							
(3) Roof								Public Sewer							
X	Gable		Recreation SF					1 Water Well							
	Hip		Living SF					1 1000 Gal Septic							
	Flat		Walkout Doors (B)					2000 Gal Septic							
	Gambrel		No Floor SF					Lump Sum Items:							
	Mansard		Walkout Doors (A)												
	Shed	(10) Floor Support													
X	Asphalt Shingle														
Chimney: Metal		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Mobile Home HUD

(11) Heating System: Wall Furnace

Ground Area = 840 SF Floor Area = 840 SF.

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

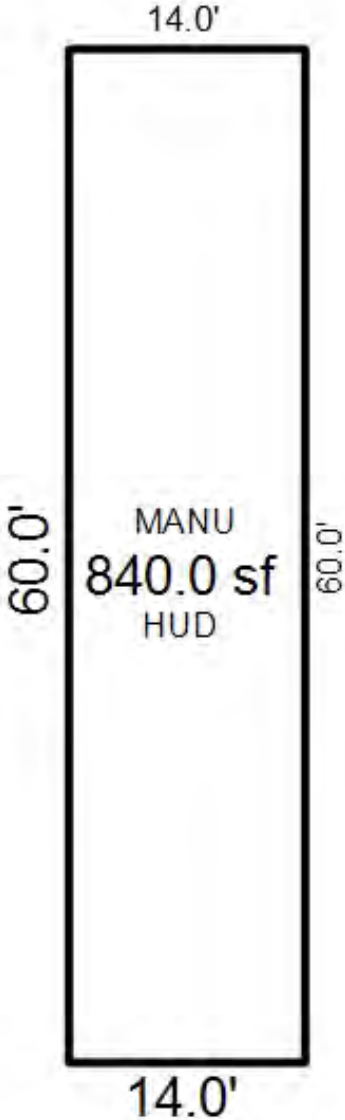
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	840		
Total:				54,898	30,193
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			148	1,735	954
Plumbing					
Average Fixture(s)			1	1,010	555
Water/Sewer					
1000 Gal Septic			1	4,689	2,579
Water Well, 50 Feet			1	3,344	1,839
Built-Ins					
Appliance Allow.			1	2,713	1,492
Deck					
Treated Wood			20	896	493
Totals:				69,285	38,105

Notes:

ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 35,819

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



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented 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 Warm Air Wall Furnace Warm & Cool Air Heat Pump						25	Treated Wood		
Building Style: 1S			Drywall Paneled				Plaster Wood T&G							
Yr Built 0		Remodeled 0			Ex	X	Ord		Min					
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors						(12) Electric 60 Amps Service						
(1) Exterior		Kitchen: Other: Other:						No./Qual. of Fixtures Ex. X Ord. Min						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No. of Elec. Outlets Many X Ave. Few						
(2) Windows		(7) Excavation						(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 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 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic						
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support						Lump Sum Items:						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Mobile Home 1S				Cls Low	Blt 0
(11) Heating System: Wall Furnace					
Ground Area = 672 SF Floor Area = 672 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
Building Areas					
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Total:				37,434	13,102
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,518	531
Plumbing					
Average Fixture(s)			1	783	274
Water/Sewer					
1000 Gal Septic			1	4,109	1,438
Water Well, 50 Feet			1	3,344	1,170
Deck					
Treated Wood			25	1,095	383
Built-Ins					
Appliance Allow.			1	1,607	562
Totals:				49,890	17,460
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCv:					16,412

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Sketch by Apex PTM

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GRAMES KENNY L & SHARON A	GRAMES KENETH E & LORA F	0	10/07/2016	QC	09-FAMILY/RELATED ENTITY	2016-03390	PROPERTY TRANSFER	0.0			
FOSTER JIM & KATHY	POLOM LORA &GRAMES KENNETH E	1	12/04/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	100.0			
GRAMES KENNETH E	GRAMES KENNETH E & FOSTER	0	12/05/2008	QC	21-NOT USED/OTHER		DEED	0.0			
GRAMES KENNETH E	SELF & GRAMES DANIEL E (SN	0	02/08/2008	QC	21-NOT USED/OTHER	2008/426	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
11165 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Equipment		12/06/2023		PM23-0200		100%	
		P.R.E. 100% 02/09/2007		ALTERATION		01/31/2012		2012-0018		100%	
Owner's Name/Address		MAP #:									
GRAMES KENETH E & LORA F 11167 W ROSTED RD CADILLAC MI 49601		2026 Est TCV 86,021 TCV/TFA: 75.86									
		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	33.00	172.11	0.8824	0.8099	110 100 2,594	
					A 200' @ 110/FF	296.89	667.50	0.8824	1.1366	110 100 32,753	
					330 Actual Front Feet, 4.68 Total Acres					Total Est. Land Value = 35,347	
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 3.5 Concrete	6.58		190 0		0	
					Fencing: Wire Mesh, #9	3.78		100 0		0	
					Wood Frame	22.54		572 0		0	
					Curb	23.72		288 0		0	
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					LAND IMPROVE 5000	5,000.00		1 95		4,750	
					Total Estimated Land Improvements True Cash Value = 4,750						
		Topography of Site									
		X	Level	Work Description for Permit PM23-0200, Issued 12/06/2023: LP tank (garage)							
			Rolling	Work Description for Permit 2012-0018, Issued 01/31/2012: ALTERATION WOOD FRAME							
			Low	POOURED FOUNDATION GAS HEAT PRIVATE SEPTIC ND ELL							
			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
					2026	17,700	25,300	43,000			21,615C
		TPC 12/27/2017	INSPECTED		2025	14,500	21,100	35,600			21,047C
		TPC 09/10/2012	INSPECTED		2024	14,500	21,400	35,900			20,415C
		TPC 08/01/2011	INSPECTED		2023	11,200	23,200	34,400			19,443C
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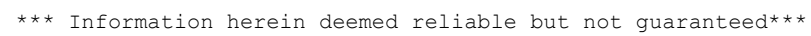


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other 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 190	Type Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump 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 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: Average Effec. Age: 40 Floor Area: Total Base New : 139,589 Total Depr Cost: 48,855 Estimated T.C.V: 45,924 E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:																													
Building Style: HUD		Drywall Paneled	Plaster Wood T&G								Trim & Decoration																											
Yr Built 1979	Remodeled 0	Ex	X								Ord	Min	Size of Closets																									
Condition: Average		Lg	X								Ord	Small	Doors: Solid X H.C.																									
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: 224 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	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 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1134 SF Floor Area = 1134 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>910</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>224</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>75,606</td> <td>26,462</td> </tr> </tbody> </table> Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 158 1,852 648 Plumbing Average Fixture(s) 1 1,010 353 Water/Sewer 1000 Gal Septic 1 4,689 1,641 Water Well, 50 Feet 1 3,344 1,170 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 34,550 12,092 Class: C Exterior: Pole (Unfinished) Base Cost 600 16,566 5,798 No Concrete Floor 600 -3,906 -1,367 Built-Ins Appliance Allow. 1 2,713 950 Deck w/Roof (Roof portion) 190 3,165 1,108 Totals: 139,589 48,855 Notes: 14X70 REDMAN ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 45,924															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	910			Addition	Siding	Crawl	224			Total:				75,606	26,462
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																	
Main Home	Ribbed	Metal	910																																			
Addition	Siding	Crawl	224																																			
Total:				75,606	26,462																																	

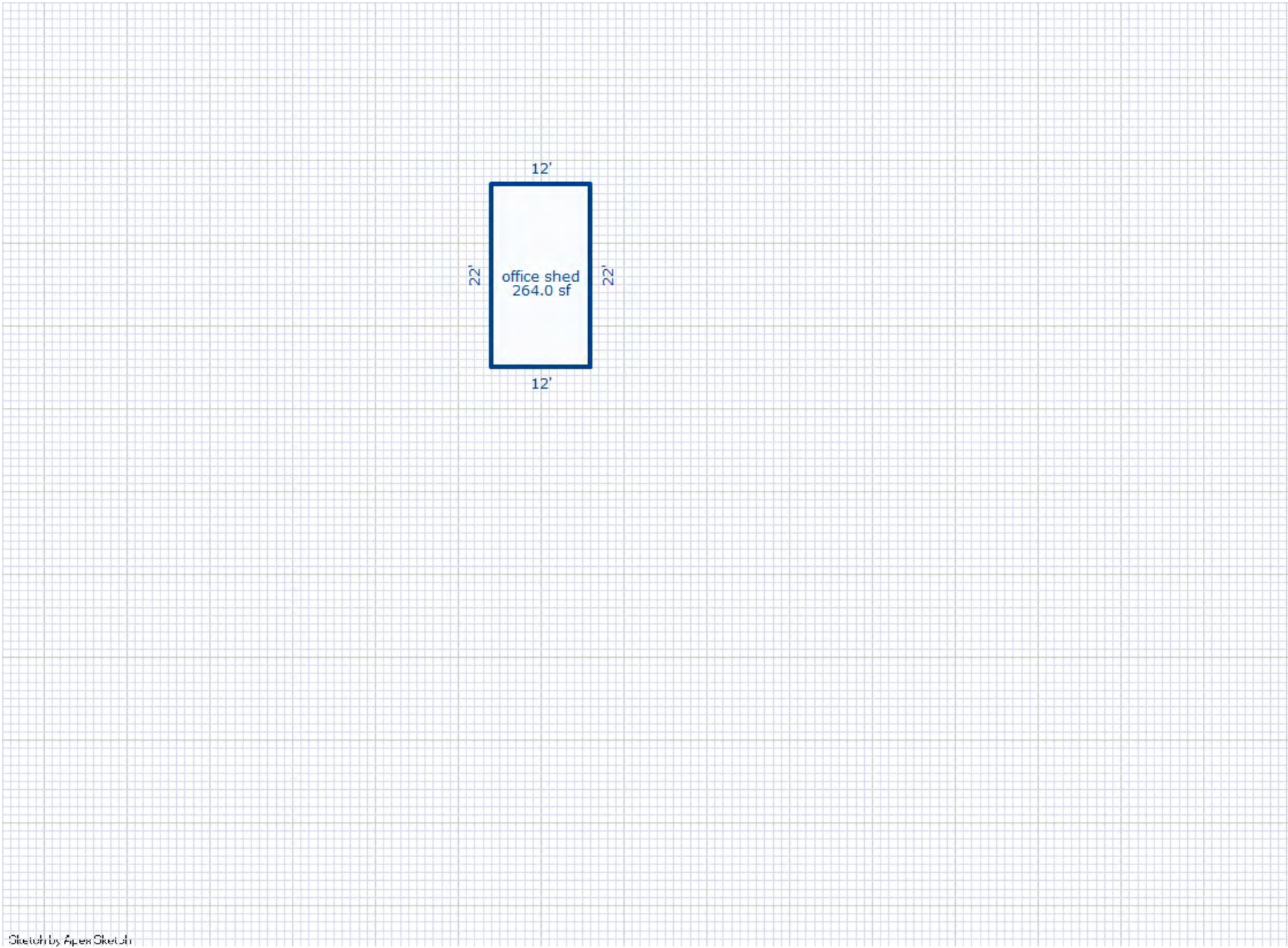
*** Information herein deemed reliable but not guaranteed***



03/24/2026

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Office Structure										<<<<< Calculator Cost Computations >>>>>																																																	
Class: D,Pole Floor Area: 264 Gross Bldg Area: 264 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 68 Overall Building Height: 8																																																	
										Construction Cost										Base Rate for Upper Floors = 76.11																																							
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100										High Above Ave. Ave. X Low										100% 0%																																							
										** ** Calculator Cost Data ** **										(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.55 100%																																							
1979 Year Built 2012 Remodeled										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 80.66																																							
										Heat#1: Wall or Floor Furnace										Total Floor Area: 264 Base Cost New of Upper Floors = 21,294																																							
8 Overall Bldg Height										Heat#2: No Heating or Cooling										Reproduction/Replacement Cost = 21,294																																							
										Ave. SqFt/Story: 264										Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0																																							
Comments: PAINTED PLYWOOD SIDING										Ave. Perimeter: 68										Total Depreciated Cost = 17,461																																							
										Has Elevators:										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 18,509																																							
*** Basement Info ***										Area:										Replacement Cost/Floor Area= 80.66 Est. TCV/Floor Area= 70.11																																							
										Perimeter:																																																	
* Mezzanine Info *										Type:																																																	
										Heat: Hot Water, Radiant Floor																																																	
* Sprinkler Info *										Area #1:																																																	
										Type #1:																																																	
Area #2:										Area:																																																	
										Type #2:																																																	
Area:										Type: Low																																																	
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																													
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																													
X Poured Conc.										Many Above Ave.										Average Typical										Few None										Few Average										Few Average									
Brick/Stone										Total Fixtures										Urinals										Flex Conduit										Incandescent																			
Block										3-Piece Baths										Wash Bowls										Rigid Conduit										Fluorescent																			
(3) Frame:										2-Piece Baths										Water Heaters										Armored Cable										Mercury																			
										Shower Stalls										Wash Fountains										Non-Metalic										Sodium Vapor																			
										Toilets										Water Softeners										Bus Duct										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.																													
										Gas Oil										Coal Stoker										Hand Fired Boiler																													
(6) Ceiling:																																																											



Sketch by ApexSketch

*** 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 BRENNEN LEE & STEWAR	IRON WHEELS MOTORCYCLE CLUB	1	07/19/2023	QC	21-NOT USED/OTHER	2023-01920	DEED	100.0					
ALLEN BRIAN L & PETERSON A	ALLEN BRENNEN LEE &	0	06/13/2020	QC	09-FAMILY/RELATED ENTITY	2020-01693	DEED	0.0					
IRON WHEELS MOTORCYCLE CLUB	ALLEN BRENNEN & ALLEN BRIAN	2,000	02/25/2018	WD	09-FAMILY/RELATED ENTITY	2018-00993	PROPERTY TRANSFER	100.0					
		16,900	01/01/2002	WD	33-TO BE DETERMINED	02-0:3832	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
11085 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		03/29/2016		2016-0079	100%				
		P.R.E. 0%		Pole Barn		03/18/2004		20040029	Complete				
Owner's Name/Address		MAP #:											
IRON WHEELS MOTORCYCLE CLUB IN 498 E GARRISON RD OWOSSO MI 48867		2026 Est TCV 108,471 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 330.00 660.00 0.8823 1.1334 110 100 36,300								
					330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 36,300								
Tax Description					Land Improvement Cost Estimates								
SEC 18 T22N R8W N 1/2 OF W 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4 & THAT PART OF E 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.2A.		X			Description		Rate		Size	%	Good	Cash Value	
Comments/Influences					D/W/P: 4in Concrete 6.96 24 0 0								
		X			Total Estimated Land Improvements True Cash Value = 0								
					Work Description for Permit 2016-0079, Issued 03/29/2016: DECK/GAZEBO 24X30 = 720 SQFT								
					Work Description for Permit 20040029, Issued 03/18/2004: 30X40 PC @45% FOR 05 NO CHG FOR 06, 07 .COMPLETE FOR 08 + WW * SS1.								
		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	18,200	36,000	54,200				42,670C	
		TPC	04/22/2025	INSPECTED	2025	14,900	32,400	47,300				41,549C	
		TPC	05/30/2022	INSPECTED	2024	14,900	25,400	40,300				40,300S	
		TPC	04/30/2021	INSPECTED	2023	11,600	25,100	36,700				29,026C	
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 720 15	Type CCP (1 Story) CCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % 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: 15 Floor Area: 0 Total Base New : 69,030 Total Depr Cost: 58,676 Estimated T.C.V: 72,171		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG			Drywall Paneled												Plaster Wood T&G		
Yr Built 2004		Remodeled 2016	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:		150 Amps Service													
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures													
(2) Windows		(7) Excavation		Ex.			X	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										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many			X	Ave.		Few							
(3) Roof		(9) Basement Finish		(13) Plumbing													
X	Gable Hip Flat		Gambrel Mansard Shed	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2004

(11) Heating System: Forced Air w/ Ducts

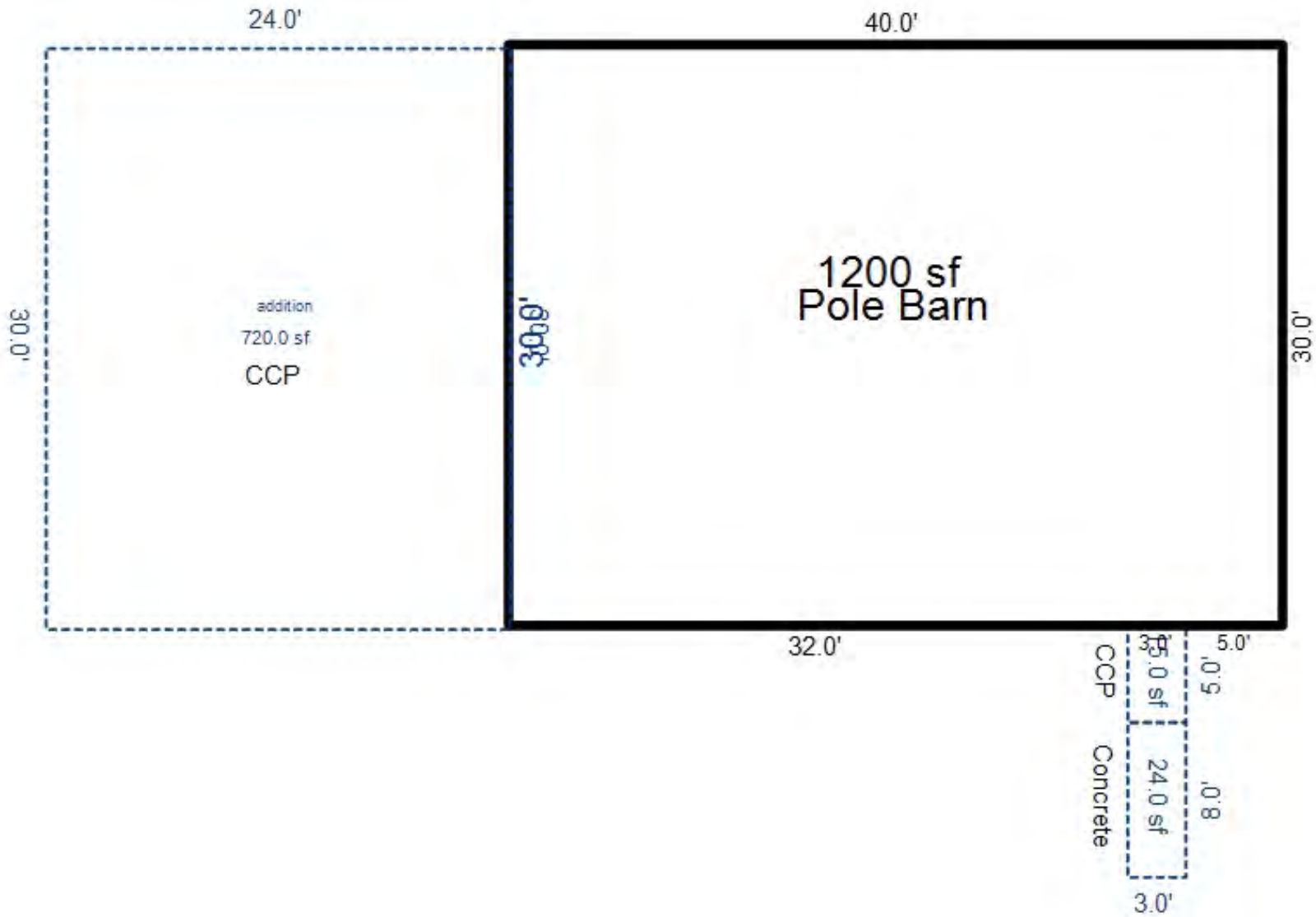
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Water/Sewer						
1000 Gal Septic				1	4,689	3,986
Water Well, 100 Feet				1	5,734	4,874
Porches						
CCP (1 Story)				720	20,390	17,331
CCP (1 Story)				15	741	630
Garages						
Class: C Exterior: Pole (Finished)						
Base Cost				1200	37,476	31,855
Totals:					69,030	58,676

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 72,171

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



*** 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 ROSTED RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
COMPS ALAN M 778 ROCHESTER RD OAKLAND MI 48363		2026 Est TCV 45,000												
		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	
					A 200' @ 110/FF			330.00	660.00	1.0000	0.0000	110	100*	0
					Residentia 3 - 7 @\$9000			5.00	Acres	9000	100	45,000		
					* denotes lines that do not contribute to the total acreage calculation.			330	Actual Front Feet,	5.00	Total Acres	Total Est. Land Value =	45,000	
Tax Description		X OF SE 1/4 OF SE 1/4. 5 A.												
Comments/Influences														
														
		Topography of Site												
		X Level												
		Rolling												
		Low												
		X High												
		Landscaped												
		Swamp												
		X Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who		When	What	2026	22,500	0	22,500			5,676C				
TPC 12/27/2017 INSPECTED		2025	15,000	0	15,000			5,527C						
TPC 08/03/2011 INSPECTED		2024	14,900	0	14,900			5,361C						
		2023	11,600	0	11,600			5,106C						

Parcel Number: 009-018-014-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

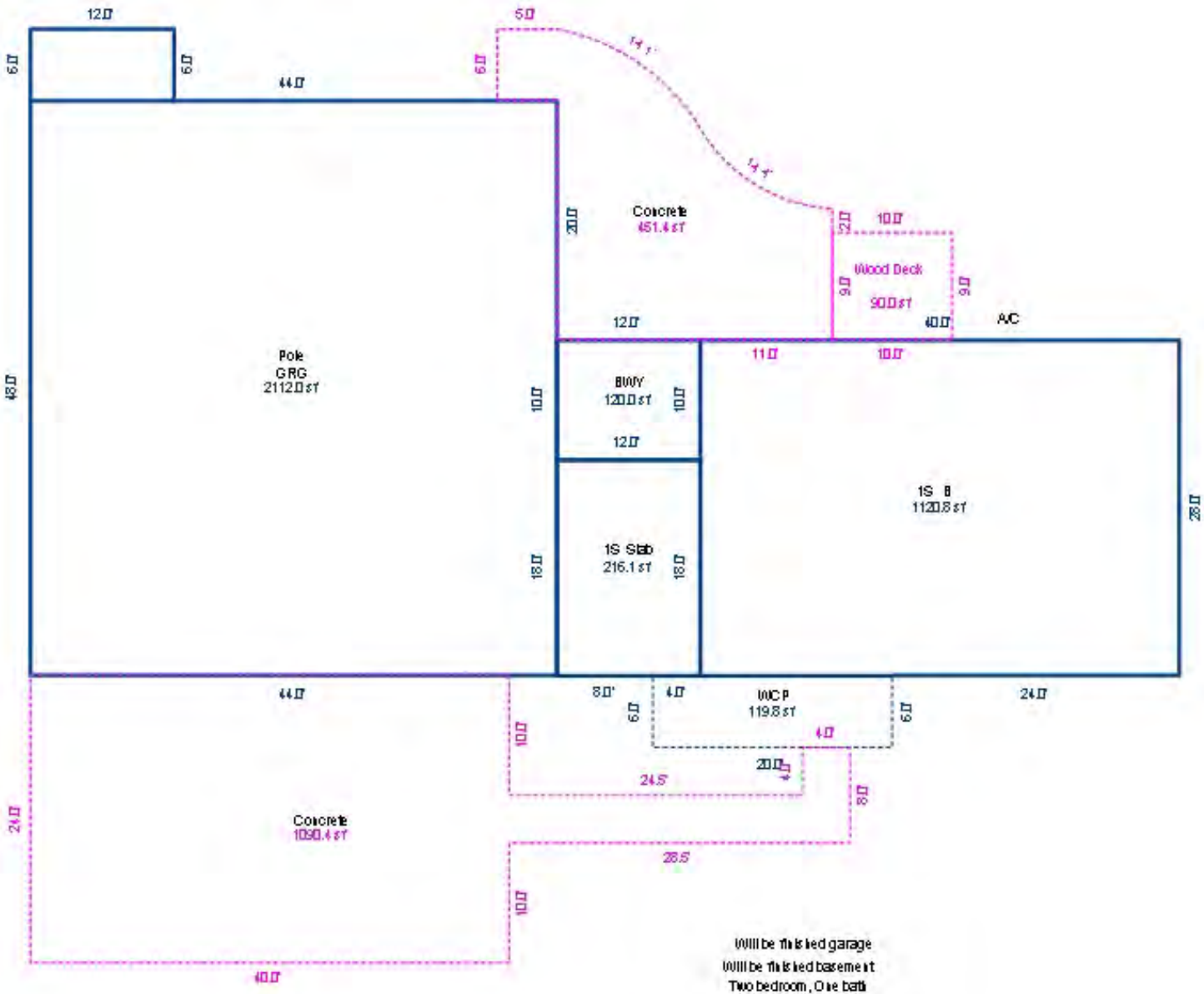
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCAFE DOUGLAS G & JANE	SCAFE DOUGLAS G & JANE	0	03/07/2023	QC	09-FAMILY/RELATED ENTITY	2023-00580	DEED	0.0		
MARTIS WILLIAM A	SCAFE DOUGLAS G & JANE	17,500	07/06/2015	WD	03-ARM'S LENGTH	2015-02352	PROPERTY TRANSFER	100.0		
REIN SUSAN JACOBS	MARTIS WILLIAM A	18,000	02/28/2011	WD	03-ARM'S LENGTH	2011-00599	PROPERTY TRANSFER	100.0		
REIN GARY & SUSAN	REIN SUSAN JACOBS	0	12/15/2010	AFF	07-DEATH CERTIFICATE	2011-135DC	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
11030 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		New House		05/16/2017		2017-0174		100%
		P.R.E. 100% 06/12/2018								
Owner's Name/Address		MAP #:								
SCAFE DOUGLAS G & JANE 11030 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 385,978 TCV/TFA: 288.91								
		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 330.00 660.00 0.8823 1.1334 110 100 36,300					
					330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 36,300					
Tax Description										
. SEC 18 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.		X								
Comments/Influences										



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Missaukee, Michigan

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

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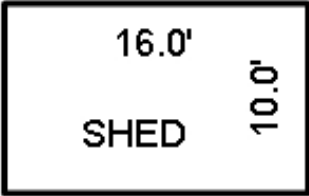
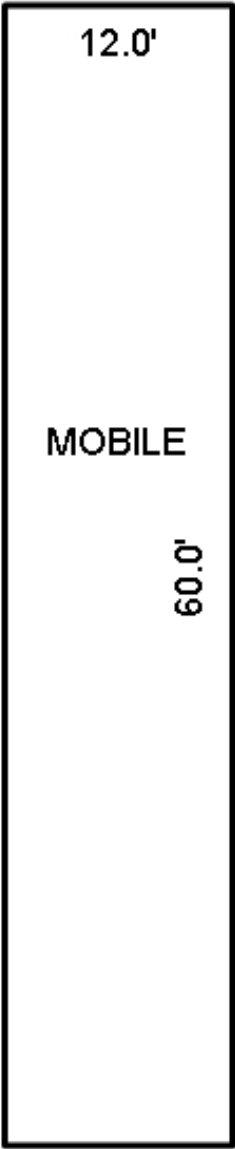
*** Information herein deemed reliable but not guaranteed***

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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD			Drywall Paneled													Plaster Wood T&G	
Yr Built 1967		Remodeled 0	Ex												X	Ord	Min
Condition: Poor		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 Mobile Home HUD		Cls Low		Blt 1967						
				Ex. X 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 Average Fixture(s)			Type		Ext. Walls		Roof/Fnd.		Size				
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Main Home		Ribbed		Metal		720				
				2 Fixture Bath			Other Additions/Adjustments										
				Softener, Auto			Plumbing										
				Softener, Manual			Average Fixture(s)		1		783		274				
				Solar Water Heat			Water/Sewer										
				No Plumbing			1000 Gal Septic		1		4,109		1,438				
				Extra Toilet			Water Well, 50 Feet		1		3,344		1,170				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Extra Sink			Built-Ins										
				Separate Shower			Appliance Allow.		1		1,607		562				
				Ceramic Tile Floor					Totals:		49,468		17,313				
				Ceramic Tile Wains			Notes: 1967 HOMETTE MH										
				Ceramic Tub Alcove			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						16,274				
				Vent Fan													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water													
X	Asphalt Shingle			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:															

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



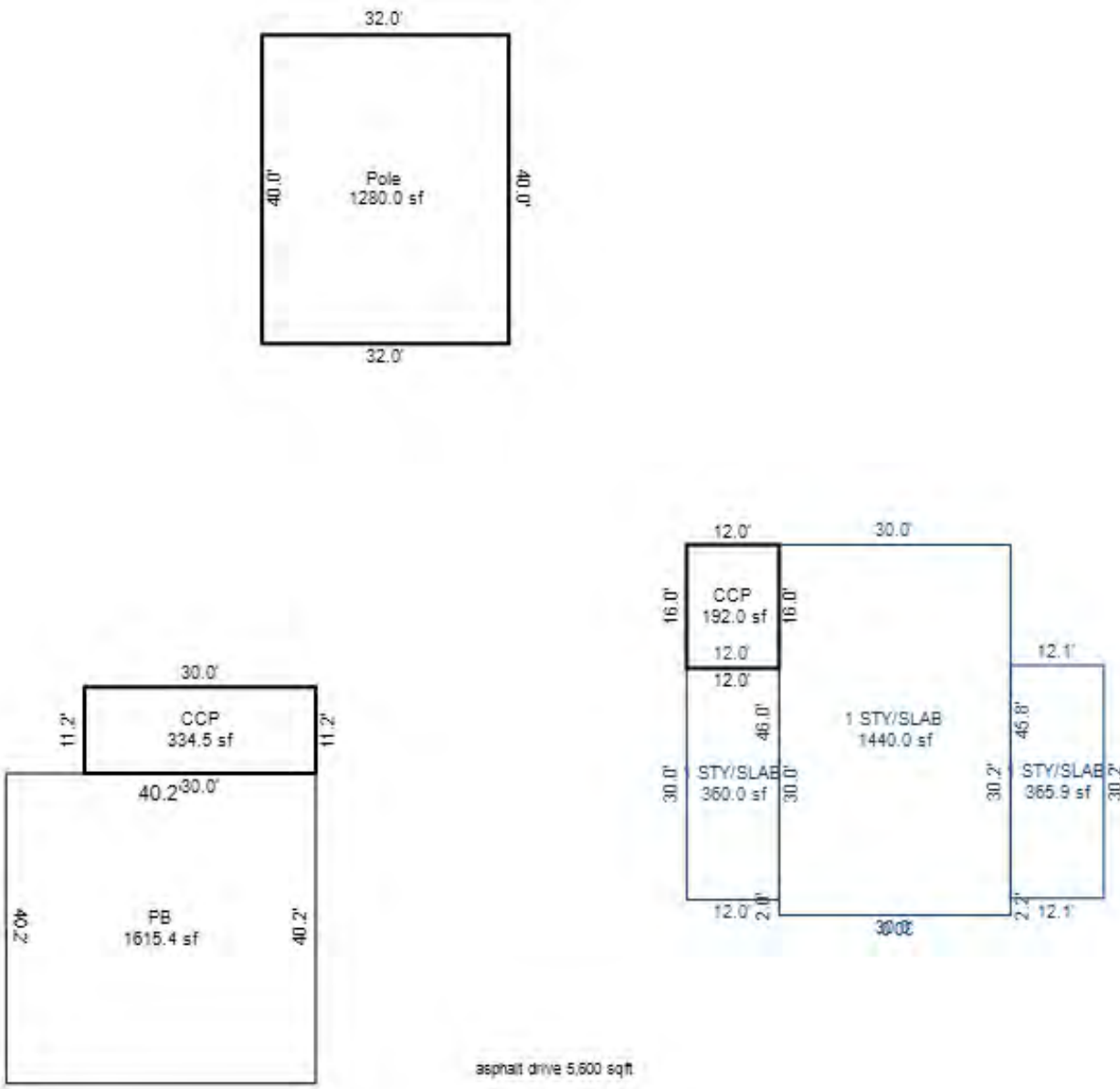
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINTRICK RYAN A &	PINTRICK RICHARD W & SHARON	1	01/11/2019	QC	09-FAMILY/RELATED ENTITY	2019-00088	PROPERTY TRANSFER	0.0
PINTRICK RICHARD R ESTATE	PINTRICK R W & SHARON & PINTRICK	0	05/30/2013	WD	09-FAMILY/RELATED ENTITY	2013-01926 WD	PROPERTY TRANSFER	100.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
11204 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 100% 06/04/2013							
Owner's Name/Address	MAP #:							
PINTRICK RICHARD W & SHARON J 11204 W KELLY ROAD LAKE CITY MI 49651	2026 Est TCV 169,744 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
			Residentia 8 - 17	@\$5600	10.00 Acres	5600	100	56,000
					10.00 Total Acres		Total Est. Land Value =	56,000
			Land Improvement Cost Estimates					
			Description			Rate	Size % Good	Cash Value
			D/W/P: Asphalt Paving			3.10	5600 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
Tax Description								
2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 22 North, Range 8 West and The West 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L . SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		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
			2026	28,000	56,900	84,900		51,452C
			2025	25,000	50,700	75,700		50,100C
			2024	15,000	43,700	58,700		48,594C
			2023	14,000	42,400	56,400		46,280C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			Who	When	What			
			TPC 12/27/2017	INSPECTED				
			TPC 08/15/2016	INSPECTED				
			TPC 04/21/2016	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 334	Type CCP (1 Story) CCP (1 Story)	Year Built: 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: 2 Area: 2165 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 150,909 Total Depr Cost: 90,544 Estimated T.C.V: 111,369		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	X	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:		100 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												
	Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Few	X	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																
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Asphalt Shingle Metal	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 853 Water/Sewer 1000 Gal Septic 1 4,689 2,813 Water Well, 50 Feet 1 3,344 2,006 Porches CCP (1 Story) 192 5,357 3,214 Foundation: Shallow 192 -1,260 -756 CCP (1 Story) 334 8,597 5,158 Foundation: Shallow 334 -1,700 -1,020 Built-Ins Appliance Allow. 1 2,713 1,628 Garages Class: C Exterior: Pole (Finished) Base Cost 2165 67,613 40,568 Class: C Exterior: Pole (Unfinished) Base Cost 1615 38,195 22,917 Class: C Exterior: Pole (Unfinished) Base Cost 1280 30,272 18,163 No Concrete Floor 1280 -8,333 -5,000 Totals: 150,909 90,544										Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 111,369						

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



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