

Grantor		Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
BURNS CASEY & JANINE		DRAPER PHILLIP		28,000	11/14/2025	WD	03-ARM'S LENGTH		2025-03301	PROPERTY TRANSFER	100.0		
BALL JEFFREY & ELIZABETH		BURNS CASEY & JANINE		19,000	07/26/2024	WD	03-ARM'S LENGTH		2024-01831	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC		BALL JEFFREY & ELIZABETH		9,500	09/18/2020	WD	32-SPLIT VACANT		2020-02900	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC		SEIDEL CHRIS		34,000	06/29/2013	PTA	32-SPLIT VACANT		PTA	PROPERTY TRANSFER	100.0		
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
5388 S BROWN RD				School: MCBAIN RURAL AGR SCHOOL DIST									
				P.R.E. 0%									
Owner's Name/Address				MAP #:									
DRAPER PHILLIP 621 BOND ST CADILLAC MI 49601				2026 Est TCV 25,623									
				Improved	X	Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
				Public Improvements		* Factors * 187.37 X 895.053							
						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description				X		Dirt Road	A 200' @ 110/FF	187.37	895.05	1.0164	1.2231	110 100	25,623
A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST¼ CORNER OF SAID SECTION; THENCE N89°29'4G"W. ALONG THE EAST-WEST¼ LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'4G"W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET: THENCE S31°57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 2G.2 I FEET. CHORD=S77'24' 18"E, 179.68 FEET):						Gravel Road	187 Actual Front Feet,		3.85 Total Acres		Total Est. Land Value =		25,623
						Paved Road							
						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	12,800	0	12,800			12,800S
						Low	2025	10,500	0	10,500			10,500S
						High	2024	5,800	0	5,800			4,213C
						Landscaped	2023	5,800	0	5,800			4,013C
						Swamp							
				X		Wooded							
						Pond							
						Waterfront							
						Ravine							
						Wetland							
				X		Flood Plain							
						SEASONAL RD							
				Who	When	What							
				TPC 04/22/2025	INSPECTED								
				TPC 05/30/2022	INSPECTED								
				TPC 04/30/2021	INSPECTED								
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
THOMPSON DAVID GLEN	SMITH ROBERT & ROBIN L	40,000	11/17/2023	WD	03-ARM'S LENGTH	2023-03223	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	0	11/17/2023	WD	16-LC PAYOFF	2023-03222	DEED	0.0		
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	29,500	07/10/2020	LC	03-ARM'S LENGTH	2020-01987	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)		Date	Number	Status	
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
SMITH ROBERT & ROBIN L 10635 N CEDAR DR GRAND HAVEN MI 49417		2026 Est TCV 74,592								
		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	13.32 Acres	5600	100	74,592	
				13.32 Total Acres Total Est. Land Value =					74,592	
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								
		X	Wooded							
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2026	37,300	0	37,300			21,176C
		TPC 05/30/2023 INSPECTED		2025	33,300	0	33,300			20,620C
		TPC 04/30/2021 INSPECTED		2024	20,000	0	20,000			20,000S
				2023	18,600	0	18,600			13,965C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HARRELL TYLER J & TIFFANY	HARRELL TYLER J & TIFFANY	0	07/12/2023	WD	09-FAMILY/RELATED ENTITY	2023-03014	PROPERTY TRANSFER	0.0		
ELWOOD CARL R & MARCIA L	HARRELL TYLER J & TIFFANY	76,000	03/29/2022	WD	03-ARM'S LENGTH	2022-00989	PROPERTY TRANSFER	100.0		
ELWOOD PAUL & RACHEL	ELWOOD CARL R & MARCIA L	1	11/04/2020	QC	09-FAMILY/RELATED ENTITY	2020-03360	DEED	0.0		
FOUR D'S OF MISSAUKEE LLC	ELWOOD CARL R & MARCIA L	50,000	10/23/2019	WD	32-SPLIT VACANT	2019-03319	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)	Date	Number	Status	
5304 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
HARRELL TYLER J & TIFFANY K TRUST 317 HUSTON ST CADILLAC MI 49601		2026 Est TCV 96,450								
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				Residentia 18	-29 @\$5000	19.29 Acres	5000	100		96,450
				19.29 Total Acres Total Est. Land Value =						96,450
Tax Description		X								
SEC 31 T22N R8W (0*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A. SPLIT ON 2/3/2022 PART TO 031-001-30 SPLIT ON 2/10/21 PART TO 031-001-30 SPLIT ON 10/16/2019 26.3 FROM										
										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ELWOOD CARL R & MARCIA L	COOK JEFFREY A & DEBORAH J	28,000		02/24/2022	WD	32-SPLIT VACANT		2022-00609	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
COOK JEFFREY A & DEBORAH J 2088 124TH AVE HOPKINS MI 49328		2026 Est TCV 39,424												
			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 8 - 17 @\$5600			7.04 Acres			5600 100			39,424
					7.04 Total Acres			Total Est. Land Value =			39,424			
BEG N89DEG29'46"W 1060.85FT, N0DEG 03'44"E 1204.64FT FORM E 1/4 COR. TH N0DEG 03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50" E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E 63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E 151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W 7.04 A SPLIT ON 02/11/2022 FROM 009-031-001-25;		Topography of Site												
Comments/Influences														
2 completed ; 1-001-25; -001-30; -----														
		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	19,700	0	19,700			11,006C
					TPC 04/30/2021 INSPECTED			2025	17,600	0	17,600			10,717C
								2024	10,600	0	10,600			10,395C
								2023	9,900	0	9,900			9,900S
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Parcel Number: 009-031-001-35

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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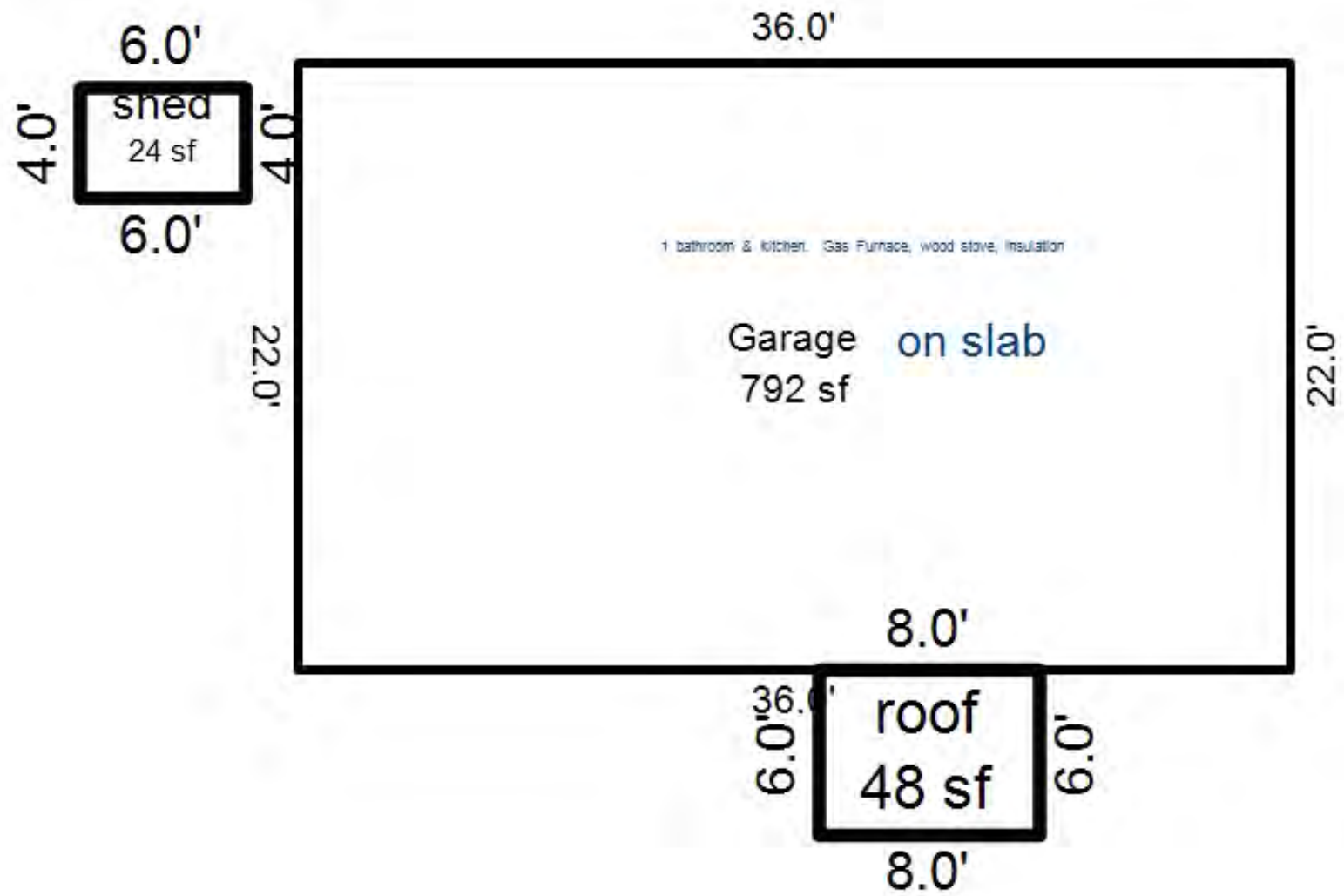
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
PURUCKER TOM & LISA	RYKTARSYK DANIEL J & CORTNEY K	139,000	07/02/2025	LC	25-PARTIAL CONSTRUCTION	2025-02058	PROPERTY TRANSFER	100.0										
MATTERN MARK S & LYNDA M	PURUCKER TOM & LISA	42,000	12/16/2021	WD	03-ARM'S LENGTH	2021-04292	PROPERTY TRANSFER	100.0										
FOUR D'S OF MISSAUKEE LLC	MATTERN MARK S & LYNDA M	26,900	07/19/2018	WD	32-SPLIT VACANT	2018-02313	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
5228 S BROWN RD				School: MCBAIN RURAL AGR SCHOOL DIST														
				P.R.E. 100% 07/25/2025														
Owner's Name/Address		MAP #:																
RYKTARSYK DANIEL J & CORTNEY K 5228 S BROWN RD CADILLAC MI 49601		2026 Est TCV 118,222 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 12.00 Acres 5600 100 67,200												
						12.00 Total Acres Total Est. Land Value = 67,200												
Tax Description						Land Improvement Cost Estimates												
						Description	Rate		Size		% Good	Cash Value						
						D/W/P: 4in Ren. Conc.		6.60		48		50 158						
						Wood Frame		31.07		30		50 466						
						Total Estimated Land Improvements True Cash Value = 624												
		Topography of Site																
		Level				Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Rolling				2026	33,600		25,500		59,100						59,100S	
		Low				2025	30,000		1,700		31,700				31,700A		13,640C	
		High				2024	18,000		1,700		19,700						13,230C	
		Landscaped				2023	16,800		1,600		18,400						12,600C	
		Swamp																
		Wooded																
		Pond																
		Waterfront																
		Ravine																
		Wetland																
		Flood Plain																
		Who	When		What													
		TPC 04/30/2021 INSPECTED																
		TPC 07/09/2018 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			0	Eavestrough Insulation Front Overhang 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 1 Wood Stove Direct-Vented Gas			Area	Type Roof Cover Onl			Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 792 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									Class: D Effec. Age: 1 Floor Area: 0 Total Base New : 41,387 Total Depr Cost: 40,974 Estimated T.C.V: 50,398			E.C.F. X 1.230			Bsmnt Garage: Carport Area: Roof:																																																
Building Style: GRG			Drywall Paneled		Plaster Wood T&G		Trim & Decoration																					Size of Closets			Lg			Ord			Small			Doors:			Solid		H.C.		(5) Floors				Kitchen: Other: Other:				(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min				No. of Elec. Outlets Many Ave. Few				(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:					
Yr Built 0			Remodeled 2024			Ex																						Ord		Min		Condition: Average			Lg			Ord			Small			Doors:			Solid		H.C.		(6) Ceilings				(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					
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 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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:																																																		
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
(1) Exterior			(6) Ceilings			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Wood/Shingle Aluminum/Vinyl Brick			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Insulation			(6) Ceilings			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
(2) Windows			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Many Avg. Few			Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
(3) Roof			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Gable Hip Flat			Gambrel Mansard Shed			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Asphalt Shingle			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						
Chimney:			(5) Floors			Kitchen: Other: Other:			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			No. of Elec. Outlets Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																						



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
PIKE TRAVIS & PHILLIPS ASH	MILLER MICHAEL	19,000	02/21/2019	WD	32-SPLIT VACANT	2019-00501	PROPERTY TRANSFER	100.0			
FOUR D'S OF MISSAUKEE LLC	PIKE TRAVIS & PHILLIPS ASH	12,500	05/24/2018	WD	32-SPLIT VACANT	2018-01833	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5440 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		07/26/2019		2019-0369		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MILLER MICHAEL 715 E SANFORD RD MIDLAND MI 48642		2026 Est TCV 68,575 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 3 - 7	@\$9000	5.00 Acres	9000	100		45,000
					5.00 Total Acres Total Est. Land Value =						45,000
Tax Description											
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.		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	22,500	11,800	34,300		17,159C	
		TPC 09/20/2019	INSPECTED		2025	15,000	10,900	25,900		16,708C	
		TPC 05/06/2018	INSPECTED		2024	7,500	9,500	17,000		16,206C	
		TPC 04/28/2017	INSPECTED		2023	7,500	9,200	16,700		15,435C	
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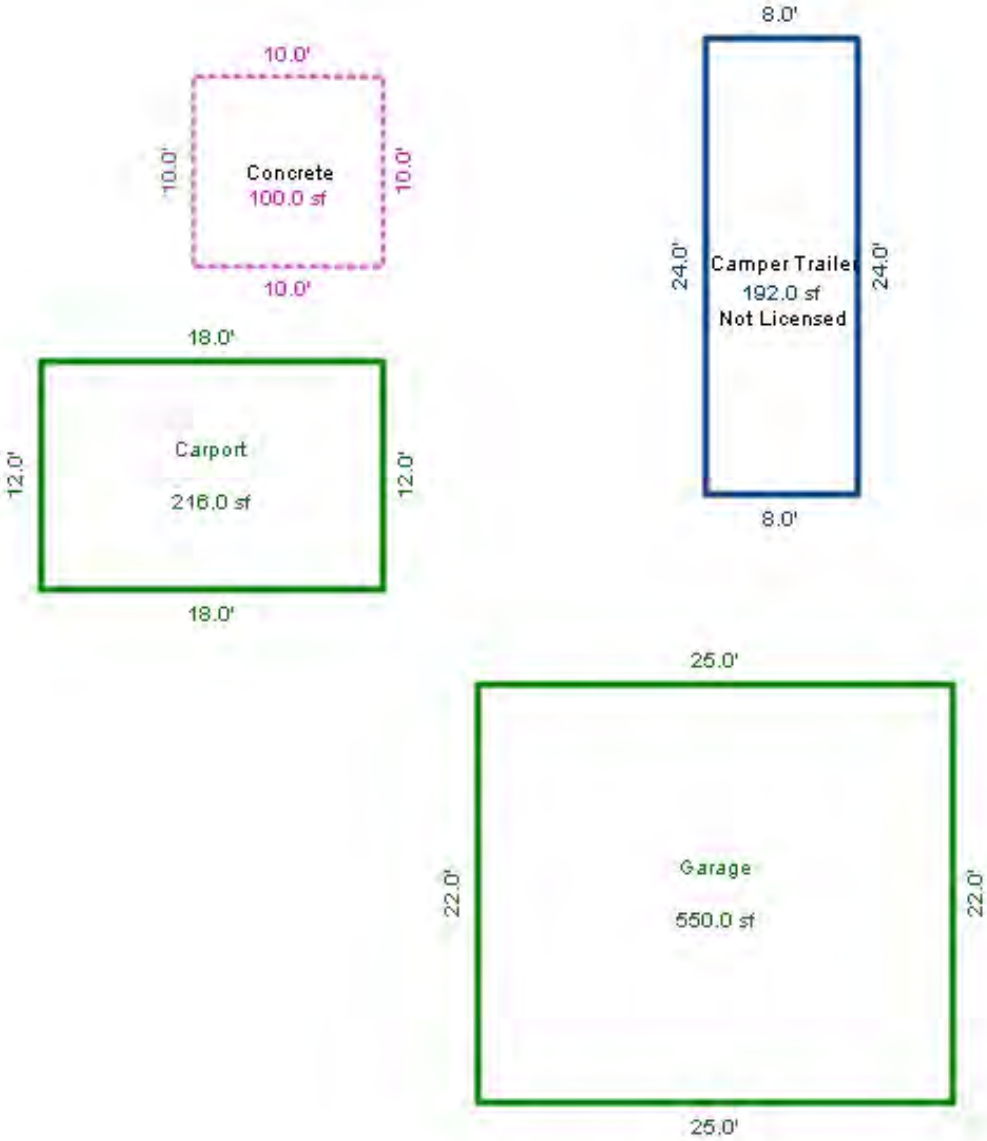
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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2019		Remodeled 0			Ex		Ord		Min						
Condition: Average		Size of Closets			Lg		Ord		Small						
Room List		Doors:		Solid			H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric						
(1) Exterior									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: 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				(14) Water/Sewer						
(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							Lump Sum Items:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family GRG										Cls	C	Blt	2019
(11) Heating System: No Heating/Cooling													
Ground Area = 0 SF Floor Area = 0 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96													
Building Areas													
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
Other Additions/Adjustments													
Plumbing	3 Fixture Bath	1	-4,478	-4,299									
Garages													
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)													
Base Cost	550	20,807	19,975										
Carports	Aluminum	216	3,087	1,543									
Totals:										19,416	17,219		
Notes:										ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		21,179	

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



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

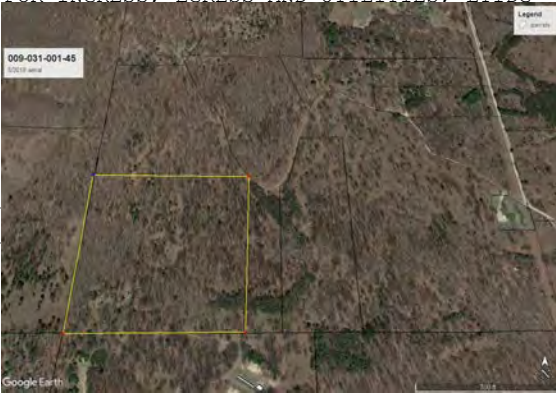
Parcel Number: 009-031-001-45

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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03/24/2026

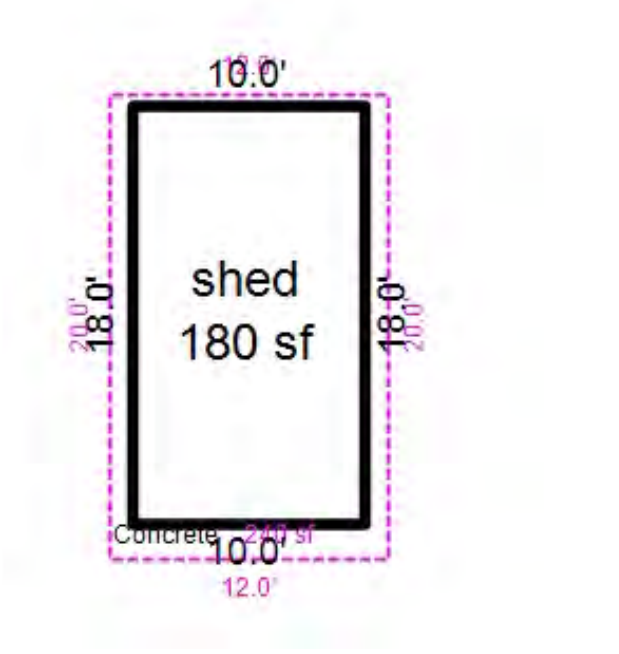
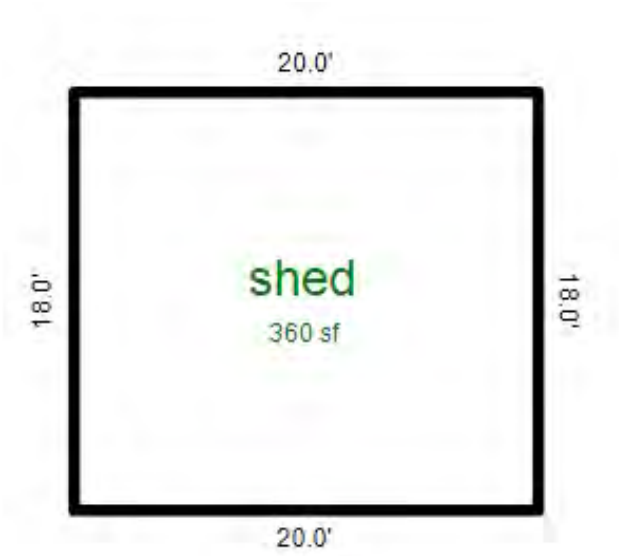
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FOUR D'S OF MISSAUKEE LLC	BELL RODNEY E & NANCY L	37,500	10/09/2020	WD	03-ARM'S LENGTH	2020-03658	PROPERTY TRANSFER	100.0			
SEIDEL CHRIS	FOUR D'S OF MISSAUKEE LLC	1	06/22/2019	QC	16-LC PAYOFF	2019-02024	PROPERTY TRANSFER	0.0			
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	LC	03-ARM'S LENGTH	2013-022	PROPERTY TRANSFER	100.0			
QUIST JERRY & DONNA &	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY/RELATED ENTITY	2007-001005	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
BELL RODNEY E & NANCY L 5244 LAND END DR KALAMAZOO MI 49009		2026 Est TCV 79,344									
		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	20.88 Acres	3800	100	79,344	
					20.88 Total Acres Total Est. Land Value =					79,344	
Tax Description		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT:COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEG, TOGETHER WITH SAID SUBJECT TO A . 66 FOOT WIDE EASEMEAT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, LYIDG					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	39,700	0	39,700			21,945C
		TPC 07/17/2019	INSPECTED		2025	38,600	0	38,600			21,369C
		TPC 05/06/2018	INSPECTED		2024	31,300	0	31,300			20,727C
		TPC 12/27/2017	INSPECTED		2023	27,100	0	27,100			19,740C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GALOUP DWIGHT & CYNTHIA	SCRAMLIN NICKOLAS D & KARE	110,000	10/11/2024	WD	03-ARM'S LENGTH	2024-02586	PROPERTY TRANSFER	100.0					
FOUR DS OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	0	08/07/2019	WD	16-LC PAYOFF	2019-02604	PROPERTY TRANSFER	0.0					
FOUR D'S OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	20,000	08/15/2018	LC	03-ARM'S LENGTH	2018-02675	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		09/22/2020		2020-00536		100%			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SCRAMLIN NICKOLAS D & KAREN A 2645 CHESLEY DR STERLING HEIGHTS MI 48310		2026 Est TCV 63,930											
		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 8 - 17 @\$5600	10.50 Acres	5600	100			58,817		
PARCEL G PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSUAKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89°40'36"E 614.69 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE N89°40'36WE 709.35 FEET ALONG SAID NORTH SECTION LINE, THENCE S00°30'13WE 660.00 FEET, THENCE S89°40'35"W 815.66 FEET, THENCE N22°51'29"E 269.48 FEET, THENCE N00°40'00"W 412.55 FEET TO THE POINT OF					Residentia ROW @ ZERO	0.54 Acres	0	100	ROW COUNTY RD	0			
					11.04 Total Acres				Total Est. Land Value =		58,817		
					Land Improvement Cost Estimates								
					Description		Rate		Size	% Good		Cash Value	
					D/W/P: 4in Ren. Conc.		8.17		240	50		980	
					Wood Frame		22.96		360	50		4,133	
					Wood Frame		25.46		180	0		0	
					Total Estimated Land Improvements True Cash Value =							5,113	
					Work Description for Permit 2020-00536, Issued 09/22/2020: NEW RESI USE CARPORT/GARAGE. N/A ECH AND ALL ELSE. FRAME STEALL. POURD FOUNDATION.								
		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	29,400	2,600	32,000				29,577C	
		TPC 08/01/2024	INSPECTED		2025	26,300	2,500	28,800				28,800S	
		TPC 11/05/2020	INSPECTED		2024	14,700	2,000	16,700				13,450C	
		TPC 12/27/2017	INSPECTED		2023	12,600	1,900	14,500				12,810C	

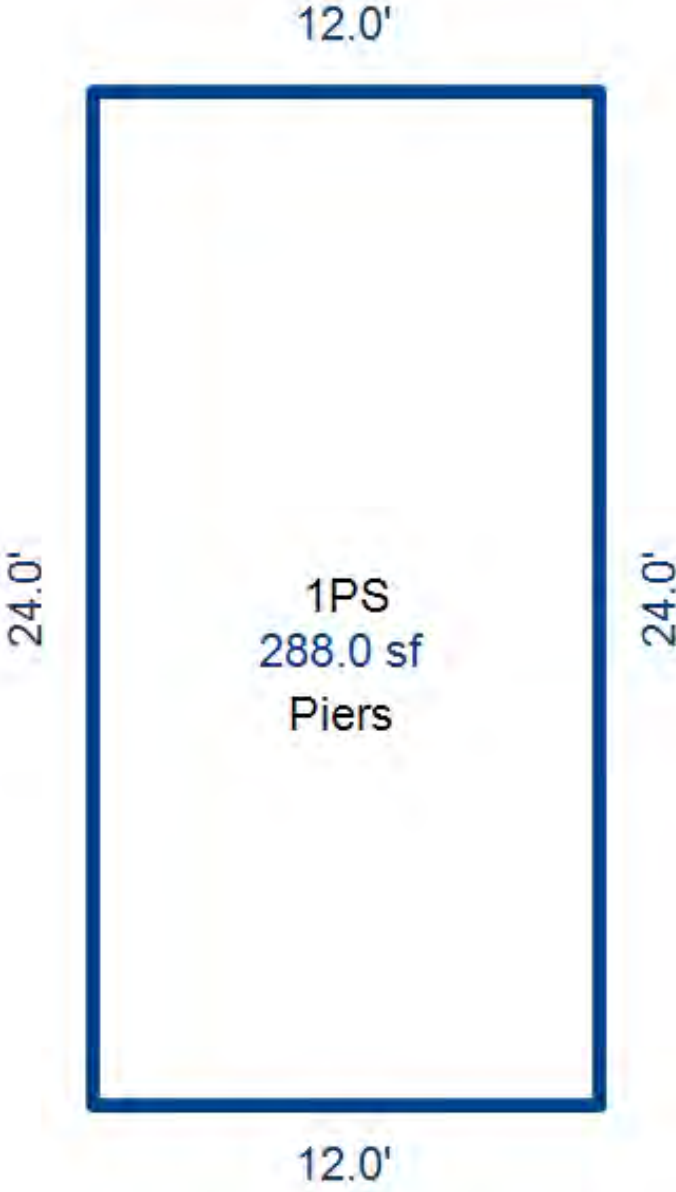
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
BERARD ANGELA & MARK	BERARD ANGELA & MARK TRUST	0	03/20/2024	WD	09-FAMILY/RELATED ENTITY	2024-00597	PROPERTY TRANSFER	0.0										
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	0	04/25/2023	WD	16-LC PAYOFF	2023-01113	DEED	0.0										
BROWN CHAD & GRETCHEN	BERARD ANGELA & MARK	45,000	04/24/2023	WD	03-ARM'S LENGTH	2023-01114	PROPERTY TRANSFER	100.0										
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	LC	03-ARM'S LENGTH	2012-02738 LCT	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER		01/18/2018		2018-99999		100%								
Owner's Name/Address		P.R.E. 0%																
BERARD ANGELA & MARK TRUST 14749 SAGEBRUCH DR HOLLAND MI 49424		MAP #:																
		2026 Est TCV 52,191																
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS													
		Public Improvements			* Factors *													
		X			Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					Gravel Road		Residentia 3 - 7		@\$9000		5.04 Acres		9000		100		45,360	
					Paved Road						5.04 Total Acres				Total Est. Land Value =		45,360	
					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		22,700		3,400		26,100				11,647C
		TPC 12/19/2018		INSPECTED				2025		15,100		3,400		18,500				11,341C
		TPC 04/25/2017		INSPECTED				2024		7,600		3,400		11,000				11,000S
		TPC 03/30/2015		INSPECTED				2023		7,600		3,100		10,700				9,660C
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-031-001-60

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.		
MILLER CHAZ	WELCH T & KRUGER E IV & W	58,000	08/26/2024	WD	03-ARM'S LENGTH	2024-02251	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	19,000	10/10/2019	LC	03-ARM'S LENGTH	2019-03206	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	0	10/10/2019	WD	16-LC PAYOFF	2021-03604	DEED	0.0		
TIDWELL CHARLES	FOUR D'S OF MISSAUKEE LLC	0	04/07/2017	QC	10-FORECLOSURE	2017-01359	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
WELCH T & KRUGER E IV & WELCH S 30543 PALOMINO AVE WARREN MI 48093		2026 Est TCV 56,560								
		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	10.10	Acres	5600	100 56,560
					10.10 Total Acres Total Est. Land Value =					56,560
Tax Description		X			Dirt Road					
2019-03206 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614. 69 FEAT ALONG THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A SEASONAL ROAD. SPLIT FROM PARENT 01/01/2012 009-031-001-00					Gravel Road					
					Paved Road					
					Storm Sewer					
					Sidewalk					
					Water					
					Sewer					
					Electric					
					Gas					
					Curb					
					Street Lights					
					Standard Utilities					
					Underground Utils.					
					Topography of Site					
					Level					
		X			Rolling					
					Low					
					High					
					Landscaped					
					Swamp					
		X			Wooded					
					Pond					
					Waterfront					
					Ravine					
					Wetland					
					Flood Plain					
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	28,300	0	28,300		25,983C
		TPC 07/15/2024	INSPECTED		2025	25,300	0	25,300		25,300S
		TPC 05/30/2022	INSPECTED		2024	15,200	0	15,200		11,135C
		TPC 04/30/2021	INSPECTED		2023	14,100	0	14,100		10,605C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BURNS CASEY & JANINE	BURNS CASEY & JANINE	0	10/07/2025	QC	15-LADY BIRD	2025-02867	DEED	0.0				
VANDERHEIDE KEVIN D &	BURNS CASEY & JANINE	169,800	11/22/2024	WD	03-ARM'S LENGTH	2024-02983	PROPERTY TRANSFER	100.0				
FOUR D'S OF MISSAUKEE LLC	VANDERHEIDE KEVIN D & JERE	7,000	09/14/2011	WD	32-SPLIT VACANT	2011-02943	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
5350 SE BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		07/03/2014	2014-0227	100%				
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
BURNS CASEY & JANINE 3545 BIRCHWOOD AVE SW GRAND RAPIDS MI 49548		2026 Est TCV 190,265 TCV/TFA: 241.15										
		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		
					A 200' @ 110/FF	172.45	252.60	1.0377	0.8914	110 100	17,548	
					172 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	17,548	
					Land Improvement Cost Estimates							
					Description				Rate	Size % Good	Cash Value	
					D/W/P: 4in Ren. Conc.				7.33	460 0	0	
					Sewer				6.47	15 0	0	
					Electric	Residential Local Cost Land Improvements						
					Gas	Description			Rate	Size % Good	Cash Value	
					Curb	LAND IMPROVE 1000			1,000.00	2 95	1,900	
					Street Lights	Total Estimated Land Improvements True Cash Value =						1,900
					Standard Utilities							
					Underground Utils.							
		Topography of Site			Work Description for Permit 2014-0227, Issued 07/03/2014: 1STORY, 1BDRM, 1BATH							
					1620SQFT SF HOME W/ATTACHED GARAGE							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80	Type Treated Wood	Year Built: 2014 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: 789 % 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: 10 Floor Area: 789 Total Base New : 154,309 Total Depr Cost: 138,876 Estimated T.C.V: 170,817		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S			Drywall Paneled												Plaster Wood T&G		
Yr Built 2014		Remodeled 0	Ex												Ord		Min
Condition: Average		Size of Closets															
Room List		Doors:		Solid		H.C.	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: 789 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many				Ave.		Few							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
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													
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 2014

(11) Heating System: Forced Air w/ Ducts

Ground Area = 789 SF Floor Area = 789 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	Basement	789			
Total:					116,404	104,763

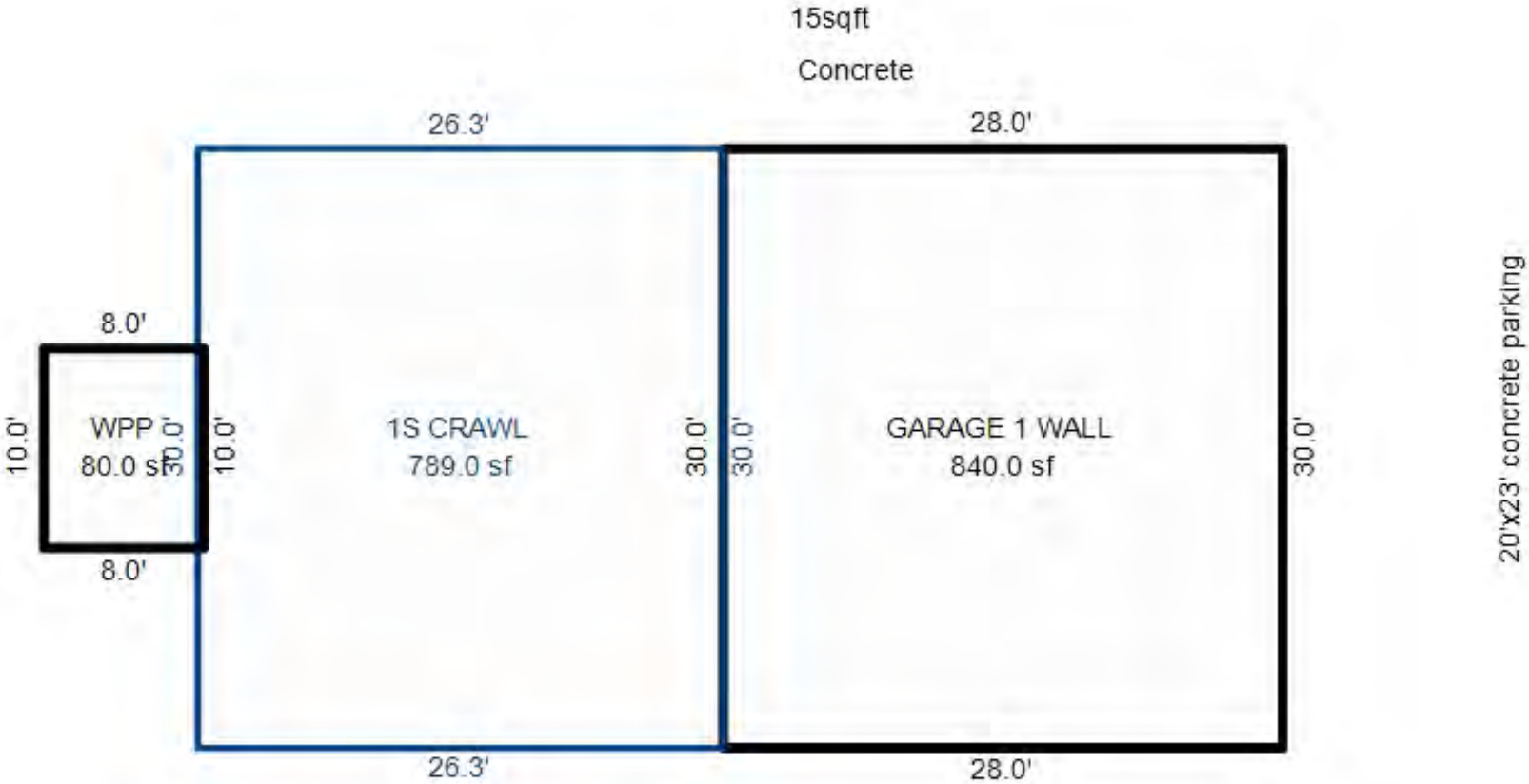
Other Additions/Adjustments

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		
Deck					
Treated Wood	80	2,133	1,920		
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	789	26,739	24,065		
Common Wall: 1 Wall	1	-2,421	-2,179		
Door Opener	1	468	421		
Totals:				154,309	138,876

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 170,817

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	PETERS JOHN SCOTT (M/M)	15,700	04/06/2009	WD	32-SPLIT VACANT	2009/1231	DEED	100.0
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
PETERS JOHN SCOTT 4702 HENRY RD Jackson MI 49201	2026 Est TCV 52,200							
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements			* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				Residentia 3 - 7 @\$9000		5.80 Acres	9000 100	52,200
						5.80 Total Acres	Total Est. Land Value =	52,200
Tax Description	X	Dirt Road						
SEC 31 T22N R8W (0*2009) BEG N 0 DEG		Gravel Road						
30'13"W 768.15 FT FROM E 1/4 COR, TH , N		Paved Road						
55 DEG 56'12"W 154.54 FT, N 43 DEG		Storm Sewer						
31'06"W 209.58 FT, N 59 DEG 54'35"W		Sidewalk						
225.94 FT, N 29 DEG 00'13"W 167.60 FT, N		Water						
26 DEG 52'47"W 192.56 FT, N 89 DEG		Sewer						
40'36"E 630.25 FT, S 0 DEG 30'13"E 673.73		Electric						
FT TO POB. 5.8A. 2009		Gas						
Split on 6-24-09 from 031-001-00		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
Comments/Influences								
Split/Comb. on 06/24/2009 completed		Topography of Site						
06/24/2009 ;								
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		X Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		X SEASONAL RD						
	Who	When	What	2026	26,100	0	26,100	8,521C
	TPC 12/27/2017	INSPECTED		2025	17,400	0	17,400	8,297C
				2024	8,700	0	8,700	8,048C
				2023	8,700	0	8,700	7,665C
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Parcel Number: 009-031-001-75

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.			
FOUR D'S OF MISSAUKEE LLC	COOK JEFF A & DEBORA J	11,600	02/12/2010	WD	03-ARM'S LENGTH	2010/407	DEED	100.0			
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY/RELATED ENTITY	2007/1005	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328		2026 Est TCV 45,180									
		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 3 - 7	@\$9000	5.02	Acres	9000	100	45,180
					5.02 Total Acres Total Est. Land Value = 45,180						
Tax Description		X			Dirt Road						
SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E 835.29 FT TO POB 5.02 AC. M/L					Gravel Road						
SPLIT ON 06/04/2007 FROM 009-031-001-00;					Paved Road						
					Storm Sewer						
					Sidewalk						
					Water						
					Sewer						
		X			Electric						
					Gas						
Comments/Influences					Curb						
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;					Street Lights						
Parent Parcel(s): 009-031-001-00;					Standard Utilities						
Child Parcel(s): 009-031-001-75, 009-031-001-80;					Underground Utils.						
-----					Topography of Site						
					Level						
		X			Rolling						
					Low						
					High						
					Landscaped						
					Swamp						
		X			Wooded						
					Pond						
					Waterfront						
					Ravine						
					Wetland						
					Flood Plain						
		X			SEASONAL RD						
		Who	When	What	2026	22,600	0	22,600			7,353C
		TPC	05/30/2022	INSPECTED	2025	15,100	0	15,100			7,160C
		TPC	04/30/2021	INSPECTED	2024	7,500	0	7,500			6,945C
		TPC	03/20/2018	INSPECTED	2023	7,500	0	7,500			6,615C
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Missaukee, Michigan

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

Parcel Number: 009-031-001-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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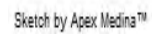
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOUR D'S OF MISSAUKEE LLC	COOK JEFFREY A & DEBORA J	20,000	06/29/2007	WD	32-SPLIT VACANT	2007/2490	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5200 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		10/25/2007		20070817	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:								
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328		2026 Est TCV 216,452 TCV/TFA: 292.50										
		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		5.00 Acres		9000 100		45,000	
							5.00 Total Acres		Total Est. Land Value =		45,000	
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												
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;												
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									

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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 30 21	Type WCP (1 Story) Composite Composite	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: BC Effec. Age: 10 Floor Area: 740 Total Base New : 152,898 Total Depr Cost: 137,608 Estimated T.C.V: 169,258		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled											Plaster Wood T&G	
Yr Built 2008		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		No./Qual. of Fixtures		Ex. X Ord. Min			
(1) Exterior		(5) Floors		(13) Plumbing			1 Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls BC		Blt 2008	
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		(11) Heating System: Forced Air w/ Ducts		Ground Area = 592 SF		Floor Area = 740 SF.	
(2) Windows		(7) Excavation		1 3 Fixture Bath			2 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1.25 Story Siding Crawl Space		Total: 119,070		107,163	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 Separate Shower			Ceramic Tile Floor		Other Additions/Adjustments		Exterior			
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Wains			Ceramic Tub Alcove Vent Fan		Stone Veneer		48		2,158 1,942	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck		Plumbing		Average Fixture(s)		1 2,094 1,885	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well			Composite		Water/Sewer		Separate Shower		1 2,667 2,400	
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic			Composite		1000 Gal Septic		1 5,433 4,890		Water Well, 100 Feet	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:		Porches		WCP (1 Story)		144 8,660 7,794	
									Built-Ins		Appliance Allow.		1 3,899 3,509	
									Deck		Composite		30 1,428 1,285	
									Composite		21 1,102 992		Totals: 152,898 137,608	
									ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				169,258	

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



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

Parcel Number: 009-031-001-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

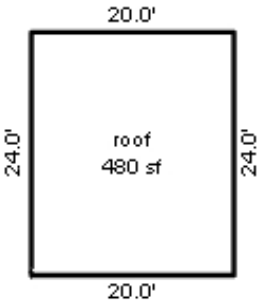
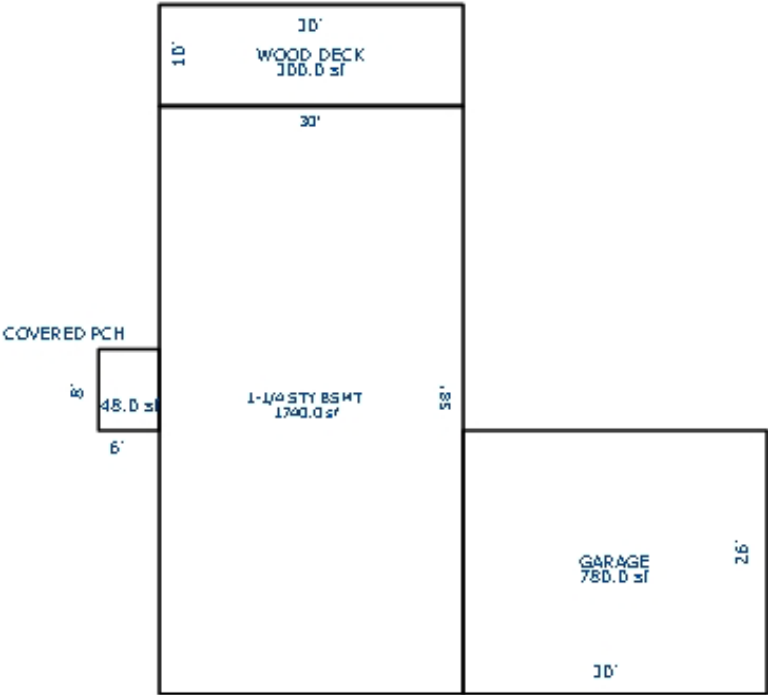
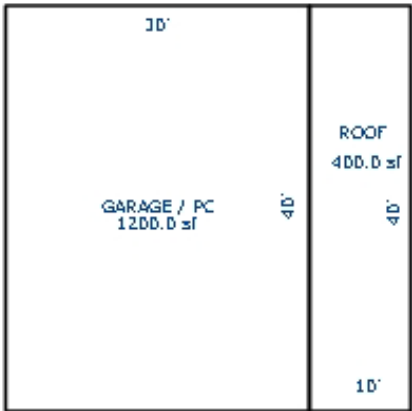
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA	0	07/01/2010	WD	23-PART OF REF	2010_02431	PROPERTY TRANSFER	0.0				
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA A	0	06/28/2007	WD	32-SPLIT VACANT	2007/2489	DEED	100.0				
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA (H/	50,000	03/28/2007	WD	32-SPLIT VACANT	2007/1006	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5050 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		04/10/2007		20070137		Complete		
		P.R.E. 100% 06/28/2007										
Owner's Name/Address		MAP #:										
QUIST JEREMY D & LAURA 5050 S BROWN RD Cadillac MI 49601		2026 Est TCV 530,900 TCV/TFA: 249.84										
		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		X			Dirt Road							
. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L					Gravel Road							
Split on 05/16/2007 from 009-031-001-00;					Paved Road							
Comments/Influences					Storm Sewer							
Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;					Sidewalk							
Parent Parcel(s): 009-031-001-00;					Water							
Child Parcel(s): 009-031-001-85;					Sewer							
-----		X			Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
					Work Description for Permit 20070137, Issued 04/10/2007: 1.5 STY/ATT GRG COMPLETE FOR 08.							
					Topography of Site							
					Level							
		X			Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X			Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
		X			SEASONAL RD							
		Who	When	What	2026	50,000	215,500	265,500			135,808C	
		TPC	04/30/2021	INSPECTED	2025	37,000	184,200	221,200			132,238C	
		TPC	12/27/2017	INSPECTED	2024	30,000	158,200	188,200			128,262C	
		TPC	04/25/2017	INSPECTED	2023	26,000	162,100	188,100			122,155C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 48 300 480	Type WCP (1 Story) WPP Roof Cover Onl	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 2,125 Total Base New : 409,486 Total Depr Cost: 347,846 Estimated T.C.V: 427,851		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 2007		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 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1700 SF Floor Area = 2125 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,700 Total: 312,612 265,696		Cls C 10 Blt 2007							
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Exterior Stone Veneer 200 7,316 6,219 Basement, Outside Entrance, Below Grade 1 2,727 2,318 Plumbing Average Fixture(s) 1 1,422 1,209 3 Fixture Bath 1 4,478 3,806 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 WPP 300 5,364 4,559 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 29,500 25,075 Common Wall: 1 Wall 1 -2,589 -2,201 Door Opener 2 1,054 896 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,464 19,094 Built-Ins Appliance Allow. 1 2,713 2,306 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
X	Many Avg. Few	X	Large Avg. Small						Basement: 1700 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		Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



Parcel Number: 009-031-001-92

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ATHY ROBERT & LESLIE	BENNETT ROBERT & ANGELA	145,000	10/07/2025	WD	25-PARTIAL CONSTRUCTION	2025-02887	PROPERTY TRANSFER	100.0		
ATHY ROBERT & LESLIE	ATHY ROBERT & LESLIE	0	05/19/2022	QC	09-FAMILY/RELATED ENTITY	2022-01654	PROPERTY TRANSFER	0.0		
SEIDEL CHRIS	ATHY ROBERT & LESLIE	39,900	10/30/2020	WD	03-ARM'S LENGTH	2020-03293	PROPERTY TRANSFER	100.0		
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	29,000	10/28/2020	WD	16-LC PAYOFF	2020-03292	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
BENNETT ROBERT & ANGELA 733 IVY CREEK COVE FORT WAYNE IN 46804		2026 Est TCV 134,806 TCV/TFA: 343.89								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				Residentia 8 - 17		@\$5600	15.02 Acres	5600	100	84,112
							15.02 Total Acres		Total Est. Land Value =	84,112
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							
		X	Rolling							
			Low							
			High							
			Landscaped							
		X	Swamp							
			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	42,100	25,300	67,400		67,400S
		TPC 07/27/2025	INSPECTED		2025	37,600	0	37,600		17,049C
		TPC 04/30/2021	INSPECTED		2024	22,500	0	22,500		16,537C
		TPC 08/17/2020	INSPECTED		2023	21,000	0	21,000		15,750C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 100	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:	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S			Drywall Paneled			Plaster Wood T&G									
Yr Built 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 Bedrooms	(5) Floors			(12) Electric										
(1) Exterior		Kitchen: Other: Other:			0 Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures										
(2) Windows		(7) Excavation			Ex.				Ord.		Min				
	Many Avg. Few		Large Avg. Small		No. of Elec. Outlets				Many		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				Average Fixture(s) 3 Fixture Bath 1 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						
(3) Roof		(8) Basement			(14) Water/Sewer										
	Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:										
Chimney:		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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

(11) Heating System: Wall/Floor Furnace

Ground Area = 200 SF Floor Area = 200 SF.

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

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	200			
Total:					18,723	17,974

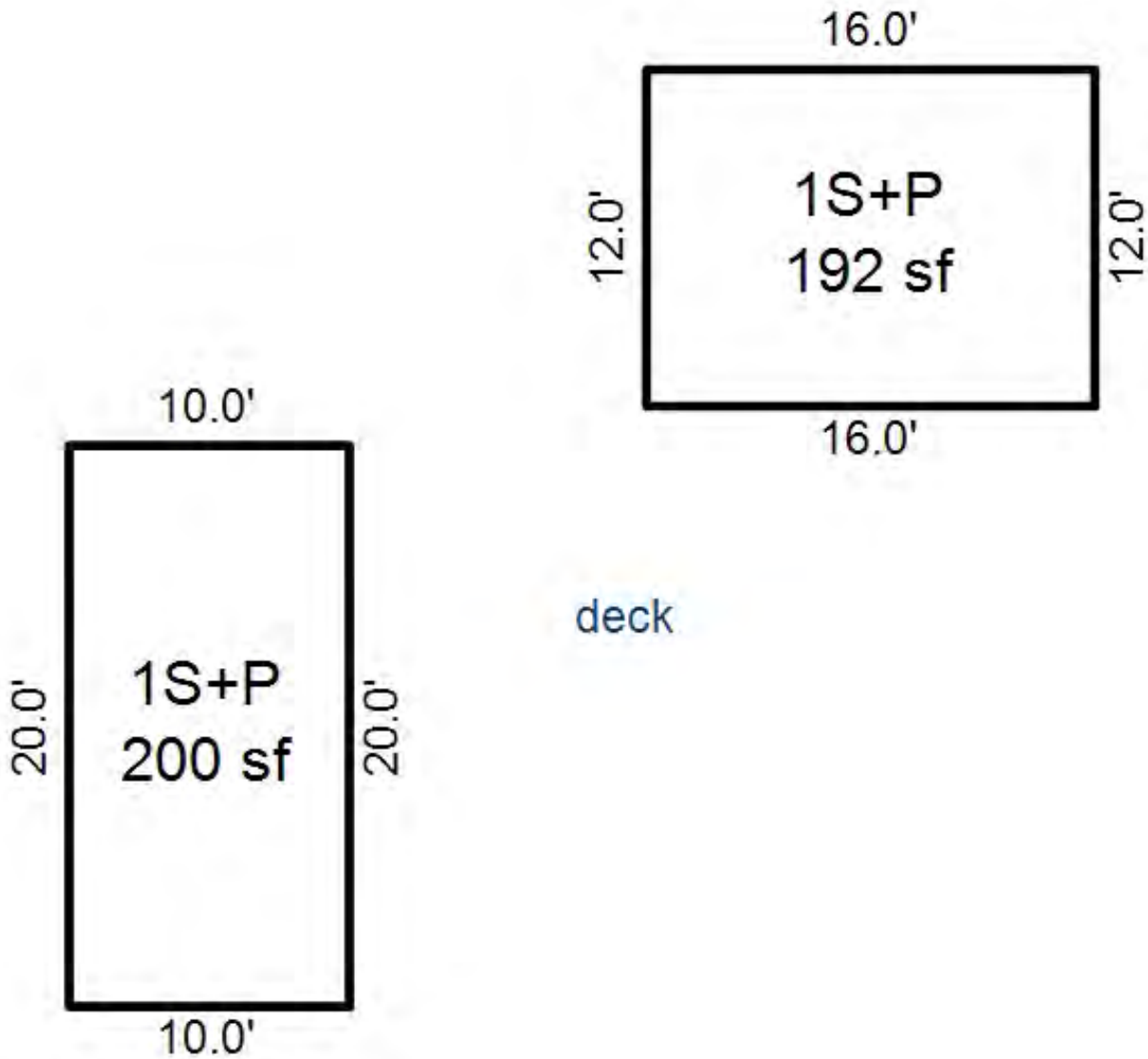
Other Additions/Adjustments

Deck	Treated Wood	100	2,340	2,246
Totals:		21,063	20,220	

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 24,870

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



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

Parcel Number: 009-031-002-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
S SEELEY RD X	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
STATE OF MICHIGAN	2026 Est TCV 0							
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 30 - 65 \$3800 40.00 Acres 3800 100 152,000 40.00 Total Acres Total Est. Land Value = 152,000						
Taxpayer's Name/Address	X	Dirt Road						
STATE		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
Tax Description		Electric						
. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.		Gas						
Comments/Influences		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2026	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	TPC 12/27/2017	INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT	EXEMPT
	TPC 04/05/2016	INSPECTED		2024	0	0	0	0
				2023	0	0	0	0

Parcel Map



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 Missaukee, Michigan

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

Parcel Number: 009-031-003-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

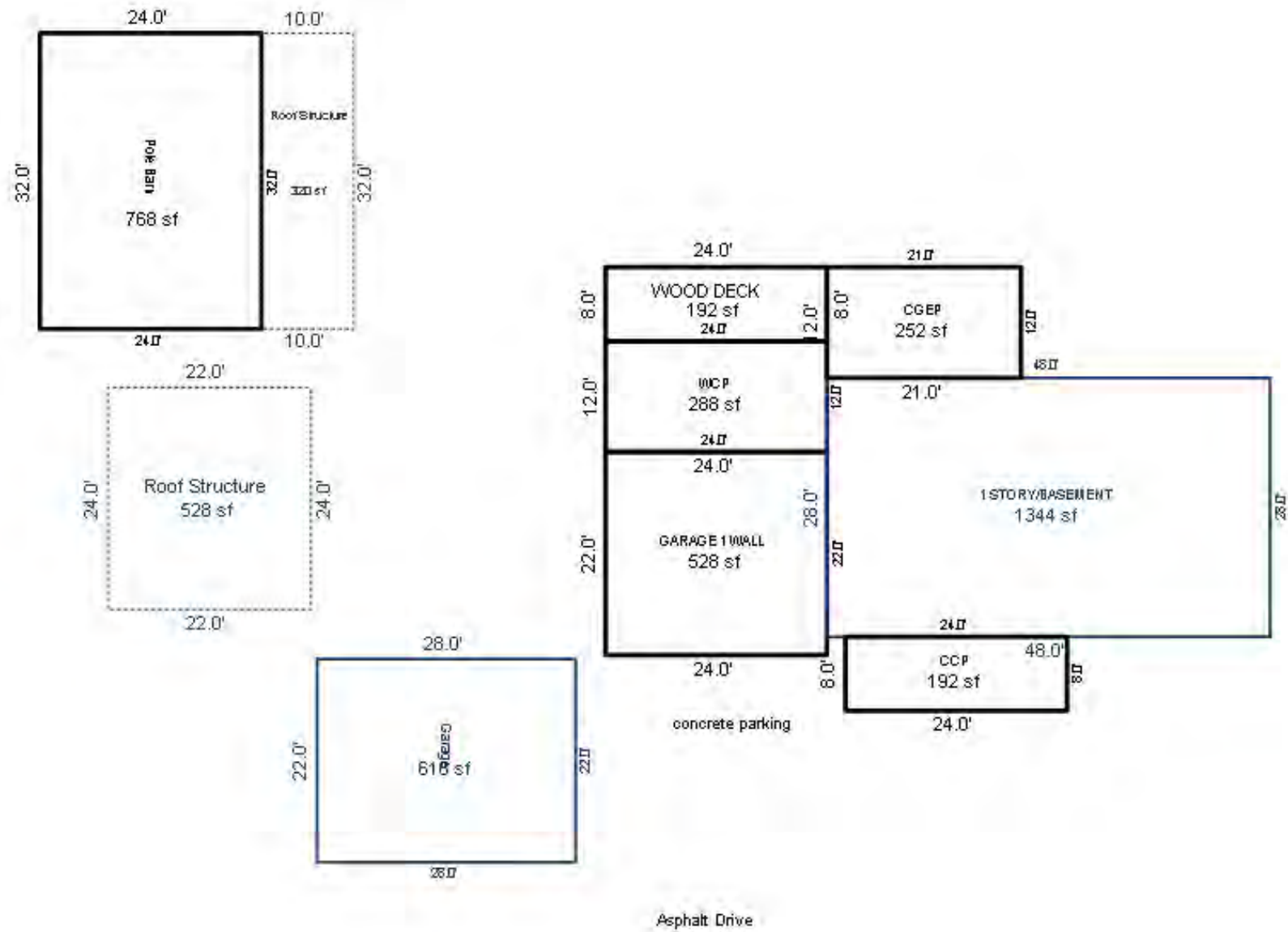
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS BOBBY J & SHARRON K	ADAMS BOBBY J	0	01/24/2020	WD	09-FAMILY/RELATED ENTITY	2020-0217	PROPERTY TRANSFER	0.0
		174,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4371	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number
5041 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST			Pole Barn		04/08/2004	20040051
		P.R.E. 100% 07/22/1994						
Owner's Name/Address		MAP #:						
ADAMS BOBBY J 5041 S SEELEY RD CADILLAC MI 49601		2026 Est TCV 380,016 TCV/TFA: 282.75						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements			* Factors * 327.90 X 1376.278			
					Description	Frontage	Depth	Front Depth
					Residentia 3 - 7 @\$9000	10.36 Acres	9000	100
					10.36 Total Acres			Total Est. Land Value =
					93,240			
					93,240			
Tax Description					Land Improvement Cost Estimates			
. SEC 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36 A.					Description	Rate	Size %	Good
Comments/Influences					D/W/P: 4in Ren. Conc.	8.17	560	0
					D/W/P: Asphalt Paving	3.10	5500	0
					Residential Local Cost Land Improvements			
					Description	Rate	Size %	Good
					LAND IMPROVE 5000	5,000.00	1	100
					Total Estimated Land Improvements			True Cash Value =
					5,000			
					Work Description for Permit 20040051, Issued 04/08/2004: 24X32 PC GRG FOR 05			
		Topography of Site			Year	Land Value	Building Value	Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
		X	Level		2026	46,600	143,400	190,000
			Rolling		2025	31,100	123,300	154,400
			Low		2024	15,500	106,200	121,700
			High		2023	15,500	102,900	118,400
			Landscaped					
			Swamp					
			Wooded					
			Pond					
			Waterfront					
			Ravine					
			Wetland					
			Flood Plain					
		Who	When	What	2026	46,600	143,400	190,000
		TPC 05/06/2018	INSPECTED		2025	31,100	123,300	154,400
		TPC 12/27/2017	INSPECTED		2024	15,500	106,200	121,700
		TPC 04/05/2016	INSPECTED		2023	15,500	102,900	118,400

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Missaukee, Michigan

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HUNT MARK D & DOREEN C H&W	HUNT MARK K & DOREEN C FAN	0	03/18/2013	QC	09-FAMILY/RELATED ENTITY	2013-01334	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
HUNT MARK K & DOREEN C FAMILY TRUST 2132 ST JOSEPH WEST BLOOMFIELD MI 48324		MAP #:											
		2026 Est TCV 58,016											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors * 327.9' X 1376.278'								
		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 8 - 17	@\$5600	10.36	Acres	5600	100			
					10.36 Total Acres						Total Est. Land Value =		58,016
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 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.													
Comments/Influences													
		Topography of Site											
		X Level											
		X Rolling											
		X Low											
		X High											
				Landscaped									
				Swamp									
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	29,000	0	29,000			7,998C		
		TPC	04/30/2021	INSPECTED	2025	25,900	0	25,900			7,788C		
		TPC	12/27/2017	INSPECTED	2024	15,500	0	15,500			7,554C		
		TPC	04/05/2016	INSPECTED	2023	14,500	0	14,500			7,195C		

Parcel Number: 009-031-005-00

Jurisdiction: LAKE TOWNSHIP

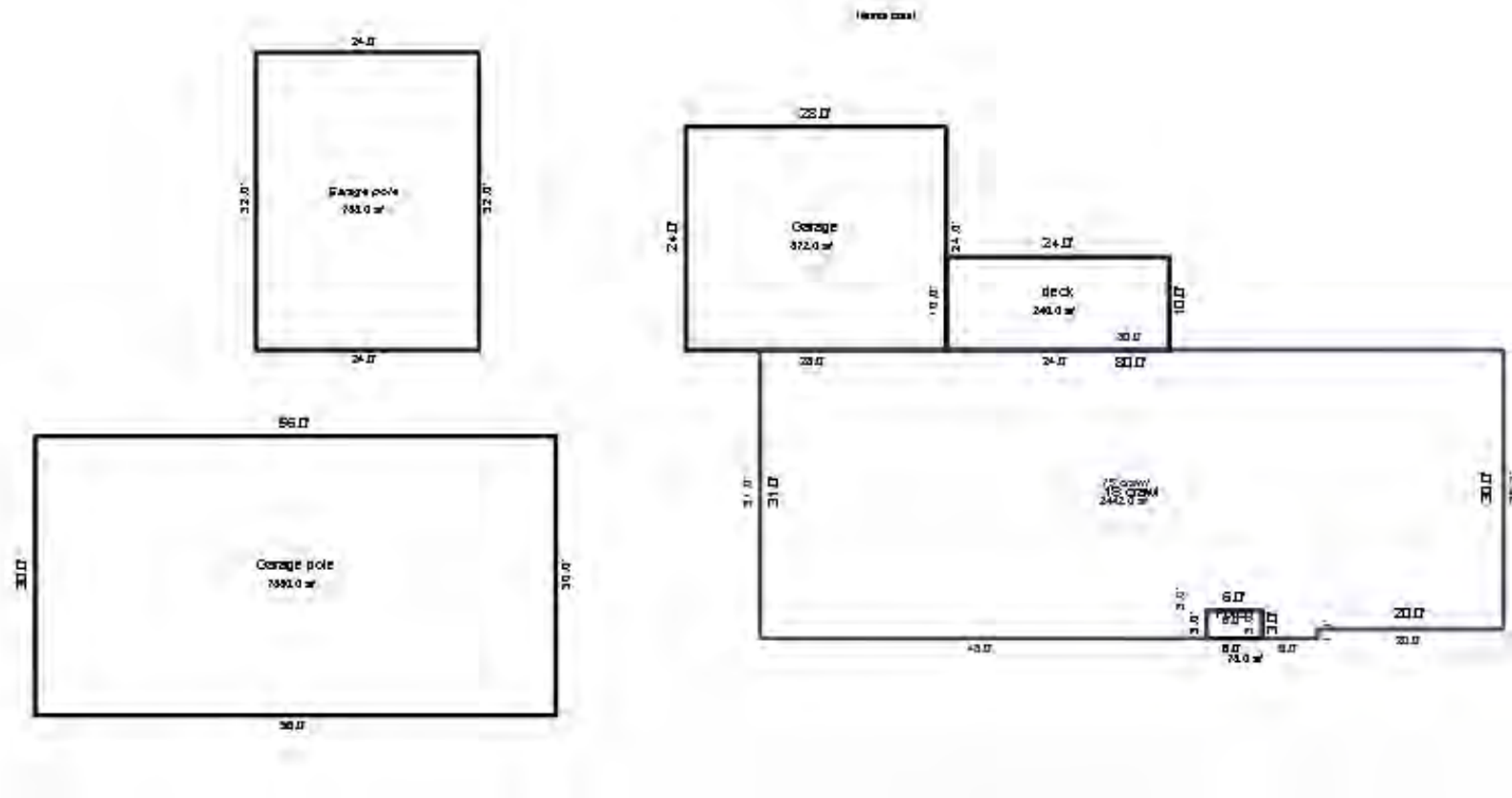
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BEATTY DEAN E	MARSH CHARLES D & KAREN	295,000	01/24/2022	WD	03-ARM'S LENGTH	2022-00356	PROPERTY TRANSFER	100.0		
BEATTY DEAN E	BEATTY DEAN E	0	10/22/2021	WD	09-FAMILY/RELATED ENTITY	2021-03725	DEED	0.0		
BEATTY DEAN E & MARGARET M	BEATTY DEAN E	1	10/24/2019	WD	09-FAMILY/RELATED ENTITY	2019-03395	PROPERTY TRANSFER	0.0		
BEATTY SUSAN A	BEATTY J DAVID	0	10/04/2011	QC	21-NOT USED/OTHER	2011-03218	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
5167 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		09/17/2013		2013-0447	100%	
		P.R.E. 100% 01/27/2022								
Owner's Name/Address		MAP #:								
MARSH CHARLES D & KAREN 5167 S SEELEY RD CADILLAC MI 49601		2026 Est TCV 407,305 TCV/TFA: 166.79								
		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
					Residentia 18	-29 @\$5000	20.65 Acres	5000	100	103,225
					20.65 Total Acres			Total Est. Land Value =		103,225
Tax Description										
PARCEL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 2-6 P-141 SEC 31 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.		X								
Comments/Influences										
		X								

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



Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor										<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial									
Class: D Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 40 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100 Year Built Remodeled Overall Bldg Height Comments:					Construction Cost					Item Description									
					High Above Ave. Ave. X Low					Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
					** ** Calculator Cost Data ** **					Total Cost New = 0									
					Quality: Excellent					Architectural Multiplier: 0.00									
					Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:					Reproduction/Replacement Cost = 0 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 0									
*** Basement Info ***					Unit in Place Items														
Area:					/CI17/SPOC/TENC/CONCPNSL 49400.00 1 1.00 75 37,050														
Perimeter:					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 34,457														
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		Flex Conduit		Incandescent								
					3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent								
(4) Floor Structure:					2-Piece Baths		Water Heaters		Armored Cable		Mercury								
					Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor								
(5) Floor Cover:					Toilets		Water Softeners		Bus Duct		Transformer								
					(9) Sprinklers:					(13) Roof Structure: Slope=0									
(6) Ceiling:					(10) Heating and Cooling:					(14) Roof Cover:									
					Gas Oil		Coal Stoker		Hand Fired Boiler										

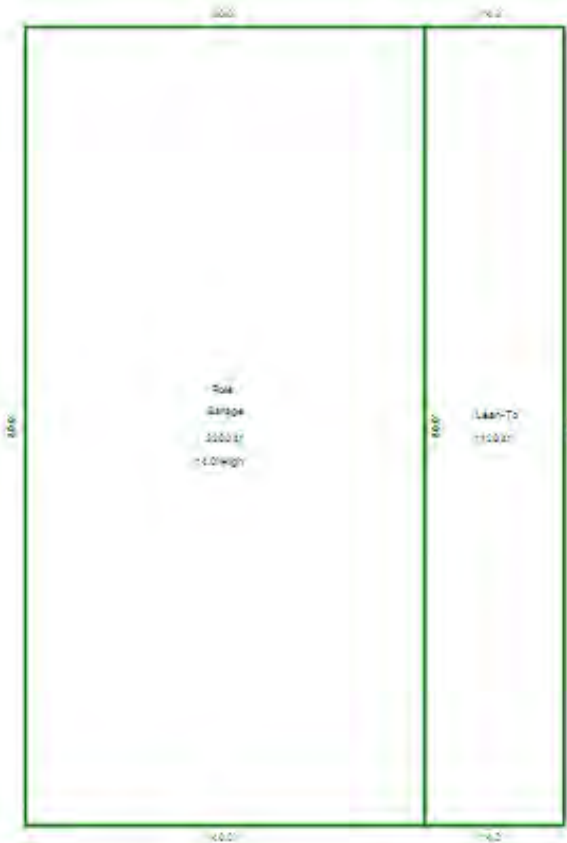
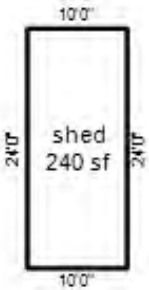
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FORD DAVID BRIAN & DAWN AN	FORD AARON	0	01/08/2025	QC	09-FAMILY/RELATED ENTITY	2025-00107	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST		New Construction		04/07/2025		PB25-0037		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FORD AARON		2026 Est TCV 238,173 TCV/TFA: 0.00										
5369 S SEELEY RD												
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 PARTOF>40@	\$3800	41.44	Acres	3800	100	157,472	
					41.44 Total Acres						Total Est. Land Value =	157,472
Tax Description					Land Improvement Cost Estimates							
					Description	Rate				Size % Good	Cash Value	
					Wood Frame	21.54				240	50	2,585
					Total Estimated Land Improvements True Cash Value =							2,585
SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4 EXC N1/2 OF N1/2 THEROF & EXC S1/2 OF S1/2 THEROF 41.44 A		X			Work Description for Permit PB25-0037, Issued 04/07/2025: Contracting Bontrager Builders to build pole barn. Building Systems Category Information: New Construction / Use and Occupancy Classification: Storage / Story-1: 3200 sf							
SPLIT ON 11/21/2024 FROM 009-031-006-00;					*APPROVED FOR RESIDENTIAL STO							
Comments/Influences												
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;		X										
Parent Parcel(s): 009-031-006-00;												
Child Parcel(s): 009-031-006-01,												
009-031-006-60, 009-031-006-70,												
009-031-006-80, 009-031-006-90;												

		Topography of Site										
		X			Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
		X			Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
		Who	When	What	2026	78,700	40,400	119,100			88,787C	
		TPC 08/14/2025	INSPECTED	2025	76,700	0	76,700			47,115C		
		TPC 04/22/2025	INSPECTED	2024	0	0	0			0		
		TPC 05/30/2022	INSPECTED	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	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 1120	Type 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: 1 Mech. Doors: 0 Area: 3200 % Good: 0 Storage Area: 0 No Conc. Floor: 3200				
	Wood Frame	(4) Interior		X No Heating/Cooling			Class: CD Effec. Age: 1 Floor Area: 0 Total Base New : 64,150 Total Depr Cost: 63,509 Estimated T.C.V: 78,116		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: GRG		Drywall Paneled	Plaster Wood T&G												
Yr Built 2025		Ex	Ord												Min
Condition: Average		Size of Closets													
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG				Cls CD Blt 2025				
				Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
				No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
				Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Stories Exterior Foundation		Size		Cost New		Depr. Cost		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Garages								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: CD Exterior: Pole (Unfinished)								
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			Door Opener		1		468		463		
Asphalt Shingle		(10) Floor Support		Lump Sum Items:			Base Cost		3200		67,808		67,130		
Chimney:		Joists: Unsupported Len: Cntr.Sup:					No Concrete Floor		3200		-19,168		-18,976		
							Deck w/Roof (Roof portion)		1120		15,042		14,892		
							Notes:		Totals:		64,150		63,509		
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						78,116		

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



*** 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	
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 40,736									
		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>40@	\$3800	10.72 Acres	3800	100	40,736	
					10.72 Total Acres Total Est. Land Value = 40,736						
Tax Description											
SEC 31 T22N R8W N1/2 OF N1/2 OF SW 1/4 OF NW 1/4. 10.72 A											
SPLIT ON 11/21/2024 FROM 009-031-006-00;											
Comments/Influences											
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;											
Parent Parcel(s): 009-031-006-00;											
Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;											

											
		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
					2026	20,400	0	20,400			12,517C
		TPC 05/30/2022	INSPECTED		2025	19,800	0	19,800			12,188C
		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***

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			
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE 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		
					10.00 Total Acres Total Est. Land Value = 38,000								
Tax Description													
SEC 31 T22N R8W N1/2 OF N1/2 OF SE 1/4 OF NW 1/4. 10 A SPLIT/COMBINED ON 11/21/2024 FROM 009-031-006-00;													
Comments/Influences													
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ; Parent Parcel(s): 009-031-006-00; Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90;													
Topography of Site													
X Level													
X Rolling													
X Low													
X High													
X Landscaped													
X Swamp													
X Wooded													
X Pond													
X Waterfront													
X Ravine													
X Wetland													
X Flood Plain													
Who		When		What		2026	19,000	0	19,000				11,675C
TPC 05/30/2022		INSPECTED				2025	18,500	0	18,500				11,369C
TPC 04/30/2021		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.				
FORD DAVID BRIAN & DAWN AN	FORD CHRISTOPHER	0	01/08/2025	QC	09-FAMILY/RELATED ENTITY	2025-0108	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)		Date	Number	Status			
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FORD CHRISTOPHER 307 GRANITE ST CADILLAC MI 49601		MAP #:										
		2026 Est TCV 42,687										
		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	>400	\$3800	10.72	Acres	3800	100		40,736
				10.72 Total Acres				Total Est. Land Value =		40,736		
Tax Description		X		Land Improvement Cost Estimates								
SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A SPLIT ON 11/21/2024 FROM 009-031-006-00; Comments/Influences				Description	Rate				Size	% Good	Cash Value	
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;				Wood Frame	19.51				200	50	1,951	
Parent Parcel(s): 009-031-006-00; Child Parcel(s): 009-031-006-01, 009-031-006-60, 009-031-006-70, 009-031-006-80, 009-031-006-90; -----				Total Estimated Land Improvements True Cash Value = 1,951								
		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	20,400	900	21,300			13,417C		
		TPC 04/22/2025 INSPECTED		2025	19,800	0	19,800			12,188C		
		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.						
FORD DAVID BRIAN & DAWN AN	FORD CHRISTOPHER	0		01/08/2025	QC	09-FAMILY/RELATED ENTITY		2025-0108	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status					
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST														
Owner's Name/Address		P.R.E. 0%														
FORD CHRISTOPHER 307 GRANITE ST CADILLAC MI 49601		MAP #:														
		2026 Est TCV 38,000														
			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>40@				\$3800	10.00	Acres	3800	100		38,000
										10.00	Total Acres		Total Est. Land Value =		38,000	
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.														
SEC 31 T22N R8W S1/2 OF S1/2 OF SW 1/4 OF NW 1/4. 10.72 A																
SPLIT ON 11/21/2024 FROM 009-031-006-00;																
Comments/Influences																
Split/Comb. on 11/21/2024 completed 11/21/2024 TIM ;																
Parent Parcel(s): 009-031-006-00;																
Child Parcel(s): 009-031-006-01,																
009-031-006-60, 009-031-006-70,																
009-031-006-80, 009-031-006-90;																

																
		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		19,000	0	19,000			11,673C			
						2025		18,500	0	18,500			11,367C			
						2024		0	0	0			0			
						2023		0	0	0			0			
		Who When What				2026		19,000	0	19,000			11,673C			
		TPC 05/30/2022 INSPECTED				2025		18,500	0	18,500			11,367C			
		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.
MOOMEY RICHARD	HART EVAN ALAN & DANIELLE	30,000	05/12/2016	WD	32-SPLIT VACANT	2016-01674	PROPERTY TRANSFER	100.0
NORTHERN MI CHRISTIAN SCHO	MOOMEY RICHARD	40,000	05/08/2012	WD	03-ARM'S LENGTH	2012-01725 WD	PROPERTY TRANSFER	100.0
DONNELLY WILLIAM J JR & FA	NORTHERN MI CHRISTIAN SCHO	0	12/23/2006	QC	21-NOT USED/OTHER	2007/1214	DEED	100.0
Property Address								
Class: RESIDENTIAL-IMPROV								
Zoning:								
Building Permit(s)								
Date								
Number								
Status								
11626 W WATERGATE RD								
School: MCBAIN RURAL AGR SCHOOL DIST								
New Construction								
04/15/2025								
PM25-0043								
100%								
P.R.E. 100% 06/01/2025								
New Construction								
03/10/2025								
PM25-0031								
100%								
Owner's Name/Address								
MAP #:								
Construction (new)								
12/09/2024								
PE24-0250								
100%								
HART EVAN ALAN & DANIELLE AIDA								
2026 Est TCV 626,088 TCV/TFA: 314.93								
Construction (new)								
08/12/2024								
PB24-0136								
100%								
X Improved								
Vacant								
Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
* Factors *								
Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Residentia 18 -29 @\$5000 20.86 Acres 5000 100 104,300								
20.86 Total Acres Total Est. Land Value = 104,300								
Land Improvement Cost Estimates								
Description Rate Size % Good Cash Value								
D/W/P: 4in Concrete 6.96 350 50 1,218								
Sewer D/W/P: 4in Concrete 6.96 1296 50 4,510								
Total Estimated Land Improvements True Cash Value = 5,728								
Work Description for Permit PM25-0043, Issued 04/15/2025: Install LP tank.								
Work Description for Permit PM25-0031, Issued 03/10/2025: New residential build.								
Heat system permit.								
Work Description for Permit PE24-0250, Issued 12/09/2024: ***ADDRESS MUST BE								
POSTED AT THE ROAD***New Home.								
Work Description for Permit PB24-0136, Issued 08/12/2024: Residential house &								
garage.Building Systems Category Information: Construction(new) / Use and								
Occupancy Classification: Residential-R / Story-1: 1974 sf / Garage-Attached:								
1026 sf / Bats(s): 3 / Bedr								
Work Description for Permit 2019-0135, Issued 05/02/2019: NEW BUILDING/POLE BARM								
RESIDENTIAL USE S.F. HOME W/ATTACHED GARAGE & POLE BARN. WOOD FRAM. WALKOUT								
POURED FOUNDATION, GAS HEAT. PRIATE SEPTIC & WELL. AIR CONDITIONING. 2STORIES.								
4DBRM, 3 BATH. TOTA AREA 7577 SQFT, OLE BARD 30X48=1140 SQFT.								
Year Land Building Assessed Board of Tribunal/ Taxable								
Value Value Value Review Other Value								
Who When What								
2026 52,200 260,800 313,000 260,726C								
TPC 08/14/2025 INSPECTED								
2025 38,600 138,100 176,700 156,598C								
TPC 04/22/2025 INSPECTED								
2024 31,300 19,000 50,300 39,378C								
TPC 11/27/2024 INSPECTED								
2023 27,100 19,200 46,300 37,503C								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 45,418 Total Depr Cost: 43,147 Estimated T.C.V: 53,071					
Building Style: GRG			Drywall Paneled		Plaster Wood T&G									
Yr Built 2019		Remodeled 0			Ex		Ord		Min		Size of Closets			
Condition: Average			Lg		Ord		Small		X No Heating/Cooling					
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:				(12) Electric					
(1) Exterior					0 Amps Service				No./Qual. of Fixtures					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.		Ord.		Min		No. of Elec. Outlets			
(2) Windows					Many		Ave.		Few		(13) Plumbing			
	Many Avg. Few		Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat		1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer						
(3) Roof		(9) Basement Finish						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:										
Chimney:														

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2019

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

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

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Garages					
Class: C Exterior: Siding	Foundation: 18 Inch (Unfinished)				
Base Cost			1440	45,418	43,147
Totals:				45,418	43,147

Notes:

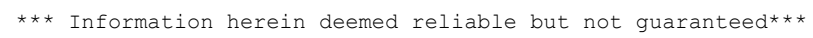
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 53,071

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 384 180 192	Type WCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,988 Total Base New : 380,218 Total Depr Cost: 376,414 Estimated T.C.V: 462,989		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 2025	Remodeled 0	Ex		Ord											Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					(12) Electric								
(1) Exterior		Kitchen: Other: Other:					0 Amps Service								
	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: 1988 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								
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 1 Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support					Lump Sum Items:								
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

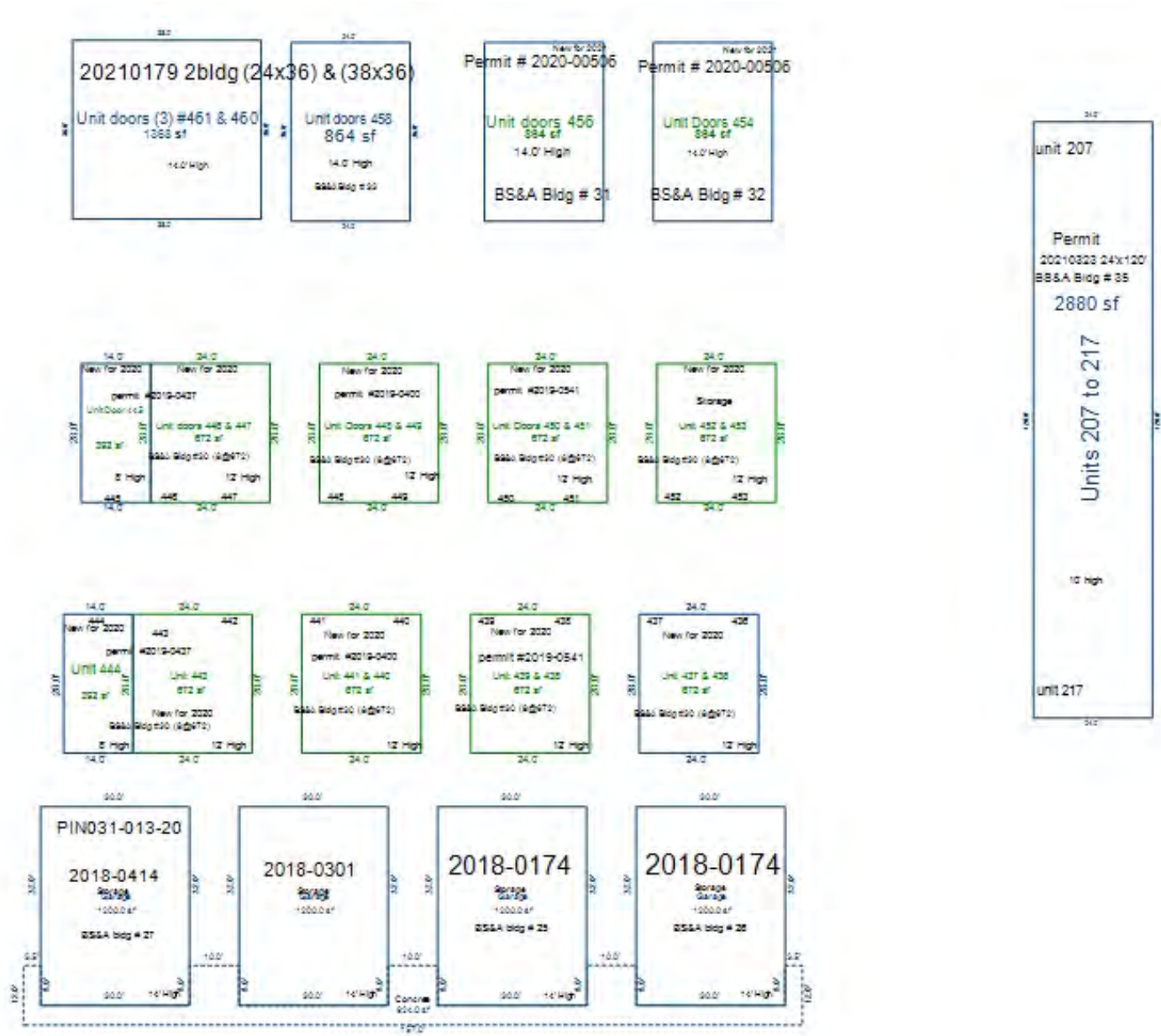
Cost Est. for Res. Bldg: 2 Single Family 1S		Cls C		Blt 2025	
(11) Heating System: Forced Heat & Cool					
Ground Area = 1988 SF Floor Area = 1988 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
Building Areas					
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,988		
Total:				296,296	293,333
Other Additions/Adjustments					
Basement, Outside Entrance, Above Grade		1		1,980	1,960
Plumbing					
Average Fixture(s)		1		1,422	1,408
3 Fixture Bath		2		8,956	8,866
Water/Sewer					
2000 Gal Septic		1		9,318	9,225
Water Well, 100 Feet		1		5,734	5,677
Porches					
WCP (1 Story)		384		13,256	13,123
CCP (1 Story)		180		5,054	5,003
Deck					
Treated Wood		192		3,882	3,843
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost		1008		35,855	35,496
Common Wall: 1 Wall		1		-2,589	-2,563
Door Opener		2		1,054	1,043
Totals:				380,218	376,414
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:				462,989	

*** 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	
X W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MOOMEY RICHARD PO BOX 825 CADILLAC MI 49601		MAP #:									
		2026 Est TCV 833,798 TCV/TFA: 49.00									
		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
				COMMERCIAL 20A M/L	3800	19.88 Acres	3800	100	75,544		
				19.88 Total Acres						Total Est. Land Value =	75,544
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	37,800	379,100	416,900			289,997C
		JWV	09/29/2021	INSPECTED	2025	36,800	298,500	335,300			282,373C
		TPC	04/30/2021	INSPECTED	2024	29,800	0	29,800			14,453C
		TPC	12/27/2017	INSPECTED	2023	25,800	0	25,800			13,765C

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



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

Desc. of Bldg/Section: P#20180174 30'X40'										Calculator Cost Computations										>>>>									
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 14 Perimeter: 140									
Class: D,Pole										Construction Cost										Overall Building Height: 10									
Floor Area: 1,200										High										Above Ave.									
Gross Bldg Area: 17,016										Ave.										X									
Stories Above Grd: 1										Low																			
Average Sty Hght : 14										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 43.16									
Bsmnt Wall Hght										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 43.16									
Depr. Table : 2.5%										Heat#1: No Heating or Cooling 0%										Total Floor Area: 1,200 Base Cost New of Upper Floors = 51,792									
Effective Age : 2										Heat#2: Electric, Cable or Baseboard 0%										Reproduction/Replacement Cost = 51,792									
Physical %Good: 95										Ave. SqFt/Story: 1200										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0									
Func. %Good : 100										Ave. Perimeter: 140										Total Depreciated Cost = 49,202									
Economic %Good: 100										Has Elevators:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 52,155									
2018 Year Built										*** Basement Info ***										Replacement Cost/Floor Area= 43.16 Est. TCV/Floor Area= 43.46									
Remodeled										Area:																			
10 Overall Bldg										Perimeter:																			
Height										Type:																			
Comments:										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:									
(2) Foundation:										(8) Plumbing:										(39) Miscellaneous:									
X Poured Conc.										Many Above Ave.										Outlets:									
Brick/Stone										Average Typical										Fixtures:									
Block										Few None										Few Average									
(3) Frame:										Total Fixtures										Many Average									
										3-Piece Baths										Many Unfinished									
										2-Piece Baths										Typical									
										Shower Stalls										Flex Conduit									
										Toilets										Rigid Conduit									
(4) Floor Structure:										Urinals										Armored Cable									
										Wash Bowls										Incandescent									
										Water Heaters										Fluorescent									
										Wash Fountains										Mercury									
										Water Softeners										Sodium Vapor									
(5) Floor Cover:										(9) Sprinklers:										Transformer									
										(10) Heating and Cooling:										(13) Roof Structure: Slope=0									
										Gas										(14) Roof Cover:									
										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: P20180414 30'X40'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<<< Class: D,Pole Quality: Low Cost >>>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 14 Perimeter: 140									
Floor Area: 1,200					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 43.16									
Gross Bldg Area: 17,016					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 43.16									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 1,200 Base Cost New of Upper Floors = 51,792									
Average Sty Hght : 14					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 51,792									
Bsmnt Wall Hght					Heat#2: Electric, Cable or Baseboard 0%					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0									
Depr. Table : 2.5%					Ave. SqFt/Story: 1200					Total Depreciated Cost = 49,202									
Effective Age : 2					Ave. Perimeter: 140					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 52,155									
Physical %Good: 95					Has Elevators:					Replacement Cost/Floor Area= 43.16 Est. TCV/Floor Area= 43.46									
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area: Perimeter: Type: Heat:														
2018 Year Built Remodeled					* Mezzanine Info *														
Overall Bldg Height					Area #1: Type #1: Area #2: Type #2:														
Comments:					* Sprinkler Info *														
PERMIT ISSUED TO PIN					Area: Type: Low														
031-013-20 WITH THE ADJ																			
30'X56' BUILDING BUT																			
ONLY THE 30'X40' MAY																			
ACTUALLY BE ON THIS																			
PARCEL.																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:									
(2) Foundation:					(8) Plumbing:					(39) Miscellaneous:									
Footings										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:									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler					(40) Exterior Wall: Thickness Bsmnt Insul.									

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

Desc. of Bldg/Section: P#20180301 30'X32'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<<< Class: D,Pole Quality: Low Cost >>>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 14 Perimeter: 124									
Floor Area: 1,200					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 41.12									
Gross Bldg Area: 17,016					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 41.12									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 1,200 Base Cost New of Upper Floors = 49,344									
Average Sty Hght : 14					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 49,344									
Bsmnt Wall Hght					Heat#2: Electric, Cable or Baseboard 0%					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0									
Depr. Table : 2.5%					Ave. SqFt/Story: 1200					Total Depreciated Cost = 46,877									
Effective Age : 2					Ave. Perimeter: 124					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 4 = 49,689									
Physical %Good: 95					Has Elevators:					Replacement Cost/Floor Area= 41.12 Est. TCV/Floor Area= 41.41									
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area:														
2018 Year Built					Perimeter:														
Remodeled					Type:														
Overall Bldg					Heat:														
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:			
Footings				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
X Poured Conc. Brick/Stone Block				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			
(3) Frame:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.			
(5) Floor Cover:				Gas Oil Coal Stoker Hand Fired Boiler											
(6) Ceiling:															

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

Desc. of Bldg/Section: P2018-0609 & 2019-400,437,541										Calculator Cost Computations										>>>>																													
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost																																							
Class: D,Pole										Stories: 1 Story Height: 12 Perimeter: 104																																							
Floor Area: 672										Overall Building Height: 12																																							
Gross Bldg Area: 17,016										Base Rate for Upper Floors = 46.60																																							
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 46.60																																							
Average Sty Hght : 12										Total Floor Area: 672										Base Cost New of Upper Floors = 31,316																													
Bsmnt Wall Hght										Reproduction/Replacement Cost = 31,316																																							
Depr. Table : 2.5%										8 Identical Units => Reproduction/Replacement Cost of all units = 250,528																																							
Effective Age : 2										Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0																																							
Physical %Good: 95										Total Depreciated Cost = 238,002																																							
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>																																							
Economic %Good: 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																																							
2019 Year Built										Item Description										Col. Rate SqFt Adj. Adj. Cost																													
Remodeled										(13) Roof Structure:																																							
12 Overall Bldg Height										Wood deck, light -gauge truss joists										1 Up 5.28 392 1.060 1.000 2,194																													
Comments:										Wood deck, light -gauge truss joists										1 Up 5.28 392 1.060 1.000 2,194																													
YEAR 2019 HAVE 8 NEW BUILDINGS AND 2 LEAN TO STYLE STORAGE.										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																							
YEAR 2019 PERMITS 400, 437 & 541 ALL HAVE 2 ECH 24X28. YEAR 2019-0609 HAS 1 @ 1120																																																	
(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										Few Average										Few Average																			
										3-Piece Baths										Many Unfinished										Many Unfinished																			
										2-Piece Baths										Typical										Typical																			
										Shower Stalls										Flex Conduit										Incandescent																			
										Toilets										Rigid Conduit										Fluorescent																			
(4) Floor Structure:																				Armored Cable										Mercury																			
										(9) Sprinklers:										Non-Metalic										Sodium Vapor																			
																				Bus Duct										Transformer																			
(5) Floor Cover:																				(13) Roof Structure: Slope=4										(40) Exterior Wall:																			
																				392 SqFt, Wood deck, light -gauge t										Thickness										Bsmnt Insul.									
																				392 SqFt, Wood deck, light -gauge t																													
(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: P#2020-00506 (10F2) Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14									
Class: D,Pole Floor Area: 864 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 46.13 Adjusted Square Foot Cost for Upper Floors = 46.13 Total Floor Area: 864 Base Cost New of Upper Floors = 39,856 Reproduction/Replacement Cost = 39,856 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 39,059 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 41,402 Replacement Cost/Floor Area= 46.13 Est. TCV/Floor Area= 47.92									
					High		Above Ave.		Ave.										
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:														
					*** Basement Info *** Area: Perimeter: Type: Heat:														
2020	Year Built Remodeled																		
14	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														

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Desc. of Bldg/Section: P#2020-00506 (10F2) Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14									
Class: D,Pole Floor Area: 864 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 46.13 Adjusted Square Foot Cost for Upper Floors = 46.13 Total Floor Area: 864 Base Cost New of Upper Floors = 39,856 Reproduction/Replacement Cost = 39,856 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 39,059 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 41,402 Replacement Cost/Floor Area= 46.13 Est. TCV/Floor Area= 47.92									
					High	Above Ave.	Ave.	X	Low										
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:														
					*** Basement Info *** Area: Perimeter: Type: Heat:														
2020	Year Built Remodeled																		
14	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	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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Desc. of Bldg/Section: P#20210179 (10F2) DOORS 458 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14																								
Class: D,Pole Floor Area: 864 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 46.13 Adjusted Square Foot Cost for Upper Floors = 46.13 Total Floor Area: 864 Base Cost New of Upper Floors = 39,856 Reproduction/Replacement Cost = 39,856 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 39,059 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 41,402 Replacement Cost/Floor Area= 46.13 Est. TCV/Floor Area= 47.92																								
					High	Above Ave.	Ave.	X	Low																									
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:																													
					*** Basement Info *** Area: Perimeter: Type: Heat:																													
2021	Year Built Remodeled																																	
14	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					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					(40) Exterior Wall:																			
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					Thickness Bsmnt Insul.																			
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:																								
					Gas Oil Coal Stoker Hand Fired Boiler																													
(6) Ceiling:																																		

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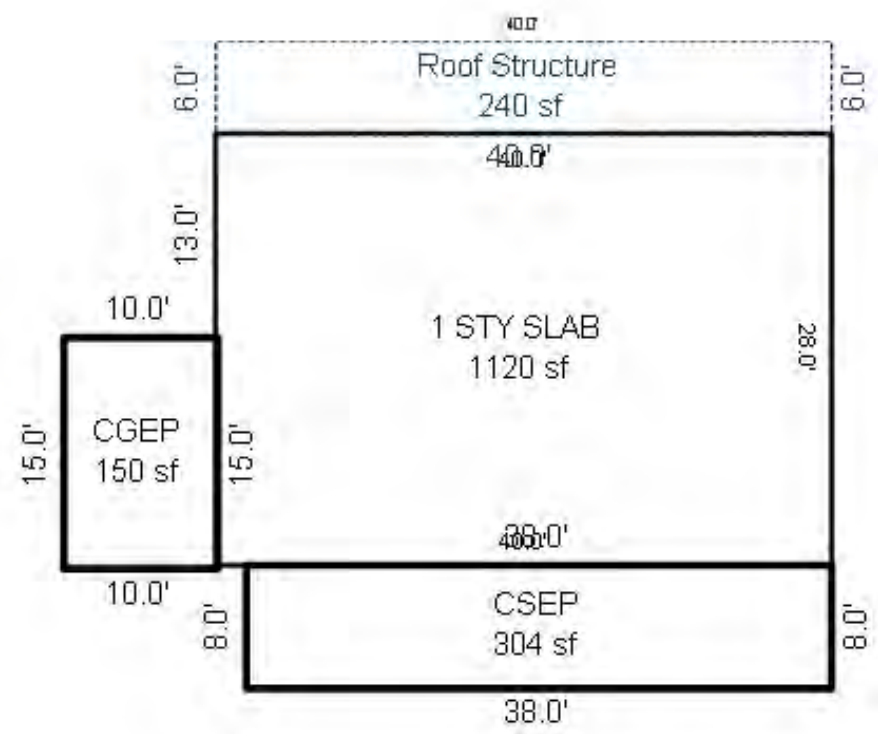
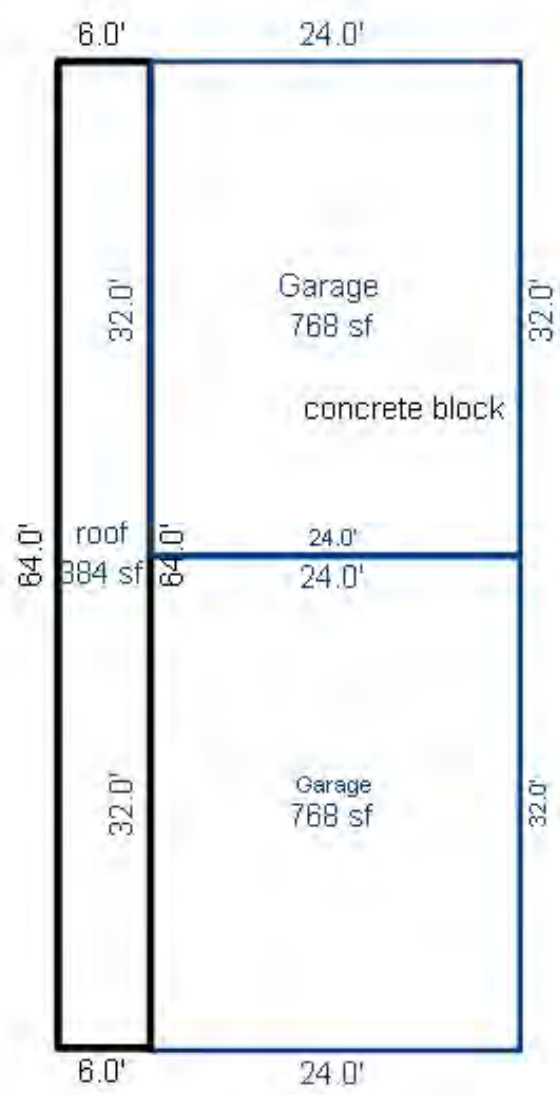
Desc. of Bldg/Section: P#20210323 DOORS 207-217										Calculator Cost Computations										<<<<<		>>>>>			
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1		Story Height: 10		Perimeter: 288	
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 17,016 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost										Base Rate for Upper Floors = 37.31 Adjusted Square Foot Cost for Upper Floors = 37.31 Total Floor Area: 2,880 Base Cost New of Upper Floors = 107,453 Reproduction/Replacement Cost = 107,453 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 105,304 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 10 = 111,622 Replacement Cost/Floor Area= 37.31 Est. TCV/Floor Area= 38.76										
					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%																				
Depr. Table : 2.5%					Ave. SqFt/Story: 2880																				
Effective Age : 1					Ave. Perimeter: 288																				
Physical %Good: 98					Has Elevators:																				
Func. %Good : 100					*** Basement Info ***																				
Economic %Good: 100																									
		Year Built			Area:																				
		Remodeled			Perimeter:																				
		Overall Bldg Height			Type:																				
					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:					Footings					(8) Plumbing:										Outlets: Fixtures:					
X	Poured Conc.			Brick/Stone			Block			Many Above Ave.		Average Typical			Few None										
(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 Rigid Conduit Armored Cable Non-Metallic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer					
					(10) Heating and Cooling:																				
					Gas Oil		Coal Stoker		Hand Fired Boiler																
(6) Ceiling:															(13) Roof Structure: Slope=0					(40) Exterior Wall:					
															(14) Roof Cover:										
																				Thickness Bsmnt Insul.					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
11560 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST	P.R.E. 100% 07/22/1994																																	
Owner's Name/Address	MAP #:																																		
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601	2026 Est TCV 139,212 TCV/TFA: 124.30																																		
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601	Public Improvements		* Factors * <table border="0"> <tr> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Front</td> <td>Depth</td> <td>Rate</td> <td>%Adj.</td> <td>Reason</td> <td>Value</td> </tr> <tr> <td>A 200' @ 110/FF</td> <td>110.90</td> <td>467.42</td> <td>1.1588</td> <td>1.0397</td> <td>110</td> <td>100</td> <td> </td> <td>14,698</td> </tr> <tr> <td colspan="8">111 Actual Front Feet, 1.19 Total Acres</td> <td>Total Est. Land Value = 14,698</td> </tr> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 110/FF	110.90	467.42	1.1588	1.0397	110	100		14,698	111 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 14,698
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
A 200' @ 110/FF	110.90	467.42	1.1588	1.0397	110	100		14,698																											
111 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 14,698																											
Tax Description	X Electric																																		
. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC E 217.7 FT THEREOF. 1.1910 A.	X Gas																																		
Comments/Influences	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	7,300	62,300	69,600		23,673C																										
	TPC 05/06/2018	INSPECTED		2025	6,000	54,800	60,800		23,051C																										
	TPC 12/27/2017	INSPECTED		2024	6,000	46,400	52,400		22,358C																										
	TPC 11/16/2012	INSPECTED		2023	4,700	44,900	49,600		21,294C																										

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

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



Parcel Number: 009-031-010-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

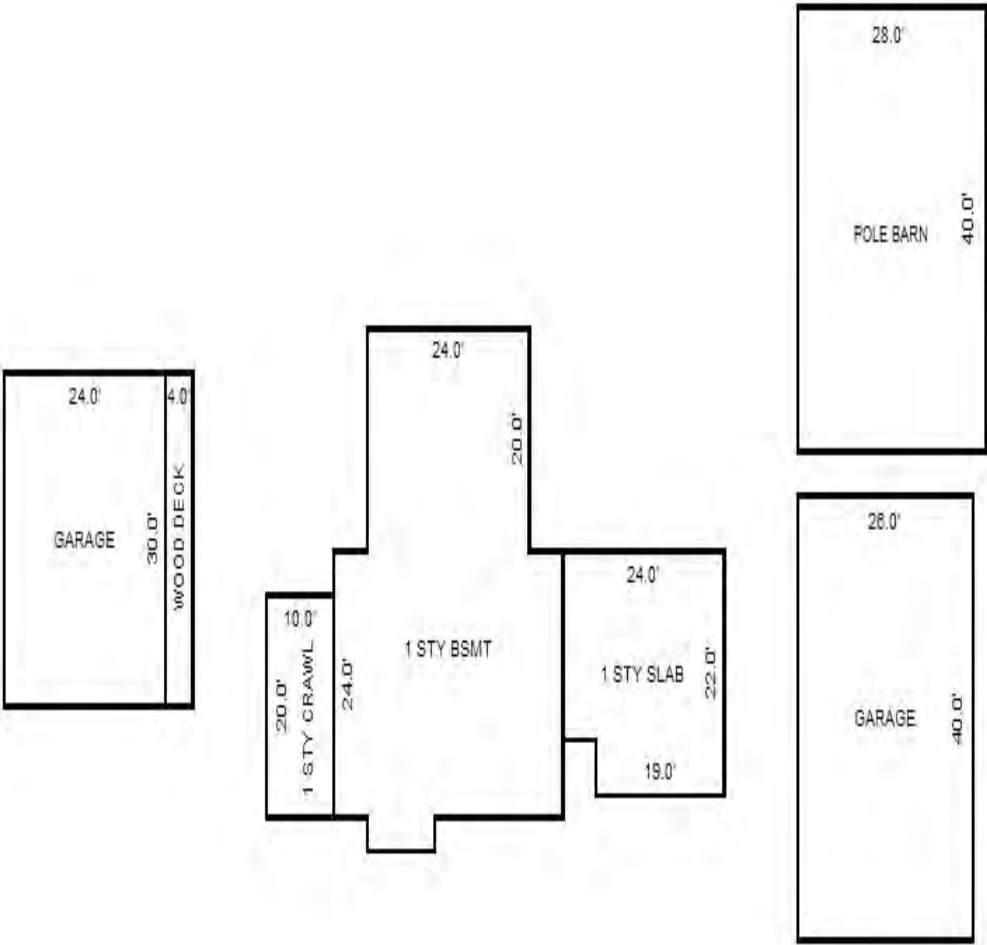
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
11540 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST								
	P.R.E. 100% 07/22/1994								
Owner's Name/Address	MAP #:								
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601	2026 Est TCV 398,918 TCV/TFA: 94.98								
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601	X Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 110/FF 413.60 527.65 0.8339 1.0717 110 100 40,659 414 Actual Front Feet, 5.01 Total Acres Total Est. Land Value = 40,659						
Tax Description	X Electric		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 800 50 3,268 D/W/P: Asphalt Paving 3.10 16500 50 25,575 Total Estimated Land Improvements True Cash Value = 28,843						
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG	X Gas								
	X Curb								
	X Street Lights								
	X Standard Utilities								
	X Underground Utils.								
	X Topography of Site								
	X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling		2026	20,300	179,200	199,500			96,888C
	X Low		2025	16,600	155,600	172,200			94,341C
	X High		2024	10,300	138,600	148,900			91,505C
	X Landscaped		2023	10,300	134,200	144,500			87,148C
	X Swamp								
	X Wooded								
	X Pond								
	X Waterfront								
	X Ravine								
	X Wetland								
	X Flood Plain								
	Who	When	What						
	TPC 12/27/2017	INSPECTED							
	TPC 08/25/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 32 120 120	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 2,040 Total Base New : 358,751 Total Depr Cost: 233,170 Estimated T.C.V: 286,799		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1949	Remodeled 2012	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 2040 SF Floor Area = 2040 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 1,332 1 Story Siding Crawl Space 200 1 Story Siding Slab 508 Total: 311,676 202,572								
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Exterior Stone Veneer 48 1,756 1,141 Plumbing Average Fixture(s) 1 1,422 924 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 50 Feet 1 3,344 2,174 Porches WPP 32 1,730 1,124 Deck Treated Wood 120 2,840 1,846 Treated Wood 120 2,840 1,846 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 25,214 16,389 Door Opener 1 527 343 Built-Ins Appliance Allow. 1 2,713 1,763 Totals: 358,751 233,170								
X	Many Avg. Few	X	Large Avg. Small						Basement: 1332 S.F. Crawl: 200 S.F. Slab: 508 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							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: Brick		Joists: Unsupported Len: Cntr.Sup:													

<<<<< 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***

Desc. of Bldg/Section: NEAR RD/ W/LIFT										Calculator Cost Computations										>>>>																			
Calculator Occupancy: Garages - Service/Repair Shed										Class: D,Pole Quality: Average										Stories: 1 Story Height: 14 Perimeter: 132																			
Class: D,Pole Floor Area: 1,040 Gross Bldg Area: 2,160 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 38.43 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.62 100% Adjusted Square Foot Cost for Upper Floors = 44.05 Total Floor Area: 1,040 Base Cost New of Upper Floors = 45,812 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 30,236 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 28,119 Replacement Cost/Floor Area= 44.05 Est. TCV/Floor Area= 27.04																													
						High		Above Ave.												Ave.	X	Low																	
					** ** Calculator Cost Data ** **																																		
					Quality: Average																																		
					Heat#1: Wall or Floor Furnace 100%																																		
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100					Heat#2: No Heating or Cooling 0%																																		
					Ave. SqFt/Story: 1040																																		
					Ave. Perimeter: 132																																		
					Has Elevators:																																		
					*** Basement Info ***																																		
1994		Year Built			Remodeled			Area:																															
								Perimeter:																															
								Type:																															
		Overall Bldg			Height			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		Average		Few		Few		Few		Few		Few																				
							Above Ave.		Typical		None		Average		Average		Average		Average																				
							Total Fixtures						Many		Many		Many		Many																				
							3-Piece Baths						Unfinished		Unfinished		Unfinished		Unfinished																				
							2-Piece Baths						Typical		Typical		Typical		Typical																				
							Shower Stalls																																
							Toilets																																

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

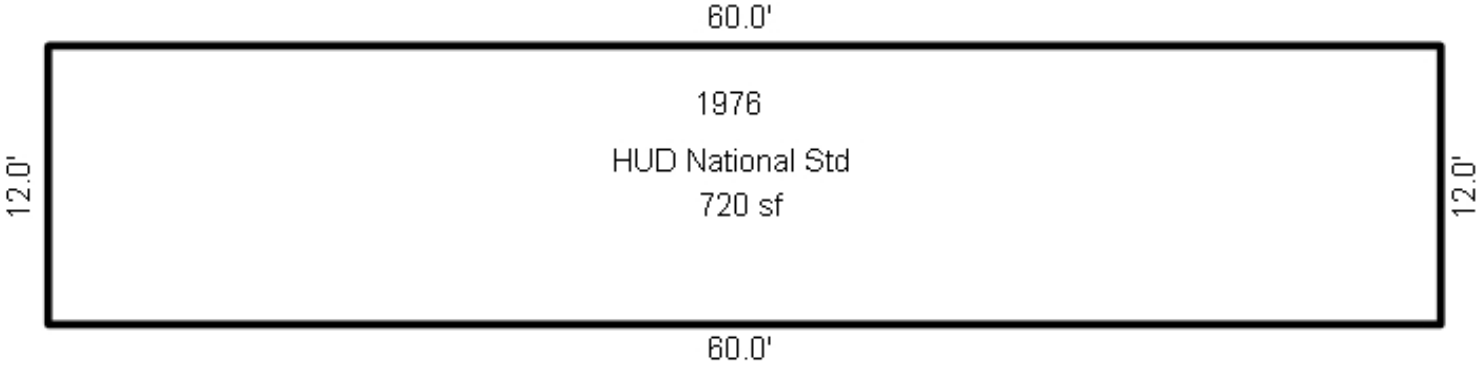
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
AUGUSTA CONNIE L FKA HOUGH	NELSON MICHAEL	0	05/08/2024	WD	16-LC PAYOFF	2024-01362	DEED	0.0				
HOUGHTON CONNIE L	NELSON MICHAEL	135,000	02/18/2022	MLC	09-FAMILY/RELATED ENTITY	2022-00614	PROPERTY TRANSFER	100.0				
HOUGHTON CHESTER R	HOUGHTON CONNIE L	0	08/19/2004	OTH	21-NOT USED/OTHER	04-0/3558	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status			
11450 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 11/18/2025										
Owner's Name/Address		MAP #:										
NELSON MICHAEL 11450 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 214,510 TCV/TFA: 116.58										
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
				Residentia 3 - 7	@\$9000	3.79 Acres	9000	100	34,110			
				3.79 Total Acres					Total Est. Land Value = 34,110			
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates							
					Description	Rate	Size % Good	Cash Value				
					Residential Local Cost Land Improvements							
					Description	Rate	Size % Good	Cash Value				
		X			LAND IMPROVE 1000	1,000.00	1	94	940			
Comments/Influences						Total Estimated Land Improvements True Cash Value = 940						
97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0, 3558. DATE OF DEATH 6-22-97.												
		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	17,100	90,200	107,300			76,566C	
					2025	11,400	85,400	96,800	88,054D		74,554C	
					2024	5,700	75,500	81,200	72,313D		72,313S	
					2023	5,700	74,900	80,600		80,600A	80,600S	
		Who	When	What								
		TPC 11/18/2025	INSPECTED									
		TPC 04/22/2025	INSPECTED									
		TPC 04/30/2021	INSPECTED									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built:												
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							Class: Low Effec. Age: 40 Floor Area: Total Base New : 39,625 Total Depr Cost: 13,869 Estimated T.C.V: 13,037		Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
Building Style: HUD		X	Drywall Paneled													Plaster Wood T&G								
Yr Built 1973		Ex	X													Ord	Min							
Condition: Unsound		Size of Closets																						
Room List		Doors:	Solid													X	H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors														(12) Electric			Class: Low Effec. Age: 40 Floor Area: Total Base New : 39,625 Total Depr Cost: 13,869 Estimated T.C.V: 13,037		E.C.F. X 0.940		Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:														0 Amps Service			Total Base New : 39,625 Total Depr Cost: 13,869 Estimated T.C.V: 13,037		E.C.F. X 0.940		Carport Area: Roof:	
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 1973	
(2) Windows		(7) Excavation														Ex. X Ord. Min			(11) Heating System: Wall Furnace					
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		Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			Building Areas																	
(3) Roof		(9) Basement Finish		Many X Ave. Few			Type																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(13) Plumbing			Ext. Walls																	
X	Asphalt Shingle Metal	(10) Floor Support		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Roof/Fnd.																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Metal																	
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Size																	
				Lump Sum Items:			Cost New																	
							Depr. Cost																	
							Totals:																	
							Notes:																	
							ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:																	

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

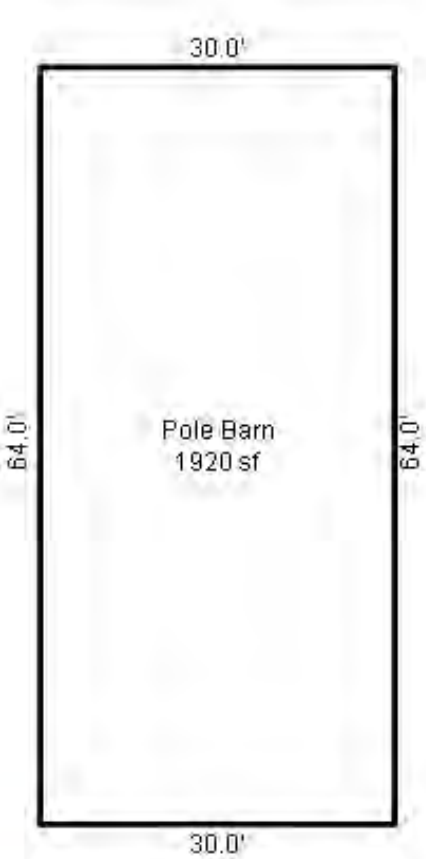
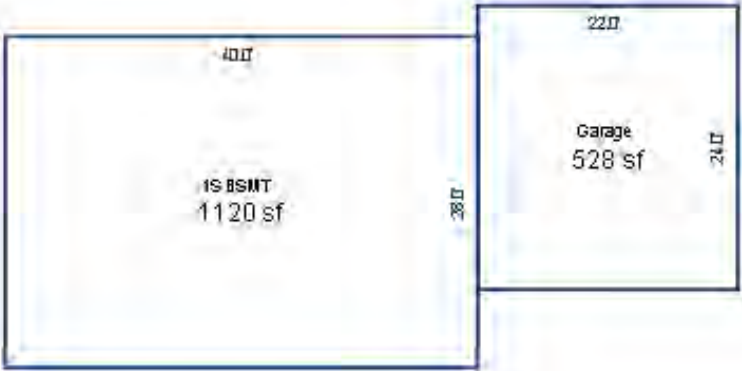


behind pole barn

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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: 1973 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							
Building Style: 1S		Trim & Decoration												
Yr Built 1982	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														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
		X	Drywall											
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		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 Metal	(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)									
				1	3 Fixture Bath									
				2	Fixture Bath									
				Softener, Auto										
				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: 2 Single Family 1S									Cls CD		Blt 1982			
(11) Heating System: Forced Air w/ Ducts														
Ground Area = 1120 SF Floor Area = 1120 SF.														
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60														
Building Areas														
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Basement 1,120														
Total: 156,213 93,728														
Other Additions/Adjustments														
Plumbing														
Average Fixture(s) 1 1,185 711														
Water/Sewer														
1000 Gal Septic 1 4,386 2,632														
Water Well, 50 Feet 1 3,344 2,006														
Garages														
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost 528 20,217 12,130														
Common Wall: 1 Wall 1 -2,421 -1,453														
Class: CD Exterior: Pole (Unfinished)														
Base Cost 1920 40,685 24,411														
Built-Ins														
Appliance Allow. 1 1,897 1,138														
Totals: 225,506 135,303														
Notes:														
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 166,423														

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



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

Parcel Number: 009-031-013-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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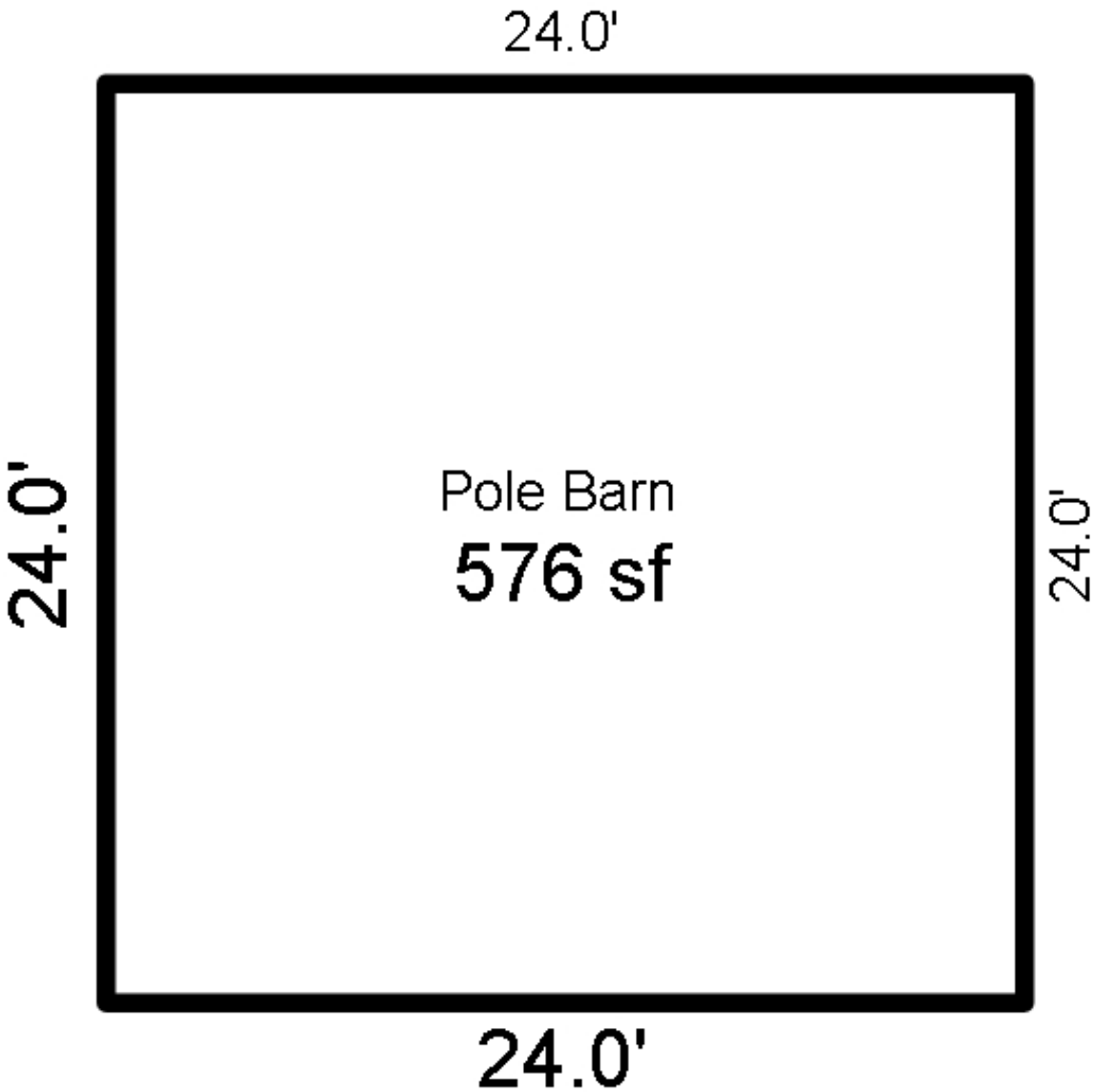
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOOMEY RICHARD WILLIAM	HOIT 5 LLC	50,000	12/15/2015	WD	03-ARM'S LENGTH	2015-04092	PROPERTY TRANSFER	100.0			
MOOMEY RICHARD WILLIAM	CONSUMERS ENERGY COMPANY	0	03/18/2011	OTH	33-TO BE DETERMINED	2011-00896	PROPERTY TRANSFER	0.0			
CANDY GLORIA	MOOMEY RICHARD WILLIAM	55,000	06/01/2006	WD	03-ARM'S LENGTH	06-0/2052	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status		
11560 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOIT 5 LLC 11540 W CADILLAC RD CADILLAC MI 49601		2026 Est TCV 22,224 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors * 101.93 X 380.343							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				A 200' @ 110/FF 101.93 380.34 1.1835 0.9875 110 100 13,104							
				102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 13,104							
Tax Description											
SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L SPLIT ON 12/05/2006 INTO 009-031-013-20; Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ; Parent Parcel(s): 009-031-013-00; Child Parcel(s): 009-031-013-20;		Topography of Site									
		X	Level Rolling Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	High Landscaped Swamp								
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	2026	6,600	4,500	11,100			7,622C
		TPC 04/30/2021	INSPECTED		2025	5,400	4,100	9,500			7,422C
		TPC 12/27/2017	INSPECTED		2024	3,800	3,600	7,400			7,199C
		TPC 11/16/2012	INSPECTED		2023	3,800	3,500	7,300			6,857C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: 1979 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			
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: GRG			Drywall Paneled													Plaster Wood T&G	
Yr Built 1997		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:		200 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG				Cls CD		Blt 1997				
				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=70/100/100/100/70										
(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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments										
X	Double Glass Patio Doors Storms & Screens	(8) Basement					Plumbing										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					3 Fixture Bath		1		-3,721		-2,605				
		(9) Basement Finish					Garages										
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Class: CD Exterior: Pole (Unfinished)										
X	Gable Hip Flat		Gambrel Mansard Shed				Base Cost		576		14,314		10,020				
X	Asphalt Shingle	(10) Floor Support					Notes: 2022-01459 AFF DETACHMENT OF HUD HUD REMOVED 1997 REDMAN MH										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:										
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						9,120				
									Totals:		10,593		7,415				

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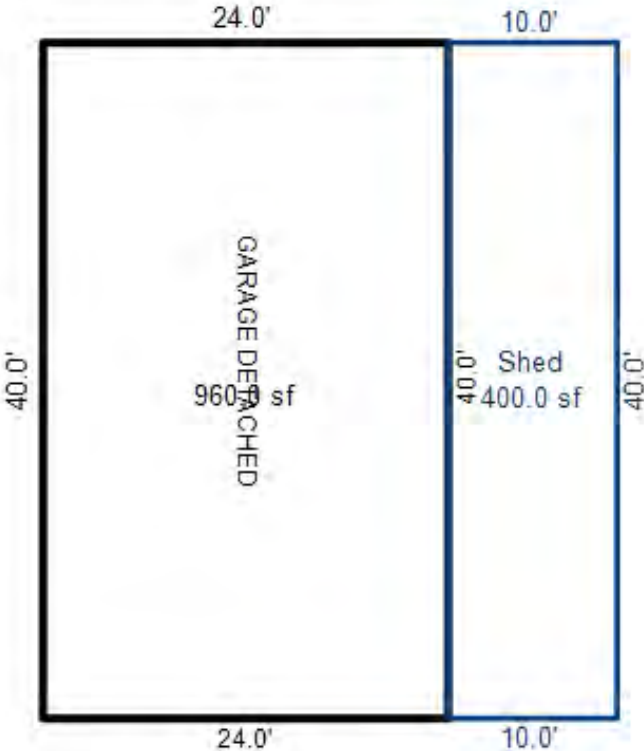
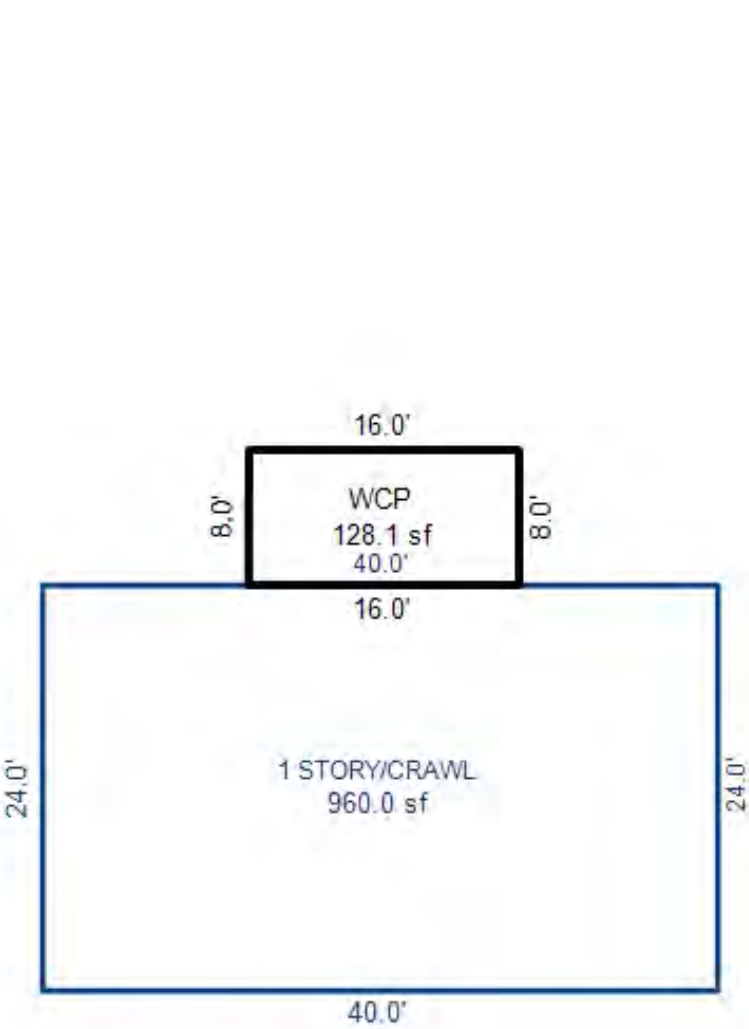


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
11540 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST			Commercial		08/02/2021		2021-0503	100%	
		P.R.E. 0%			Commercial		06/01/2021		2021-0323	100%	
Owner's Name/Address		MAP #:			Commercial		04/15/2021		2021-0179	100%	
MOOMEY RICHARD WILLIAM P O BOX 825 CADILLAC MI 49601		2026 Est TCV 2,147,036 TCV/TFA: 40.45			Commercial		09/15/2020		2020-00506	100%	
		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 7.13 Acres 3800 100 27,075 7.13 Total Acres Total Est. Land Value = 27,075							
Tax Description		X	Dirt Road		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Crushed Rock 2.08 1000 94 1,955 D/W/P: 4in Ren. Conc. 6.53 1000 94 6,138 Wood Frame 21.94 120 50 1,316 Gas Wood Frame 17.70 400 50 3,540 Total Estimated Land Improvements True Cash Value = 12,949 Work Description for Permit 2021-0323, Issued 06/01/2021: 1 STORIK NEW BLDG NON RESI USE STORAGE BLDG/POLE BLDG. POLES FOUNDTATOIN 24X120 Work Description for Permit 2021-0179, Issued 04/15/2021: 2 NEW STORAGE BUILDINGS NON RESI USE, BUSINESS USE. 24X36 & 38X36 SQFT Work Description for Permit 2020-00506, Issued 09/15/2020: (2) NEW ON RESI USE STORAGE BUILDINGS WOOD FRAME POURED FOUNDATION N/A ALL ELSE. Work Description for Permit 2019-0541, Issued 09/27/2019: 2 NEW BUSINESS USE STORAGE BUILIDINGS WOOD FRAME POURED FOU DATIO. 1 STORY. 24'X28' = 672 & 24X28' = 672 Work Description for Permit 2019-0437, Issued 08/20/2019: NEW BUILDINGS (2) STORAGE WOOD FRAME POURED FOUNDATION N/A HEAT SEWAGE MECH. DIM: 24X28=672, 24X28=672 WITH LENA TO 14X28 = 392.						
Gravel Road											
Paved Road											
Storm Sewer											
Sidewalk											
Water											
Sewer											
Electric											
Gas											
Curb											
Street Lights											
Standard Utilities											
Underground Utils.											
Topography of Site		X	Level								
TH S 72D36M09S W 370.89 FT; S 42M26S W 454.16 FT; S 0D41M13S E C. M/L 009-031-013-00;		Rolling		X	High						
		Landscaped									
BEING USED AS		Swamp									
		Wooded									
ITH		Pond									
		Waterfront									
6 COMPLETED		Ravine									
		Wetland									
1-013-00; -013-20;		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		JWV	12/28/2021	INSPECTED	2026	13,500	1,060,000	1,073,500			874,403C
		JWV	09/29/2021	INSPECTED	2025	13,200	840,900	854,100			851,415C
		JWV	09/29/2021	INSPECTED	2024	53,400	1,056,300	1,109,700			1,041,339C
		JWV	11/11/2020	INSPECTED	2023	24,900	1,161,300	1,186,200			991,752C

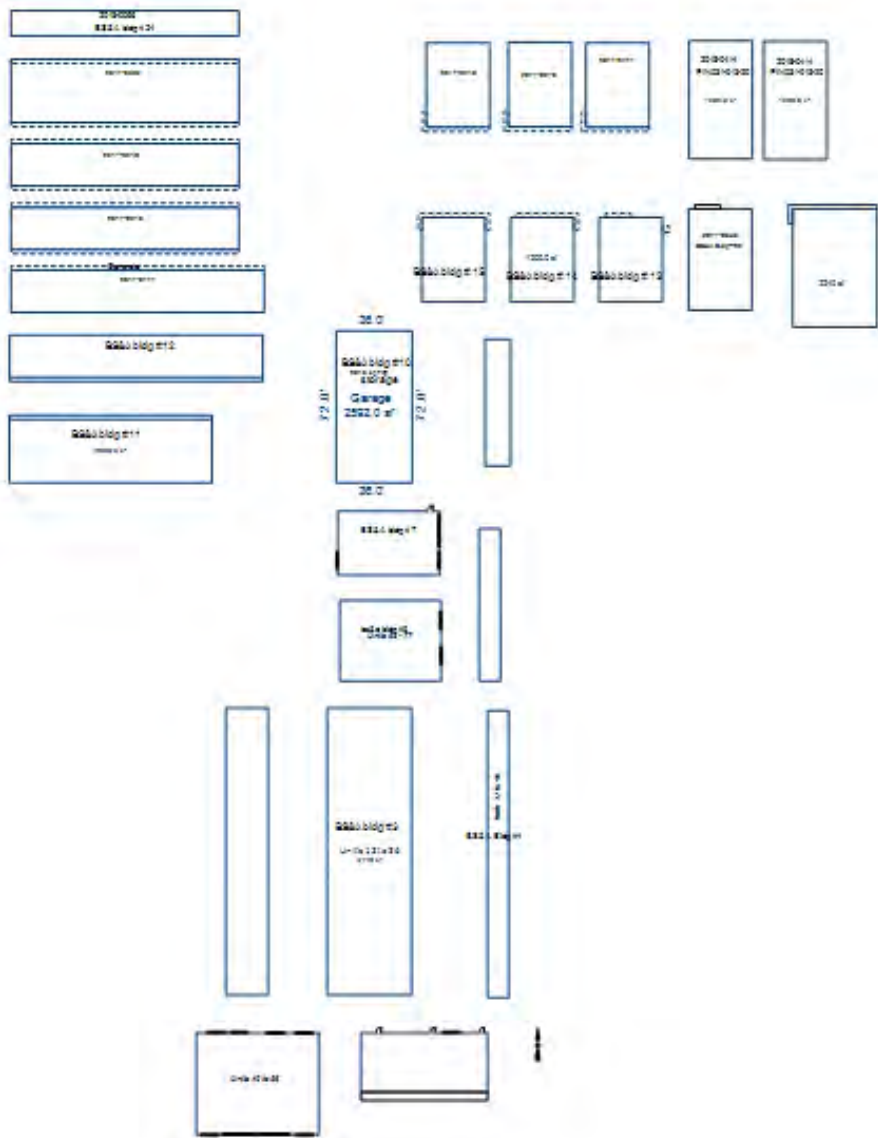
*** Information herein deemed reliable but not guaranteed***

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



Desc. of Bldg/Section: SEMI-FINISHED INTERIOR 2014										<<<<< Calculator Cost Computations >>>>>															
Calculator Occupancy: Warehouses - Mini										Class: D Quality: Low Cost															
Class: D Floor Area: 1,680 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100 2007 Year Built Remodeled 10 Overall Bldg Height Comments: COST TO OWNER WITH ALL 4 ORIGNAL BUILDINGS \$150,000										Stories: 1 Story Height: 10 Perimeter: 176															
										Overall Building Height: 10															
										Base Rate for Upper Floors = 41.83															
										Adjusted Square Foot Cost for Upper Floors = 41.83															
										Total Floor Area: 1,680 Base Cost New of Upper Floors = 70,275															
*** 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										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0															
										Total Depreciated Cost = 57,626															
										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 61,083															
										Replacement Cost/Floor Area= 41.83 Est. TCV/Floor Area= 36.36															
(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 Unfinished		Many Unfinished													
(4) Floor Structure:						2-Piece Baths		Water Heaters		Typical		Typical		(40) Exterior Wall:											
						Shower Stalls		Wash Fountains																	
(5) Floor Cover:						Toilets		Water Softeners		Flex Conduit		Incandescent		(13) Roof Structure: Slope=0											
										Rigid Conduit		Fluorescent													
(6) Ceiling:						(9) Sprinklers:										Armored Cable		Mercury		(14) Roof Cover:					
						(10) Heating and Cooling:										Non-Metalic		Sodium Vapor							
						Gas Oil		Coal Stoker		Hand Fired Boiler		Bus Duct		Transformer		Thickness		Bsmnt Insul.							

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



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Desc. of Bldg/Section: 12 UNITS 20 X 136: UNITS1-12										Calculator Occupancy: Warehouses - Mini										<<<<<<Calculator Cost Computations>>>>>>																													
Class: D,Pole Floor Area: 2,720 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Construction Cost										Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 312																													
										High Above Ave. Ave. X Low										Base Rate for Upper Floors = 52.88																													
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 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: 2720 Ave. Perimeter: 312 Has Elevators:										Adjusted Square Foot Cost for Upper Floors = 52.88																													
										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Total Floor Area: 2,720 Base Cost New of Upper Floors = 143,834 Reproduction/Replacement Cost = 143,834 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 126,574																													
2010 Year Built Remodeled										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 134,168 Replacement Cost/Floor Area= 52.88 Est. TCV/Floor Area= 49.33																													
Overall Bldg Height										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																							
Comments: 2010.7.27 CHANGE FROM 45% TO 100% COMPLETE										* Sprinkler Info * Area: Type: Average																																							
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc.										Many Above Ave.										Average Typical										Few None																			
(3) Frame:										Total Fixtures 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																			
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:										Thickness Bsmnt Insul.																			

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Desc. of Bldg/Section: 24 UNITS 40 X 136: UNITS 13-36 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 352 Base Rate for Upper Floors = 32.95 Adjusted Square Foot Cost for Upper Floors = 32.95 Total Floor Area: 5,440 Base Cost New of Upper Floors = 179,248 Reproduction/Replacement Cost = 179,248 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 157,738 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 167,203 Replacement Cost/Floor Area= 32.95 Est. TCV/Floor Area= 30.74														
Class: D,Pole Floor Area: 5,440 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 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: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 5440 Ave. Perimeter: 352 Has Elevators:									
High	Above Ave.	Ave.	X	Low																				
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																			
2007		Year Built Remodeled																						
		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:		Footings		(8) Plumbing:				Outlets:				Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished	Many Unfinished			
(3) Frame:				3-Piece Baths		Wash Bowls		Average Typical		Many Unfinished		Many Unfinished			
				2-Piece Baths		Water Heaters		Flex Conduit		Incandescent					
				Shower Stalls		Wash Fountains		Rigid Conduit		Fluorescent					
(4) Floor Structure:				Toilets		Water Softeners		Armored Cable		Mercury		(40) Exterior Wall:			
								Non-Metalic		Sodium Vapor		Thickness			
								Bus Duct		Transformer		Bsmnt Insul.			
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:											
				Gas Oil	Coal Stoker	Hand Fired Boiler									
(6) Ceiling:								(14) Roof Cover:							

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

Desc. of Bldg/Section: 2012 UNITS 68-77, 38X48 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 172 Overall Building Height: 12														
Class: D,Pole Floor Area: 1,836 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 38.19 Adjusted Square Foot Cost for Upper Floors = 38.19 Total Floor Area: 1,836 Base Cost New of Upper Floors = 70,117 Reproduction/Replacement Cost = 70,117 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 61,703 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 6 = 65,405 Replacement Cost/Floor Area= 38.19 Est. TCV/Floor Area= 35.62														
					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: 1836																								
Ave. Perimeter: 172																								
Has Elevators:																								
*** Basement Info ***																								
2012 Year Built					Area:																			
Remodeled					Perimeter:																			
12 Overall Bldg					Type:																			
Height					Heat: Hot Water, Radiant Floor																			
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 Few Average Average Many Many Unfinished Unfinished Typical Typical				(40) Exterior Wall:			
X Poured Conc.				Brick/Stone											
(3) Frame:				Total Fixtures				Urinals							
				3-Piece Baths				Wash Bowls							
				2-Piece Baths				Water Heaters							
				Shower Stalls				Wash Fountains							
(4) Floor Structure:				Toilets				Water Softeners							
				(9) Sprinklers:				(13) Roof Structure: Slope=0							
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas				Coal							
				Oil				Stoker							
(6) Ceiling:				Hand Fired											
				Boiler											

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Desc. of Bldg/Section: 2012 30X48 BEHIND#6										Calculator Cost Computations										<<<<<>>>>>																																							
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 13 Perimeter: 159																																							
Class: D,Pole Floor Area: 1,459 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 13 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: 13 Base Rate for Upper Floors = 41.20 Adjusted Square Foot Cost for Upper Floors = 41.20 Total Floor Area: 1,459 Base Cost New of Upper Floors = 60,111 Reproduction/Replacement Cost = 60,111 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 52,898																																		
High	Above Ave.	Ave.	X	Low																																																							
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 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: 1459 Ave. Perimeter: 159 Has Elevators:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 7 = 56,072 Replacement Cost/Floor Area= 41.20 Est. TCV/Floor Area= 38.43																																							
2012 Year Built Remodeled										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																																																	
13 Overall Bldg Height										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																																	
Comments:										* 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>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 Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> </table>										Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																					
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:										<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	<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>										Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer										
Total Fixtures	Urinals																																																										
3-Piece Baths	Wash Bowls																																																										
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Shower Stalls	Wash Fountains																																																										
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Flex Conduit	Incandescent																																																										
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Armored Cable	Mercury																																																										
Non-Metalic	Sodium Vapor																																																										
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:										<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>										Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																																																										
(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																																					
Gas Oil	Coal Stoker	Hand Fired Boiler																																																									

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

Desc. of Bldg/Section: 2012 UNTIS 57-67 72X10 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 9 Perimeter: 164 Overall Building Height: 9														
Class: D,Pole Floor Area: 732 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 46.05 Adjusted Square Foot Cost for Upper Floors = 46.05 Total Floor Area: 732 Base Cost New of Upper Floors = 33,709 Reproduction/Replacement Cost = 33,709 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 29,664 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 8 = 31,444 Replacement Cost/Floor Area= 46.05 Est. TCV/Floor Area= 42.96														
					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: 732																								
Ave. Perimeter: 164																								
Has Elevators:																								
*** Basement Info ***																								
2012 Year Built					Area:																			
Remodeled					Perimeter:																			
					Type:																			
9 Overall Bldg Height					Heat: Hot Water, Radiant Floor																			
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 Few Average Average Many Many Unfinished Unfinished Typical Typical				(40) Exterior Wall:							
X Poured Conc.				Brick/Stone												Block			
				Many Above Ave.				Average Typical								Few None			
(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:				(13) Roof Structure: Slope=0											
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:											
				Gas Oil				Coal Stoker				Hand Fired Boiler							
(6) Ceiling:																			

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

Desc. of Bldg/Section: P#20160087 W OF #10 30'X96'										Calculator Cost Computations										>>>>									
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost																			
Class: D,Pole										Construction Cost										Stories: 1 Story Height: 8 Perimeter: 252									
Floor Area: 2,880										High Above Ave. Ave. X Low										Overall Building Height: 8									
Gross Bldg Area: 52,114										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 34.48									
Stories Above Grd: 1										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 34.48									
Average Sty Hght : 8										Heat#1: No Heating or Cooling 0%										Total Floor Area: 2,880 Base Cost New of Upper Floors = 99,302									
Bsmnt Wall Hght										Heat#2: No Heating or Cooling 0%										Reproduction/Replacement Cost = 99,302									
Depr. Table : 2.5%										Ave. SqFt/Story: 2880										Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0									
Effective Age : 3										Ave. Perimeter: 252										Total Depreciated Cost = 92,351									
Physical %Good: 93										Has Elevators:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 11 = 97,892									
Func. %Good : 100										*** Basement Info ***										Replacement Cost/Floor Area= 34.48 Est. TCV/Floor Area= 33.99									
Economic %Good: 100										Area:																			
2016 Year Built										Perimeter:																			
Remodeled										Type:																			
8 Overall Bldg Height										Heat: Hot Water, Radiant Floor																			
Comments:										* Mezzanine Info *																			
										Area #1:																			
										Type #1:																			
										Area #2:																			
										Type #2:																			
										* Sprinkler Info *																			
Area:																													
Type: Low																													

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:			
Footings				Many Above Ave.				Average Typical				Few None			
X Poured Conc.				Brick/Stone				Block				Few Average Many Unfinished Typical			
(3) Frame:				Total Fixtures				Urinals				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			
				3-Piece Baths				Wash Bowls				Incandescent Fluorescent Mercury Sodium Vapor Transformer			
				2-Piece Baths				Water Heaters				(40) Exterior Wall:			
(4) Floor Structure:				Shower Stalls				Wash Fountains				Thickness			
				Toilets				Water Softeners				Bsmnt Insul.			
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil				Coal Stoker							
(6) Ceiling:				Hand Fired Boiler											

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

Desc. of Bldg/Section: P#20160360 N OF #11 20'X120'										Calculator Cost Computations														
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>														
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8														
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 38.20 Adjusted Square Foot Cost for Upper Floors = 38.20														
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 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: 2400 Ave. Perimeter: 280 Has Elevators:					Total Floor Area: 2,400 Base Cost New of Upper Floors = 91,680 Reproduction/Replacement Cost = 91,680 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 85,262														
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 12 = 90,378 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 37.66														
2016	Year Built	Remodeled			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					* Sprinkler Info * Area: Type: Low														
8	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: 20160096 N OF #9 30'X40'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 8 Perimeter: 140					Overall Building Height: 10				
Floor Area: 1,200					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 38.20									
Gross Bldg Area: 52,114					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 38.20									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 1,200					Base Cost New of Upper Floors = 45,840				
Average Sty Hght : 8					Heat#1: No Heating or Cooling 0%					Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0					Reproduction/Replacement Cost = 45,840				
Bsmnt Wall Hght					Heat#2: No Heating or Cooling 0%					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 14 = 45,189					Total Depreciated Cost = 42,631				
Depr. Table : 2.5%					Ave. SqFt/Story: 1200					Replacement Cost/Floor Area= 38.20					Est. TCV/Floor Area= 37.66				
Effective Age : 3					Ave. Perimeter: 140														
Physical %Good: 93					Has Elevators:														
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area:														
2016 Year Built					Perimeter:														
Remodeled					Type:														
10 Overall Bldg Height					Heat: Hot Water, Radiant Floor														
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:			
Footings				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
X Poured Conc. Brick/Stone Block				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			
(3) Frame:								(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:								Thickness Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:							
				Gas Oil Coal Stoker Hand Fired Boiler											
(6) Ceiling:															

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

Desc. of Bldg/Section: P# 2017-0177 20'X120'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>									
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 38.20 Adjusted Square Foot Cost for Upper Floors = 38.20									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 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: 2400 Ave. Perimeter: 280 Has Elevators:					Total Floor Area: 2,400 Base Cost New of Upper Floors = 91,680 Reproduction/Replacement Cost = 91,680 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 87,096									
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 16 = 92,322 Replacement Cost/Floor Area= 38.20 Est. TCV/Floor Area= 38.47									
2017	Year Built	Remodeled			* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					* Sprinkler Info * Area: Type: Low									
8	Overall Bldg	Height																	
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	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished	Many Unfinished	(40) Exterior Wall:		
(3) Frame:				3-Piece Baths		Wash Bowls		Many Unfinished	Many Average	Many Unfinished	Many Unfinished	Many Unfinished			
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit		Incandescent		Thickness		Bsmnt Insul.	
(5) Floor Cover:				(10) Heating and Cooling:				Rigid Conduit		Fluorescent					
(6) Ceiling:				Gas Oil				Coal Stoker		Hand Fired Boiler		(13) Roof Structure: Slope=0			
												(14) Roof Cover:			

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

Desc. of Bldg/Section: PERMIT 2017-0218 20'X108'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 8 Perimeter: 256									
Floor Area: 2,160					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 38.42									
Gross Bldg Area: 52,114					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 38.42									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 2,160 Base Cost New of Upper Floors = 82,987									
Average Sty Hght : 8					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 82,987									
Bsmnt Wall Hght					Heat#2: No Heating or Cooling 0%					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0									
Depr. Table : 2.5%					Ave. SqFt/Story: 2160					Total Depreciated Cost = 78,838									
Effective Age : 2					Ave. Perimeter: 256					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 18 = 83,568									
Physical %Good: 95					Has Elevators:					Replacement Cost/Floor Area= 38.42 Est. TCV/Floor Area= 38.69									
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area:														
Year Built					Perimeter:														
Remodeled					Type:														
Overall Bldg					Heat: Hot Water, Radiant Floor														
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:			
Footings				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
X Poured Conc. Brick/Stone Block				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			
(3) Frame:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.			
(5) Floor Cover:				Gas Oil Coal Stoker Hand Fired Boiler											
(6) Ceiling:															

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

Desc. of Bldg/Section: P# 2017-0218 20'X108'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>									
Class: D,Pole Floor Area: 2,160 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 8 Perimeter: 256 Overall Building Height: 8									
					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 38.42 Adjusted Square Foot Cost for Upper Floors = 38.42									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 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: 2160 Ave. Perimeter: 256 Has Elevators:					Total Floor Area: 2,160 Base Cost New of Upper Floors = 82,987 Reproduction/Replacement Cost = 82,987 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 78,838									
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 19 = 83,568 Replacement Cost/Floor Area= 38.42 Est. TCV/Floor Area= 38.69									
2017	Year Built Remodeled				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low														
8	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:							
(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: P#2017-0219 32'X40'										Calculator Cost Computations										<<<<<<>>>>>>																			
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 14 Perimeter: 144																			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 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: 8 Base Rate for Upper Floors = 43.61 Adjusted Square Foot Cost for Upper Floors = 43.61 Total Floor Area: 1,200 Base Cost New of Upper Floors = 52,332 Reproduction/Replacement Cost = 52,332 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 49,715														
High	Above Ave.	Ave.	X	Low																																			
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 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: 144 Has Elevators:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 20 = 52,698 Replacement Cost/Floor Area= 43.61 Est. TCV/Floor Area= 43.92																			
2017 Year Built Remodeled										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																													
8 Overall Bldg Height										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																													
Comments:										* 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 Many Unfinished Many Unfinished Typical Typical																			
(3) Frame:										Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners										Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer										(40) Exterior Wall:									
(4) Floor Structure:										(9) Sprinklers:										(13) Roof Structure: Slope=0										Thickness Bsmnt Insul.									
(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: PERMIT 2017-0535 30'X48'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<< Class: D,Pole Quality: Low Cost >>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 14 Perimeter: 156									
Floor Area: 1,440					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 41.94									
Gross Bldg Area: 52,114					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 41.94									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 1,440 Base Cost New of Upper Floors = 60,393									
Average Sty Hght : 14					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 60,393									
Bsmnt Wall Hght					Heat#2: No Heating or Cooling 0%					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0									
Depr. Table : 2.5%					Ave. SqFt/Story: 1440					Total Depreciated Cost = 57,373									
Effective Age : 2					Ave. Perimeter: 156					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 22 = 60,816									
Physical %Good: 95					Has Elevators:					Replacement Cost/Floor Area= 41.94 Est. TCV/Floor Area= 42.23									
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area:														
2018 Year Built					Perimeter:														
Remodeled					Type:														
Overall Bldg Height					Heat: Hot Water, Radiant Floor														
Comments:					* Mezzanine Info *														
PERMIT 2017-0535 0% @					Area #1:														
12/31/17 30'X48'					Type #1:														
REVISED TO 30'X108'					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:			
Footings				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
X Poured Conc. Brick/Stone Block				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			
(3) Frame:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.			
(5) Floor Cover:				Gas Oil Coal Stoker Hand Fired Boiler											
(6) Ceiling:															

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

Desc. of Bldg/Section: P#20180066 12'X108'										Calculator Cost Computations									
Calculator Occupancy: Warehouses - Mini										<<<<<< Class: D,Pole Quality: Low Cost >>>>>>									
Class: D,Pole					Construction Cost					Stories: 1 Story Height: 14 Perimeter: 384									
Floor Area: 1,296					High Above Ave. Ave. X Low					Base Rate for Upper Floors = 51.00									
Gross Bldg Area: 52,114					** ** Calculator Cost Data ** **					Adjusted Square Foot Cost for Upper Floors = 51.00									
Stories Above Grd: 1					Quality: Low Cost					Total Floor Area: 1,296					Base Cost New of Upper Floors = 66,096				
Average Sty Hght : 14					Heat#1: No Heating or Cooling 0%					Reproduction/Replacement Cost = 66,096									
Bsmnt Wall Hght					Heat#2: Electric, Cable or Baseboard 0%					Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0					Total Depreciated Cost = 62,791				
Depr. Table : 2.5%					Ave. SqFt/Story: 1296					ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 24 = 66,559									
Effective Age : 2					Ave. Perimeter: 384					Replacement Cost/Floor Area= 51.00					Est. TCV/Floor Area= 51.36				
Physical %Good: 95					Has Elevators:														
Func. %Good : 100					*** Basement Info ***														
Economic %Good: 100					Area:														
2018 Year Built					Perimeter:														
Remodeled					Type:														
Overall Bldg					Heat:														
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:			
Footings				Many Above Ave. Average Typical Few None				Few Average Many Unfinished Typical				Few Average Many Unfinished Typical			
X Poured Conc. Brick/Stone Block				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			
(3) Frame:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:			
(4) Floor Structure:				(10) Heating and Cooling:				(14) Roof Cover:				Thickness Bsmnt Insul.			
(5) Floor Cover:				Gas Oil Coal Stoker Hand Fired Boiler											
(6) Ceiling:															

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

Desc. of Bldg/Section: P20180414 30'X56'										Calculator Cost Computations										<<<<<<>>>>>>									
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 14 Perimeter: 172									
Class: D,Pole Floor Area: 1,680 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght										Construction Cost										Overall Building Height: 10									
										<table border="1" style="width:100%; border-collapse: collapse;"> <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	Base Rate for Upper Floors = 40.94				
High	Above Ave.	Ave.	X	Low																									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 172 Has Elevators:										Adjusted Square Foot Cost for Upper Floors = 40.94									
										*** Basement Info *** Area: Perimeter: Type: Heat:										Total Floor Area: 1,680 Base Cost New of Upper Floors = 68,780 Reproduction/Replacement Cost = 68,780 2 Identical Units => Reproduction/Replacement Cost of all units = 137,560 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 130,682									
2018 Year Built Remodeled										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 25 = 138,523 Replacement Cost/Floor Area= 40.94 Est. TCV/Floor Area= 41.23									
10 Overall Bldg Height																													
Comments: PERMIT ISSUED TO PIN 031-013-20 WITH THE ADJ 30'X56' BUILDING BUT ONLY THE 30'X40' MAY ACTUALLY BE ON THIS PARCEL.										* 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" style="width:100%; border-collapse: collapse;"> <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>				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" style="width:100%; border-collapse: collapse;"> <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" style="width:100%; border-collapse: collapse;"> <tr> <td>Many</td> <td>Average</td> <td>Few</td> </tr> <tr> <td>Above Ave.</td> <td>Typical</td> <td>None</td> </tr> </table>				Many	Average	Few	Above Ave.	Typical	None														
X	Poured Conc.	Brick/Stone	Block																												
Many	Average	Few																													
Above Ave.	Typical	None																													
(3) Frame:				<table border="1" style="width:100%; border-collapse: collapse;"> <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	<table border="1" style="width:100%; border-collapse: collapse;"> <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>				Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer
Total Fixtures	Urinals																														
3-Piece Baths	Wash Bowls																														
2-Piece Baths	Water Heaters																														
Shower Stalls	Wash Fountains																														
Toilets	Water Softeners																														
Flex Conduit	Incandescent																														
Rigid Conduit	Fluorescent																														
Armored Cable	Mercury																														
Non-Metalic	Sodium Vapor																														
Bus Duct	Transformer																														
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Thickness Bsmnt Insul.																			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:																							
(6) Ceiling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>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: P#20210503 (40'X56')										Calculator Cost Computations										<<<<<>>>>>									
Calculator Occupancy: Warehouses - Mini										Class: D,Pole Quality: Low Cost										Stories: 1 Story Height: 10 Perimeter: 0									
Class: D,Pole Floor Area: 2,240 Gross Bldg Area: 52,114 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					Construction Cost										Base Rate for Upper Floors = 36.61														
					High		Above Ave.		Ave.		X		Low		Adjusted Square Foot Cost for Upper Floors = 36.61														
					** ** Calculator Cost Data ** **										Total Floor Area: 2,240 Base Cost New of Upper Floors = 82,006														
					Quality: Low Cost										Reproduction/Replacement Cost = 82,006														
					Heat#1: No Heating or Cooling 0%										Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0														
Heat#2: Electric, Cable or Baseboard 0%										Total Depreciated Cost = 80,366																			
Ave. SqFt/Story: 2240										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 26 = 85,188																			
Ave. Perimeter										Replacement Cost/Floor Area= 36.61 Est. TCV/Floor Area= 38.03																			
Has Elevators:																													
*** Basement Info ***																													
Year Built					Area:																								
Remodeled					Perimeter:																								
Overall Bldg Height					Type:																								
Comments:					Heat:																								
					* Mezzanine Info *																								
					Area #1:																								
					Type #1:																								
					Area #2:																								
Type #2:																													
Area:																													
Type: Low																													

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:		Footings		(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	
				2-Piece Baths		Water Heaters						Armored Cable		Mercury	
(4) Floor Structure:				Shower Stalls		Wash Fountains						Non-Metalic		Sodium Vapor	
				Toilets		Water Softeners						Bus Duct		Transformer	
				(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0			
(10) Heating and Cooling:								(14) Roof Cover:							
(6) Ceiling:				Gas Oil		Coal Stoker		Hand Fired Boiler		Thickness				Bsmnt Insul.	

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

Parcel Number: 009-031-014-00

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.
H5 LLC	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY/RELATED ENTITY	2016-03073	DEED	100.0
STORY RICHARD C & MELODIE	H5 LLC	42,000	08/01/2014	WD	03-ARM'S LENGTH	2014-02677	PROPERTY TRANSFER	100.0
SCHUT JAY & MARY LOU	STORY RICHARD C & MELODIE	0	08/31/2004	OTH	21-NOT USED/OTHER	04-0/3688	DEED	0.0
Property Address								
11630 W CADILLAC RD		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date
		School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal		02/03/2015		Number
		P.R.E. 0%						Status
Owner's Name/Address		MAP #:						
HOIT5 LLC		2026 Est TCV 37,879						
11540 W CADILLAC RD								
CADILLAC MI 49601								
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.		Public Improvements		* Factors *				
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason		Value		
		Gravel Road		A 200' @ 110/FF 328.60 430.83 0.8833 1.0187 110 100		32,525		
		Paved Road		329 Actual Front Feet, 3.25 Total Acres		Total Est. Land Value =		32,525
		Storm Sewer		Land Improvement Cost Estimates				
		Sidewalk		Description		Rate		Size % Good
		Water		Fencing: Wd, Solid, 5 ft.		26.77		400 50
		Sewer		Total Estimated Land Improvements True Cash Value =		5,354		Cash Value
		Electric						5,354
		Gas		Work Description for Permit 2015-0203, Issued 02/03/2015: DEMOLITION WITHOUT A PERMIT NOTICE LETTER				
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		X Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review
				2026	16,300	2,600	18,900	Tribunal/ Other
		TPC 04/22/2025 INSPECTED		2025	13,300	0	13,300	Taxable Value
		TPC 05/30/2022 INSPECTED		2024	8,200	0	8,200	
		TPC 12/27/2017 INSPECTED		2023	8,200	0	8,200	



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

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

Parcel Number: 009-031-015-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

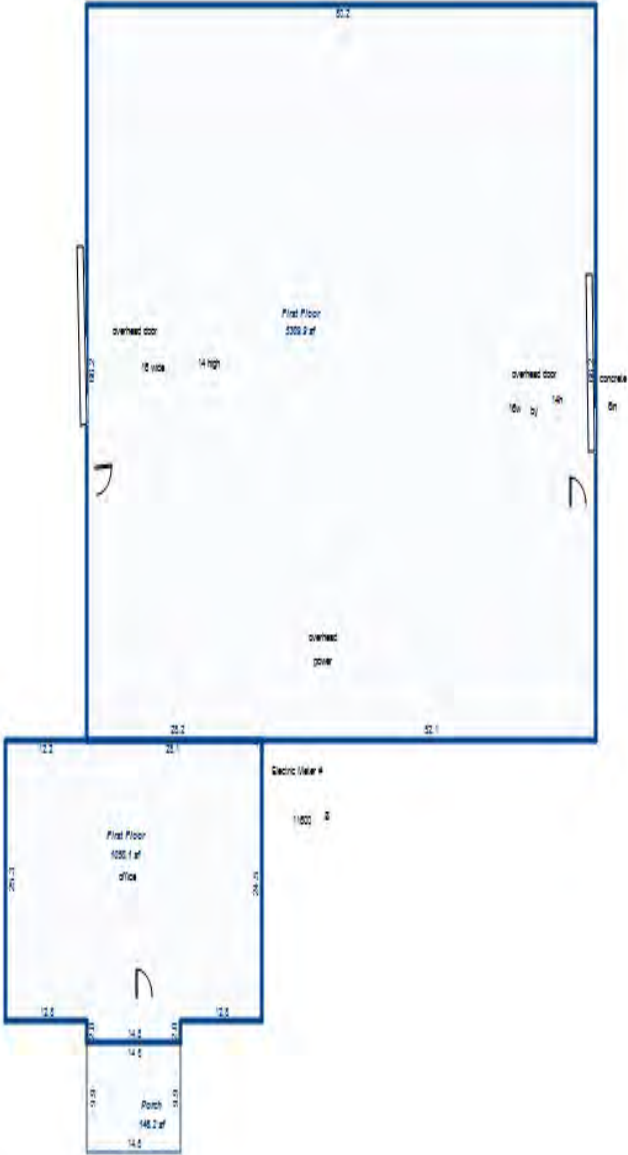
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOITENGA ALAN R & CARRIE D	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY/RELATED ENTITY	2016-03074	DEED	0.0			
HOITENGA ALAN R & CARRIE D	CONSUMERS ENERGY CO	0	02/22/2011	OTH	33-TO BE DETERMINED	2011-00897	DEED	0.0			
WETZEL JASON & CARRIE L (H	HOITENGA ALAN R & CARRIE I	73,500	10/01/2009	WD	21-NOT USED/OTHER	2009/3438	DEED	100.0			
WETZEL EDWARD J & DIANA (H	WETZEL JASON & CARRIE L (H	70,000	02/26/2009	WD	21-NOT USED/OTHER	2009/1964	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
11600 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial		10/08/2010		20100601		100%	
Owner's Name/Address		P.R.E. 0%		MAP #:							
HOIT5 LLC 11540 W CADILLAC RD Cadillac MI 49601		2026 Est TCV 841,563 TCV/TFA: 132.34									
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGN'LY OF RELOCATED HWY M-55. 6.1136 A.		X	Public Improvements		* Factors * 329.8 X 806.52						
Comments/Influences					Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 10A M/L 3800 6.11 Acres 3800 100 23,203 6.11 Total Acres Total Est. Land Value = 23,203						
		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: 5in Ren. Conc. 7.90 400 100 3,160 D/W/P: Asphalt Paving 2.86 30000 100 85,800 Ad-Hoc Unit-In-Place Items Description Rate Size % Good Cash Value /CI16/YARI/OUTL/2AVG/FLO1 1,885.00 2 100 3,770 Total Estimated Land Improvements True Cash Value = 92,730						
			Topography of Site		Work Description for Permit 20100601, Issued 10/08/2010: AUTO DEALERSHIP, WOOD FRAME POURED FOUNDATION, OIL HEAT, PRIVATE SEPTIC & WELL, AIR CONDITIONING						
		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	11,600	409,200	420,800			186,026C
				JWV 08/06/2018 INSPECTED	2025	18,300	346,100	364,400			181,136C
				JWV 08/06/2018 INSPECTED	2024	30,500	298,300	328,800			175,690C
				TPC 12/27/2017 INSPECTED	2023	9,200	252,900	262,100			167,324C
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: 2011 Calculator Occupancy: Garages - Service/Fleet Facilities Repair										<<<<<< Calculator Cost Computations >>>>>>																			
Class: D,Pole Floor Area: 5,309 Gross Bldg Area: 6,359 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: 292																	
					** ** Calculator Cost Data ** **					Overall Building Height: 16																			
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					Quality: Average					Base Rate for Upper Floors = 65.29																			
					Heat#1: Space Heaters, Gas with Fan 100%					(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.66 100%																			
					Heat#2: Space Heaters, Gas with Fan 0%					Adjusted Square Foot Cost for Upper Floors = 70.95																			
2011 Year Built Remodeled					Ave. SqFt/Story: 5309					Total Floor Area: 5,309 Base Cost New of Upper Floors = 376,673																			
					Ave. Perimeter: 292					Reproduction/Replacement Cost = 376,673																			
					Has Elevators:					Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0																			
16 Overall Bldg Height					*** Basement Info ***					Total Depreciated Cost = 308,872																			
					Area:					<<<<<< Segregated Cost Computations >>>>>>																			
					Perimeter:					Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																			
Comments:					Type:					Item Description Cost # or Height SqFt Adj. Adj. Cost																			
					Heat: Hot Water, Radiant Floor					Col. Rate SqFt Adj. Adj. Cost																			
					* Mezzanine Info *					(13) Roof Structure:																			
					Area #1:					Wood Joists, Wood or Composition																			
					Type #1:					Deck 1 Up 7.05 146 1.120 1.000 1,153																			
					Area #2:					(14) Roof Cover:																			
					Type #2:					Alum./Steel Flat or Standing seam 1 Up 8.18 146 1.120 1.000 1,338																			
					* 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	(40) Exterior Wall:													
(3) Frame:					Total Fixtures					Urinals					Flex Conduit						Incandescent								
					3-Piece Baths					Wash Bowls					Rigid Conduit						Fluorescent								
(4) Floor Structure:					2-Piece Baths					Water Heaters					Armored Cable					Mercury									
					Shower Stalls					Wash Fountains					Non-Metalic					Sodium Vapor									
(5) Floor Cover:					Toilets					Water Softeners					Bus Duct					Transformer									
					(9) Sprinklers:										(13) Roof Structure: Slope=6														
(6) Ceiling:					(10) Heating and Cooling:										146 SqFt, Wood Joists, Wood or Comp														
					Gas Oil					Coal Stoker					Hand Fired Boiler					(14) Roof Cover:									
															146 SqFt, Alum./Steel Flat or Stand														



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 2011 OFFICE OF WAREHOUSE										Calculator Occupancy: Office Buildings										<<<<<< Calculator Cost Computations >>>>>>																													
Class: D Floor Area: 1,050 Gross Bldg Area: 6,359 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght										Construction Cost										Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 107 Overall Building Height: 8																													
										<table><tr><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>										High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 133.48																						
High		Above Ave.		Ave.	X	Low																																											
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100										** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1050 Ave. Perimeter: 107 Has Elevators:										(10) Heating system: Forced Air Furnace Cost/SqFt: 19.30 100% Adjusted Square Foot Cost for Upper Floors = 152.78																													
										*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Total Floor Area: 1,050 Base Cost New of Upper Floors = 160,419 Reproduction/Replacement Cost = 160,419 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 131,544																													
2011 Year Built Remodeled										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 2 = 215,731 Replacement Cost/Floor Area= 152.78 Est. TCV/Floor Area= 205.46																													
8 Overall Bldg Height																																																	
Comments: 2011 WAREHOUSE COSTED AS LOW COST TO ACCOMODATE OFFICE SEPARATELY CALCULATED. OFFICE IS 19% OF TOTAL FLOOR SPACE. -TIM										* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																							
										* Sprinkler Info * Area: Type: Average																																							
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc.										Many Above Ave.										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																			
(5) Floor Cover:										(10) Heating and Cooling:										(13) Roof Structure: Slope=0										(40) Exterior Wall:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:										Thickness Bsmnt Insul.																			

Parcel Number: 009-031-015-70

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.				
HAMEL RONALD D & FRANKLIN	HAMEL RONALD D & DONNA D	0	02/28/2025	QC	09-FAMILY/RELATED ENTITY	2025-00509	DEED	0.0				
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	1	08/21/2017	QC	09-FAMILY/RELATED ENTITY	2017-02611	PROPERTY TRANSFER	0.0				
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	0	08/21/2017	QC	09-FAMILY/RELATED ENTITY	2017-02611	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
11650 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Carport		08/04/2017		2017-0356		100%		
		P.R.E. 100% 04/15/2002		Garage		05/02/2005		20050097		Complete		
Owner's Name/Address		MAP #:										
HAMEL RONALD D & DONNA D 11650 CADILLAC RD CADILLAC MI 49601		2026 Est TCV 181,296 TCV/TFA: 196.21										
		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	
					A 200' @ 110/FF 328.60 364.55 0.8833 0.9771 110 100 31,194							
					329 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 31,194							
Tax Description												
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY M-55. 2.75 A.		X										
Comments/Influences												
												
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	15,600	75,000	90,600				31,930C
		JWV 11/17/2017 INSPECTED			2025	12,800	69,200	82,000				31,091C
		TPC 08/25/2011 INSPECTED			2024	12,800	59,500	72,300				30,157C
					2023	9,900	53,600	63,500				28,721C

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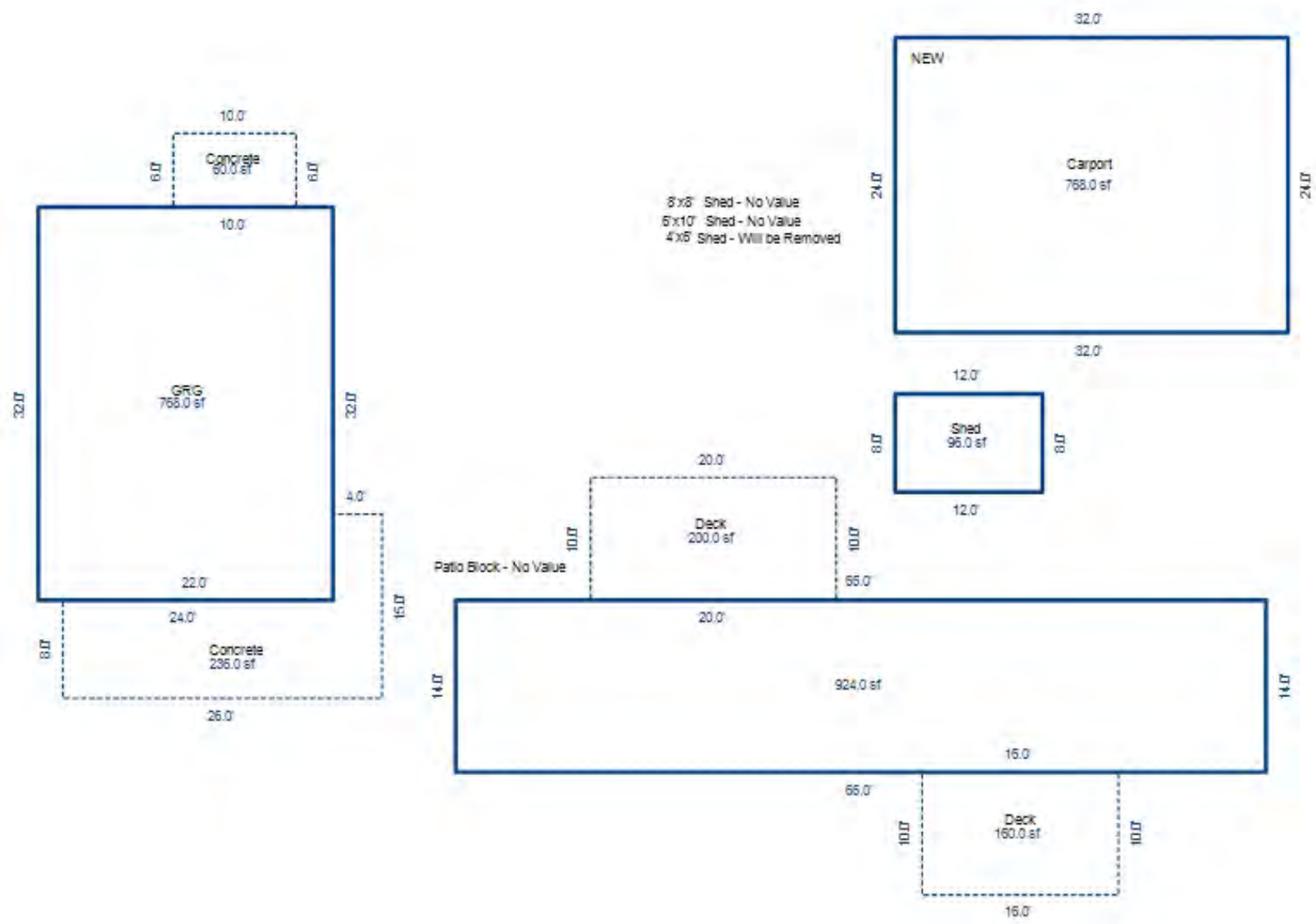


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 200 160	Type Treated Wood Treated Wood	Year Built: 2005 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: 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: 22 Floor Area: 924 Total Base New : 154,153 Total Depr Cost: 120,239 Estimated T.C.V: 147,894		E.C.F. X 1.230		Bsmnt Garage: Carport Area: 768 Roof: Aluminum				
Building Style: BOCA/STATE			Drywall Paneled											Plaster Wood T&G	
Yr Built 1996	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		200 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE				Cls CD		Blt 1996		
				Ex. X Ord. Min			Ground Area = 924 SF Floor Area = 924 SF.								
				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78								
				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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Piers 924		Total: 95,520		74,506		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement					Other Additions/Adjustments								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Plumbing								
		(9) Basement Finish					Average Fixture(s)		1		1,185		924		
							3 Fixture Bath		1		3,721		2,902		
							Water/Sewer		1		4,386		3,421		
							1000 Gal Septic		1		3,344		2,608		
							Water Well, 50 Feet								
							Deck		200		3,888		3,033		
							Treated Wood		160		3,371		2,629		
							Garages								
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost		768		26,258		20,481		
							Door Opener		1		468		365		
							Built-Ins								
							Appliance Allow.		1		1,897		1,480		
							Carports								
							Aluminum		768		10,115		7,890		
							Totals:				154,153		120,239		
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Notes:								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						147,894		

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



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

Parcel Number: 009-031-016-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status																													
M-55	School: MCBAIN RURAL AGR SCHOOL DIST																																		
	P.R.E. 0%																																		
Owner's Name/Address	MAP #:																																		
MICH STATE HWY COMM	2026 Est TCV 0																																		
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																															
Tax Description	Public Improvements	* Factors * <table> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$5600</td> <td>13.41 Acres</td> <td>5600</td> <td>100</td> <td></td> <td></td> <td></td> <td>75,090</td> </tr> <tr> <td colspan="8">13.41 Total Acres Total Est. Land Value =</td> <td>75,090</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$5600	13.41 Acres	5600	100				75,090	13.41 Total Acres Total Est. Land Value =								75,090
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
Residentia 8 - 17	@\$5600	13.41 Acres	5600	100				75,090																											
13.41 Total Acres Total Est. Land Value =								75,090																											
. SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.	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	EXEMPT	EXEMPT	EXEMPT			EXEMPT																									
	TPC 12/27/2017 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT																											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	TPC 04/08/2016 INSPECTED	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.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
11650 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Garage	05/20/2008	20080167	Complete																														
Owner's Name/Address	P.R.E. 0%	MAP #:																																	
	2026 Est TCV 137,129 TCV/TFA: 0.00																																		
	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																
	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>COMMERCIAL 2-4A</td> <td>9000</td> <td>2.41 Acres</td> <td>9000</td> <td>100</td> <td></td> <td></td> <td></td> <td>21,690</td> </tr> <tr> <td colspan="8">2.41 Total Acres Total Est. Land Value =</td> <td>21,690</td> </tr> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL 2-4A	9000	2.41 Acres	9000	100				21,690	2.41 Total Acres Total Est. Land Value =								21,690
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
COMMERCIAL 2-4A	9000	2.41 Acres	9000	100				21,690																											
2.41 Total Acres Total Est. Land Value =								21,690																											
Taxpayer's Name/Address	Dirt Road	Work Description for Permit 20080167, Issued 05/20/2008: 40 X 82 WF DETACHED GRG 45% for 09 COMPLETE FOR 10'																																	
	Gravel Road																																		
	Paved Road																																		
	Storm Sewer																																		
	Sidewalk																																		
	Water																																		
	Sewer																																		
	X Electric																																		
	X Gas																																		
	Curb																																		
	Street Lights																																		
	Standard Utilities																																		
	Underground Utils.																																		
	Topography of Site																																		
	X Level																																		
	Rolling																																		
	X Low																																		
	High																																		
	Landscaped																																		
	Swamp																																		
	X Wooded																																		
	Pond																																		
	Waterfront																																		
	Ravine																																		
	Wetland																																		
	Flood Plain																																		
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																												
	Who	When	What	2026	10,800	57,800	68,600		37,962C																										
	TPC 05/06/2018	INSPECTED		2025	10,800	51,900	62,700		36,964C																										
	TPC 12/27/2017	INSPECTED		2024	18,100	44,500	62,600		35,853C																										
	RJG 12/04/2008	INSPECTED		2023	9,600	43,200	52,800		34,146C																										



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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: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 3320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG			Drywall Paneled			Plaster Wood T&G									
Yr Built 2008		Remodeled 0	Ex			Ord		Min							
Condition: Average		Size of Closets			Lg		Ord		Small						
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric										
(1) Exterior		Kitchen: Other: Other:			0 Amps Service										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures										
(2) Windows		(7) Excavation			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	(8) Basement			(13) Plumbing				Average Fixture(s)						
(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				(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 CD Blt 2008

(11) Heating System: Space Heater

Ground Area = 0 SF Floor Area = 0 SF.

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

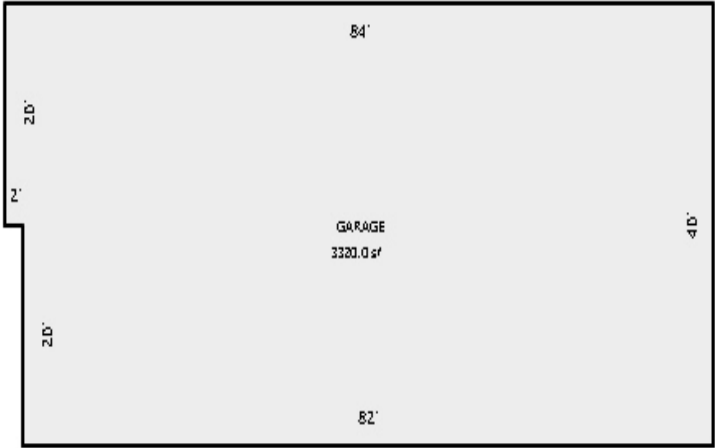
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			3320	104,281	93,853
Totals:				104,281	93,853

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 115,439

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



Sketch by Apex Medina™
*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-031-017-75

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.			
HOUSE BRENDA K	STAGG PHILLIP & CYNTHIA (H	20,000	10/03/2005	WD	03-ARM'S LENGTH	05-0/3893	DEED	100.0			
Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status					
11680 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST										
	P.R.E. 0%										
Owner's Name/Address	MAP #:										
STAGG PHILLIP & CYNTHIA 11765 W CADILLAC RD CADILLAC MI 49601	2026 Est TCV 15,000										
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.	Public Improvements			* Factors *							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
	X	Gravel Road			<Site Value A> SITE 15K				15000 100	15,000	
		Paved Road			40 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =	15,000	
		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	7,500	0	7,500			5,861C
		Low			2025	7,500	0	7,500			5,707C
		High			2024	6,000	0	6,000			5,536C
		Landscaped			2023	6,000	0	6,000			5,273C
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
	Who	When	What	2026	7,500	0	7,500			5,861C	
	TPC 12/27/2017	INSPECTED		2025	7,500	0	7,500			5,707C	
	TPC 01/06/2012	INSPECTED		2024	6,000	0	6,000			5,536C	
				2023	6,000	0	6,000			5,273C	

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
M-55		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MICH STATE HWY COMM		MAP #:									
		2026 Est TCV 0									
		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 1 - 2.99@	\$9000	1.14 Acres	9000	100		10,224
					1.14 Total Acres Total Est. Land Value = 10,224						
Tax Description		X Topography of Site									
. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST. TH N 40'W 2.23 FT, TH S											
Lake Township Parcel 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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 12/27/2017 INSPECTED			2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 04/08/2016 INSPECTED			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											

Parcel Number: 009-031-019-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

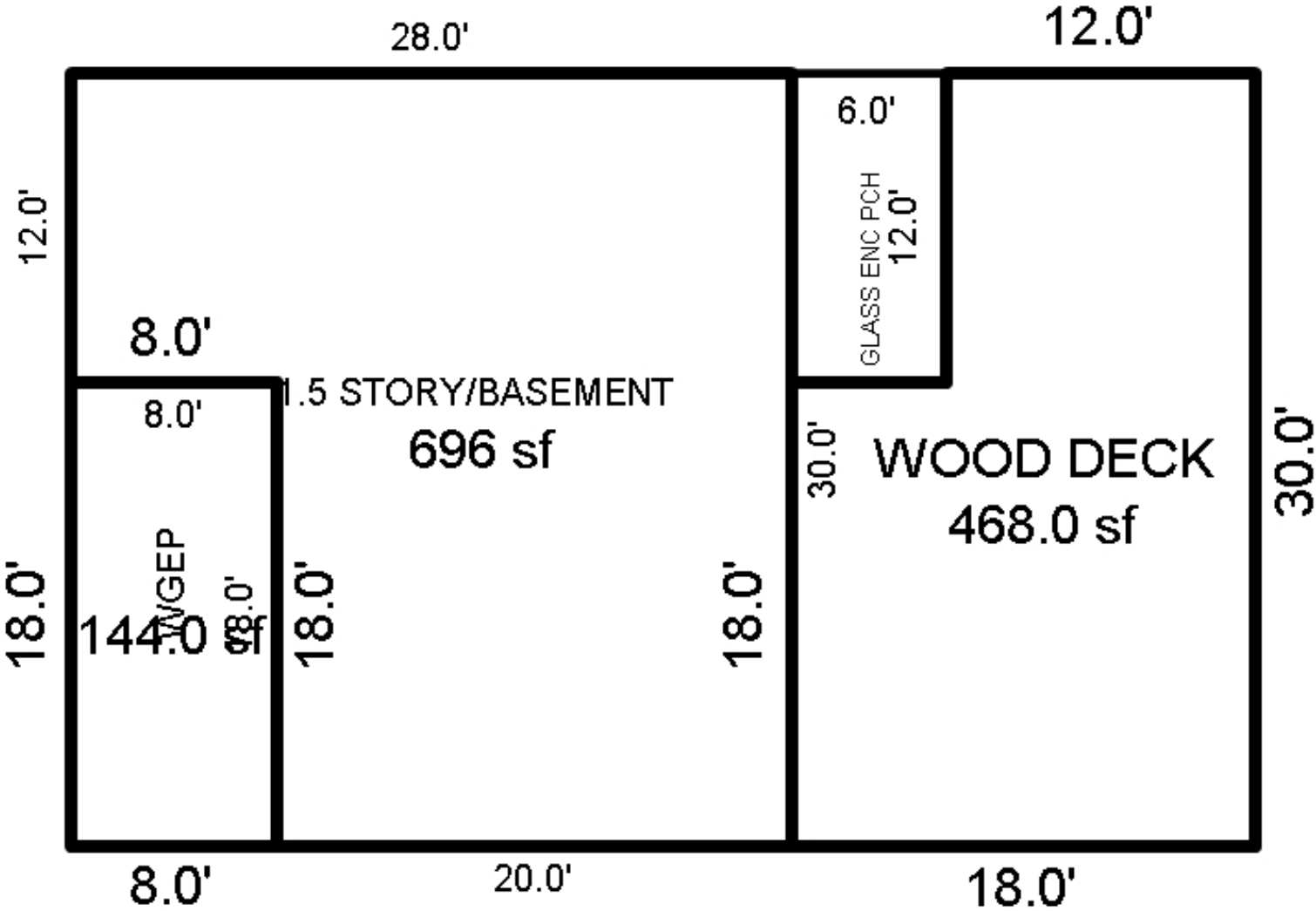
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HUBBELL DON & JERRISON L	HUBBELL DONN ALAN II	120,000	06/04/2020	LC	09-FAMILY/RELATED ENTITY	2020-01771	PROPERTY TRANSFER	100.0		
BROWN SCOTT L & MELISSA	HUBBELL DON & JERRISON	120,000	06/02/2020	WD	03-ARM'S LENGTH	2020-01533	PROPERTY TRANSFER	100.0		
WHIPPLE MAXINE E TRUST	BROWN SCOTT L & MELISSA (E	130,000	01/23/2007	WD	03-ARM'S LENGTH	2007/518	DEED	100.0		
WHIPPLE MAXINE E (SW)	WHIPPLE MAXINE E TRUST	0	06/23/2004	QC	21-NOT USED/OTHER	2007/152	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
11978 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch		11/15/2007		20070877	EXPIRED	
		P.R.E. 100% 04/21/2021								
Owner's Name/Address		MAP #:								
HUBBELL DONN ALAN II 11978 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 162,498 TCV/TFA: 155.65								
		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
					COMMERCIAL 4-6A 9000		4.25 Acres		9000	100 38,250
					4.25 Total Acres		Total Est. Land Value =		38,250	
Tax Description		X	Dirt Road			Land Improvement Cost Estimates				
SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.			Gravel Road			Description Rate Size % Good Cash Value				
			Paved Road			Fencing: Wire Mesh, #9 3.73 840 0 0				
			Storm Sewer			Residential Local Cost Land Improvements				
Comments/Influences		X	Sidewalk			Description Rate Size % Good Cash Value				
			Water			LAND IMPROVE 1000 1,000.00 1 97 970				
			Sewer			Total Estimated Land Improvements True Cash Value = 970				
			Electric			Work Description for Permit 20070877, Issued 11/15/2007: 16x16 DECK & GEP 8x17				
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
		X	Underground Utils.							
			Topography of Site							
			Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2026	19,100	62,100	81,200	
		TPC 06/01/2020	INSPECTED		2025	12,800	52,500	65,300		57,415C
		TPC 12/27/2017	INSPECTED		2024	31,900	45,100	77,000		55,689C
		TPC 04/05/2016	INSPECTED		2023	14,900	43,700	58,600		53,038C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72 144 468	Type WGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,044 Total Base New : 166,834 Total Depr Cost: 100,226 Estimated T.C.V: 123,278		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S			Drywall Paneled										X	Plaster Wood T&G	
Yr Built 1900	Remodeled 1955	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		
	Basement 1st Floor 2nd Floor 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 = 696 SF Floor Area = 1044 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 696 Total: 129,443 77,666		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 711 Water/Sewer 1000 Gal Septic 1 4,386 2,632 Water Well, 50 Feet 1 3,344 2,006 Porches WGEP (1 Story) 72 7,476 4,486 WGEP (1 Story) 144 11,789 7,073 Deck Treated Wood 468 6,809 4,085 Built-Ins Appliance Allow. 1 1,897 1,138 Unit-in-Place Cost Items GARAGE 500 505 429					
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		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 123,278	
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 696 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		Totals: 166,834 100,226		*8					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Lump Sum Items:		500 505 429		166,834 100,226					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:				1000 Gal Septic 2000 Gal Septic		1,897 1,138		1,897 1,138					
Chimney: Brick															

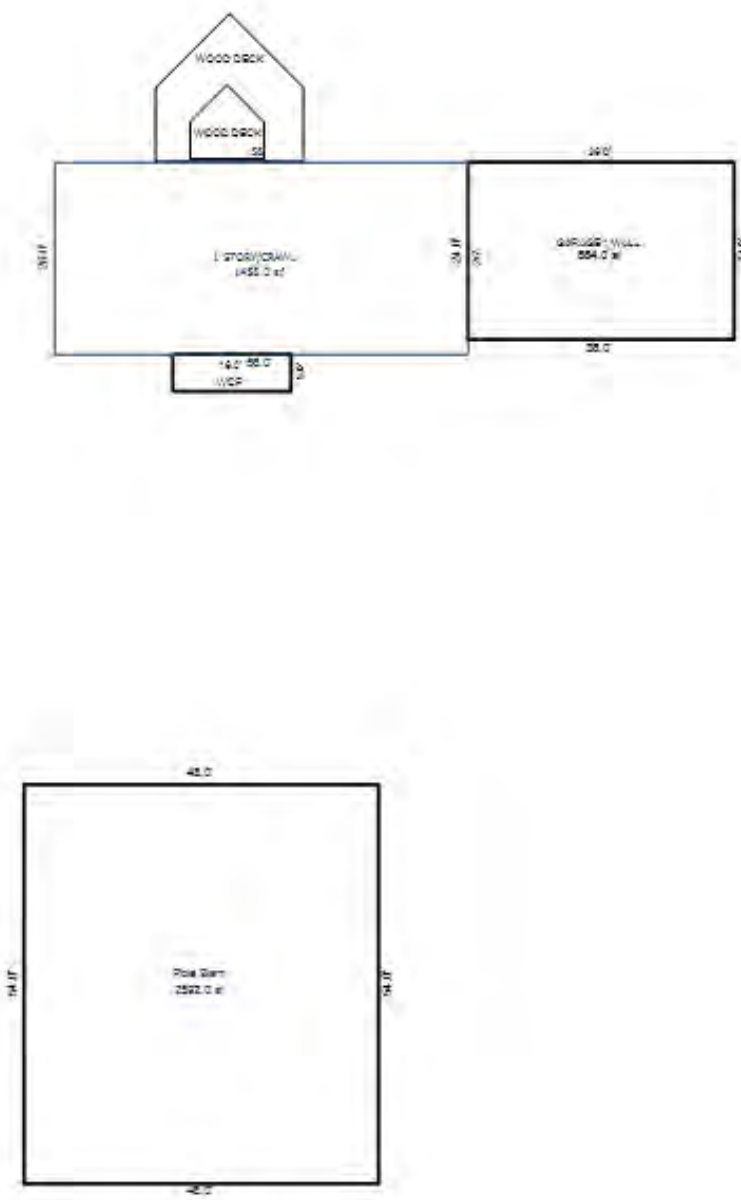
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
WHIPPLE TERRANCE A & MARSH	WHIPPLE MARSHA A	0		02/22/2025	OTH	07-DEATH CERTIFICATE		2025-00477	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status					
11780 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST														
		P.R.E. 100% 07/22/1994														
Owner's Name/Address		MAP #:														
WHIPPLE MARSHA A 11780 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 449,661 TCV/TFA: 193.15														
		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	30 - 65	\$3800	43.78	Acres	3800	100		166,372			
					43.78 Total Acres							Total Est. Land Value =	166,372			
Tax Description																
SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5 FT THOF LYING W'LY OF A LINE BEG N 89 DEG 53'12"E 361.5 FT, TH N 00 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E 358.34 FT, N 00 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FTTHOF. ALSO PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 PG 10. 43.7819A. COMBINED ON 05/14/2024 FROM 009-031-019-10, 009-031-019-90;		X	Dirt Road													
		X	Gravel Road													
		X	Paved Road													
		X	Storm Sewer													
		X	Sidewalk													
		X	Water													
		X	Sewer													
		X	Electric													
		X	Gas													
		X	Curb													
		X	Street Lights													
		X	Standard Utilities													
		X	Underground Utils.													
Split/Comb. on 05/14/2024 completed 05/14/2024 TIM ; Parent Parcel(s): 009-031-019-10, 009-031-019-90; Child Parcel(s): 009-031-019-11;		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	83,200		141,600		224,800				112,754C
		TPC 05/30/2022	INSPECTED				2025	81,000		122,600		203,600				109,790C
		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***

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.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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:			
	Mobile Home			Wood	Coal	Steam								
	Town Home			Forced Warm Air										
	Duplex			Wall Furnace										
	A-Frame			Warm & Cool Air Heat Pump										
Wood Frame		(4) Interior		Central Air Wood Furnace			Class: Fair Effec. Age: 35 Floor Area: Total Base New : 54,870 Total Depr Cost: 19,205 Estimated T.C.V: 18,053		E.C.F. X 0.940		Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	(12) Electric										
Yr Built Remodeled 1980 RELO0		Ex	Ord	Min	0 Amps Service									
Condition: Fair		Size of Closets			No./Qual. of Fixtures									
		Lg	Ord	Small	Ex.			Ord.	Min					
Room List		Doors:	Solid	H.C.	No. of Elec. Outlets									
	Basement	(5) Floors			(13) Plumbing									
	1st Floor	Kitchen:			Average Fixture(s)									
	2nd Floor	Other:			1 3 Fixture Bath									
Bedrooms		Other:			2 Fixture Bath									
(1) Exterior					Softener, Auto									
Wood/Shingle		(6) Ceilings			Softener, Manual									
Aluminum/Vinyl					Solar Water Heat									
Brick					No Plumbing									
Insulation					Extra Toilet									
(2) Windows		(7) Excavation			Extra Sink									
Many	Large	Basement: 0 S.F.			Separate Shower									
Avg.	Avg.	Crawl: 0 S.F.			Ceramic Tile Floor									
Few	Small	Slab: 0 S.F.			Ceramic Tile Wains									
		Height to Joists: 0.0			Ceramic Tub Alcove									
Wood Sash		(8) Basement			Vent Fan									
Metal Sash					(14) Water/Sewer									
Vinyl Sash		Conc. Block			Public Water									
Double Hung		Poured Conc.			Public Sewer									
Horiz. Slide		Stone			1 Water Well									
Casement		Treated Wood			1 1000 Gal Septic									
Double Glass		Concrete Floor			2000 Gal Septic									
Patio Doors		(9) Basement Finish			Lump Sum Items:									
Storms & Screens														
(3) Roof		Recreation SF												
Gable	Gambrel	Living SF												
Hip	Mansard	Walkout Doors (B)												
Flat	Shed	No Floor SF												
Asphalt Shingle		Walkout Doors (A)												
Chimney:		(10) Floor Support												
		Joists:												
		Unsupported Len:												
		Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Fair Blt 1980

(11) Heating System: Wall Furnace

Ground Area = 792 SF Floor Area = 792 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	792		
			Total:	47,140	16,500

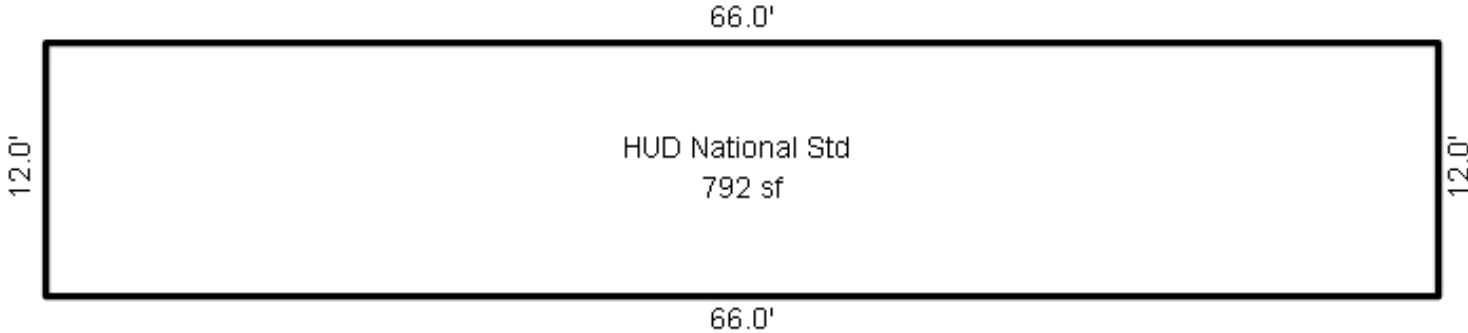
Other Additions/Adjustments

	Size	Cost New	Depr. Cost
Water/Sewer			
1000 Gal Septic	1	4,386	1,535
Water Well, 50 Feet	1	3,344	1,170
Totals:		54,870	19,205

Notes:

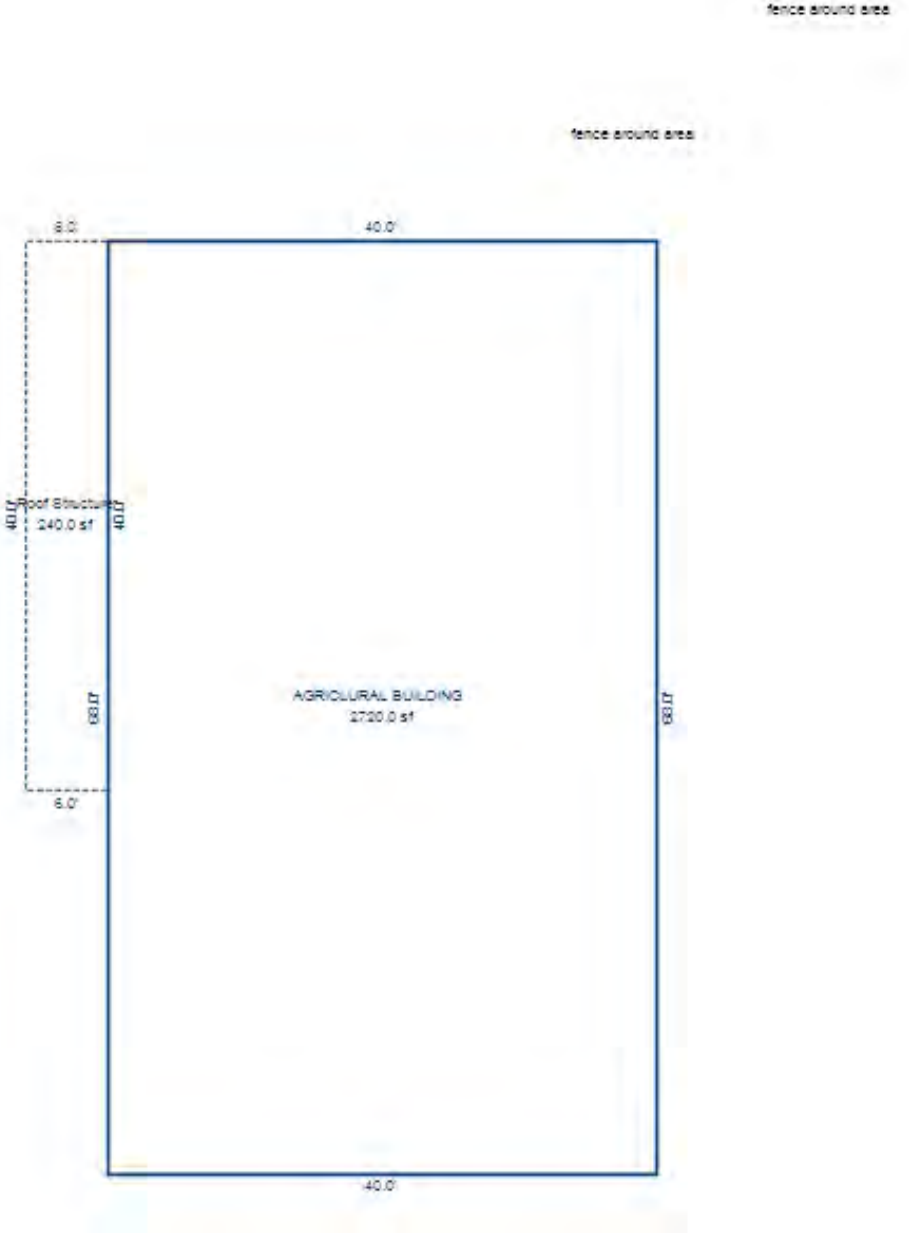
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 18,053

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Building Type	Loafing Sheds	Loafing Sheds			
Year Built					
Class/Construction	D,Frame	D,Frame			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	Lean-To, 216	Lean-To, 56			
Height	10	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	68 x 40 = 2720	16 x 12 = 192			
Cost New	\$ 23,276	\$ 2,579			
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0			
Depreciated Cost	\$ 10,474	\$ 1,161			
+ Unit-In-Place Items	\$ 3,275	\$ 522			
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->	/A1/FENRRL, 1,439 X 2.56 X 50 = 1,791 /A1/FENRRL, 718 X 2.56 X 50 = 893 /A22/UOCL, 240 X 3.75 X 50 = 437	/A1/FENRRL, 400 X 2.56 X 50 = 498			
E.C.F.	X 0.930	X 0.930			
% Good	45	45			
Est. True Cash Value	\$ 12,787	\$ 1,565			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14352 / All Cards: 14352					



fence around area



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

Parcel Number: 009-031-019-20

Jurisdiction: LAKE TOWNSHIP

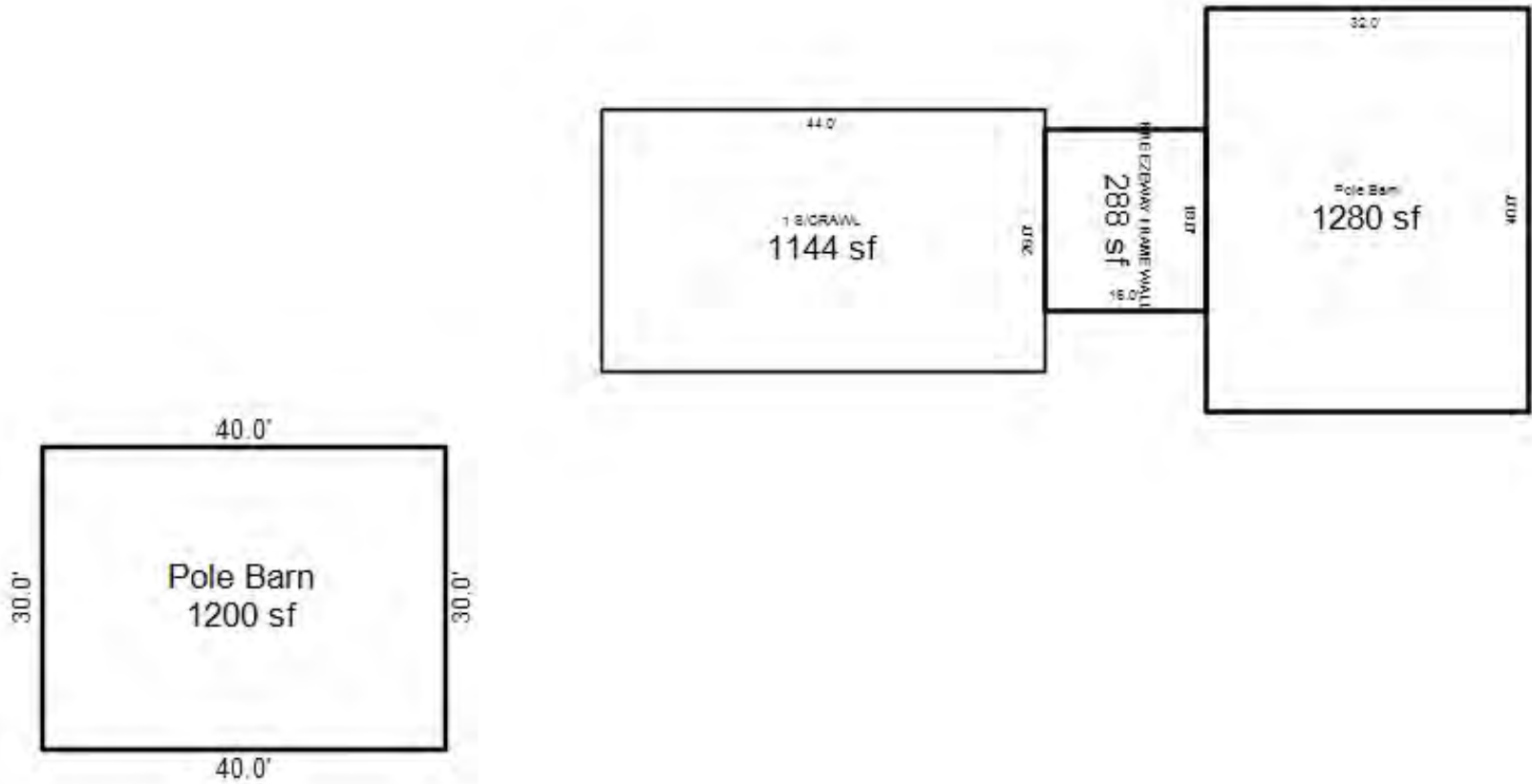
County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA INSULATION	SANDELIUS PROPERTIES LLC	1	08/30/2017	QC	09-FAMILY/RELATED ENTITY	2017-02713	DEED	0.0
		77,500	07/01/1996	WD	33-TO BE DETERMINED	305:426	DEED	0.0
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status
11900 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
SANDELIUS PROPERTIES LLC 7352 E M-115 CADILLAC MI 49601		MAP #:						
		2026 Est TCV 480,688 TCV/TFA: 104.50						
		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				COMMERCIAL 10A M/L	3800	9.61 Acres	3800	100
				9.61 Total Acres				Total Est. Land Value =
								36,518
								36,518
				Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
				D/W/P: Asphalt Paving	2.86	14000	100	40,040
				Total Estimated Land Improvements True Cash Value =				40,040

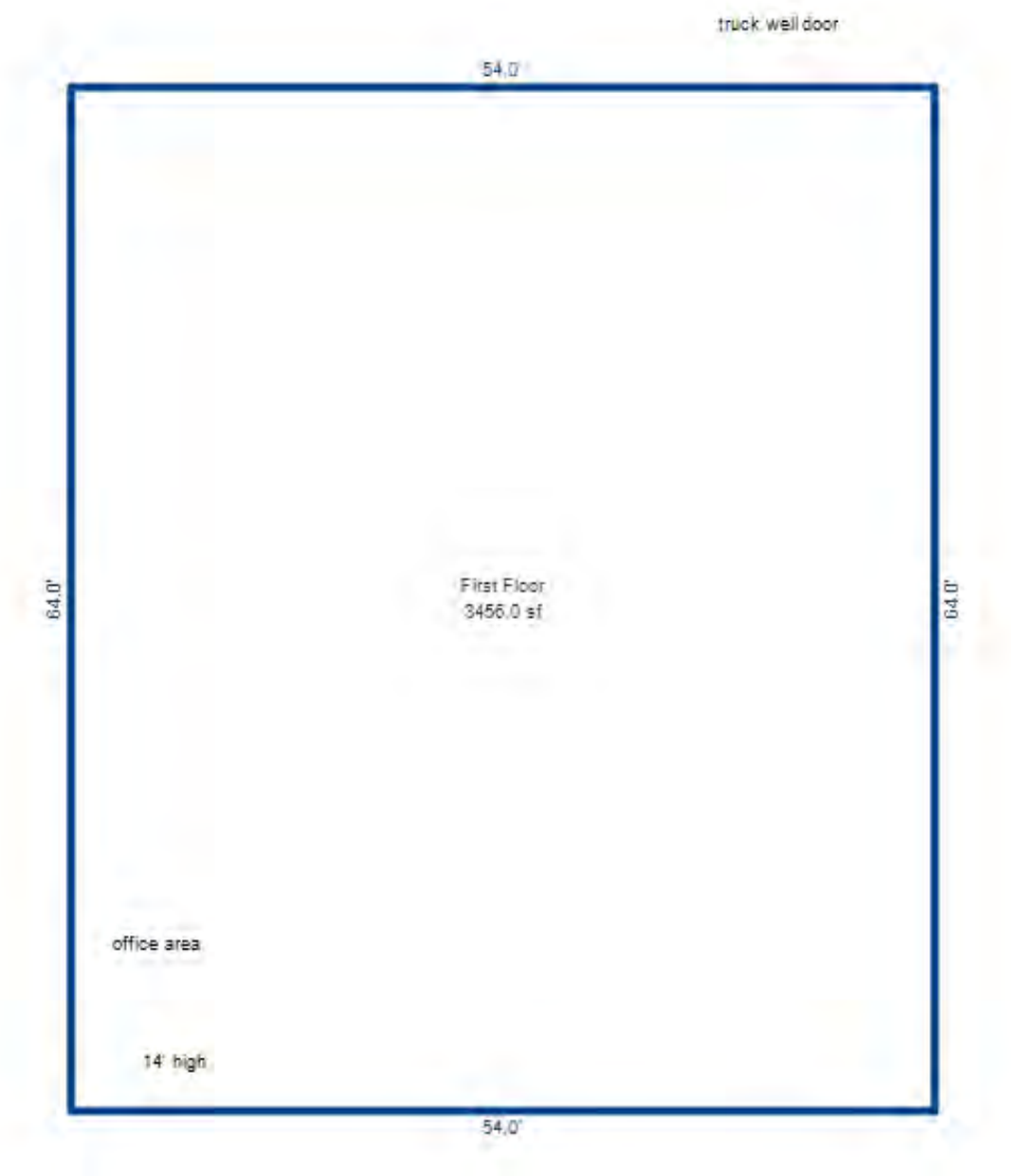
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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 236 Overall Building Height: 14														
Class: D,Pole Floor Area: 3,456 Gross Bldg Area: 3,456 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100 1997 Year Built Remodeled 14 Overall Bldg Height Comments: POLE CONSTRUCTION					Construction Cost																			
					High	Above Ave.	Ave.	X	Low															
					** ** Calculator Cost Data ** **																			
					Quality: Average																			
					Heat#1: Space Heaters, Gas with Fan 90%										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.95 90%									
					Heat#2: Package Heating & Cooling 10%										(10) Heating system: Package Heating & Cooling Cost/SqFt: 22.97 10%									
					Ave. SqFt/Story: 3456										Combined Heating System adjustment: 7.65 100%									
					Ave. Perimeter: 236										Adjusted Square Foot Cost for Upper Floors = 59.92									
					Has Elevators:										Total Floor Area: 3,456 Base Cost New of Upper Floors = 207,098									
					*** Basement Info ***										Reproduction/Replacement Cost = 207,098									
Area:										Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0														
Perimeter:										Total Depreciated Cost = 161,536														
Type:										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 171,229														
Heat: Hot Water, Radiant Floor										Replacement Cost/Floor Area= 59.92 Est. TCV/Floor Area= 49.55														
* 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.
WHIPPLE TERRANCE A & MARSH	SANDELIUS PROPERTIES LLC	35,000	10/15/2007	WD	03-ARM'S LENGTH	2007/3668	DEED	100.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
11832 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
SANDELIUS PROPERTIES LLC 7352 E M-115 Cadillac MI 49601	2026 Est TCV 41,689 TCV/TFA: 43.79							
	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 100.00 457.38 1.1892 1.0341 110 100 13,527 100 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 13,527					
Tax Description	X Dirt Road		Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 27.96 120 89 2,986 Total Estimated Land Improvements True Cash Value = 2,986					
. SEC 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.	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							
	X Rolling							
	X Low							
	X High							
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What	2026	6,800	14,000	20,800			12,782C
	TPC 12/27/2017 INSPECTED	2025	5,500	11,500	17,000			12,446C
	TPC 11/16/2012 INSPECTED	2024	5,500	11,600	17,100			12,072C
		2023	4,300	12,400	16,700			11,498C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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	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 : 76,526 Total Depr Cost: 26,783 Estimated T.C.V: 25,176		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G											
Yr Built 1976		Ex	X Ord										Min	
Condition: Average		Size of Closets												
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Average		Blt 1976	
				X Ex.			Ord.	Min	(11) Heating System: Forced Warm Air					
				No. of Elec. Outlets			Ground Area = 952 SF		Floor Area = 952 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	Cost New	Depr. Cost	
		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	952			
				2 Fixture Bath			Other Additions/Adjustments							
				Softener, Auto			Skirting, Metal or Vinyl, Vertical				164		1,922	673
				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			Built-Ins				1		2,713	950
				Ceramic Tile Floor			Appliance Allow.							
				Ceramic Tile Wains			Deck				20		896	314
				Ceramic Tub Alcove			Treated Wood w/Roof (Deck Portion)				20		441	154
				Vent Fan			Treated Wood w/Roof (Roof portion)							
				(14) Water/Sewer			Totals:				76,526		26,783	
(3) Roof		(8) Basement		(10) Floor Support			Notes:							
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			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						25,176	
X	Asphalt Shingle Metal			1 1000 Gal Septic 2000 Gal Septic										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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



Sketch by Apex IV™

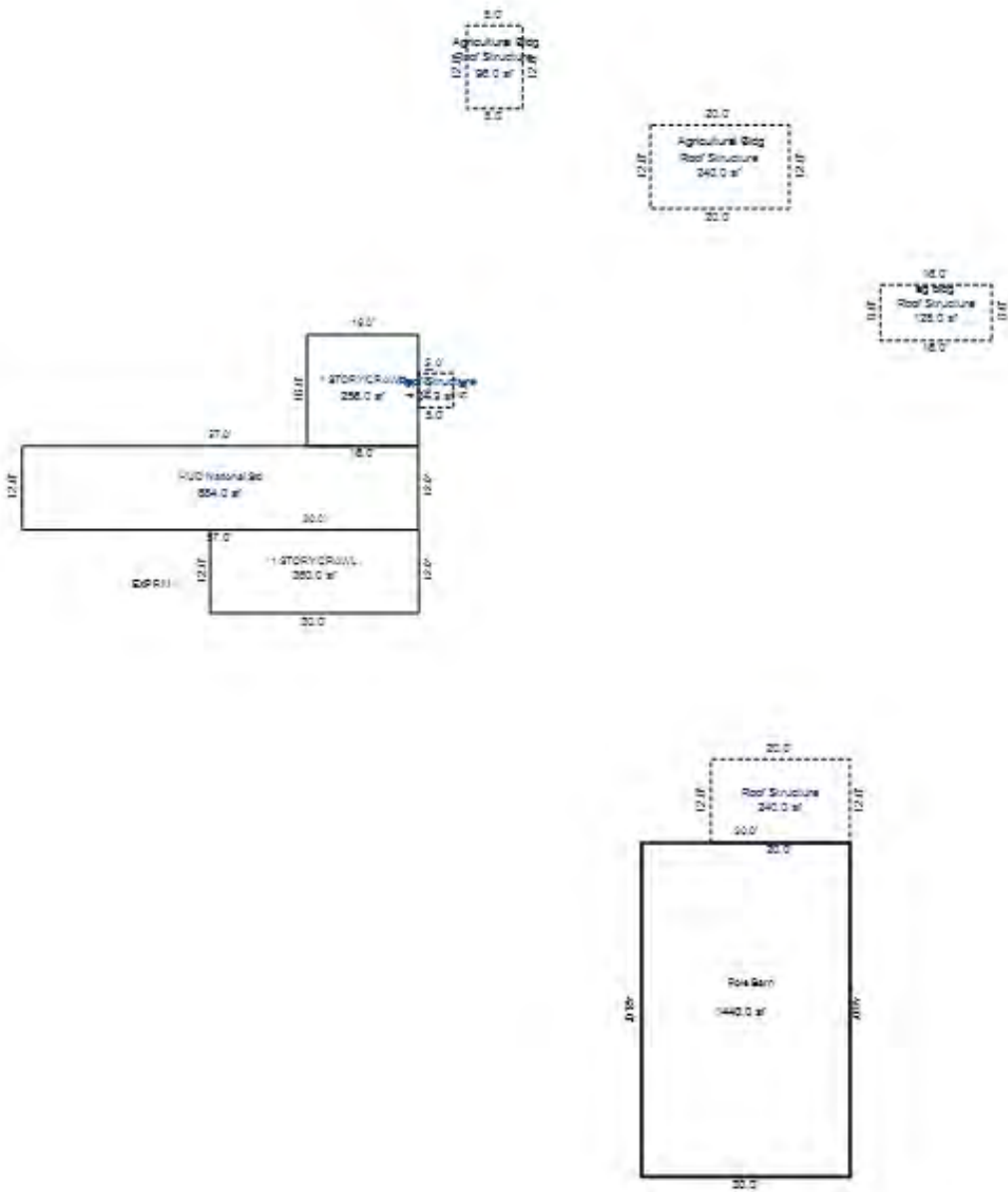
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WHIPPLE TERRANCE & MARSHA	KREBBS RONALD	0	09/26/2022	WD	16-LC PAYOFF	2022-03050	DEED	0.0		
WHIPPLE TERRANCE A & MARSH	KREBBS RONALD	57,500	01/22/2020	LC	03-ARM'S LENGTH	2020-00251	PROPERTY TRANSFER	100.0		
WHIPPLE MAXINE E ESTATE	WHIPPLE TERRANCE A & MARSH	40,000	02/23/2017	WD	08-ESTATE	2017-02843	PROPERTY TRANSFER	100.0		
WHIPPLE LAUREN G		0	01/06/2010	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
11776 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 01/22/2020								
Owner's Name/Address		MAP #:								
KREBBS RONALD 11776 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 109,204 TCV/TFA: 116.17								
		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
				Residentia 8 - 17	@\$5600	11.73 Acres	5600	100		65,688
				11.73 Total Acres Total Est. Land Value =						65,688
Tax Description										
SEC 31 T22N R8W (3*2018) PCL AS SHOWN IN BOOK OF SURVEYS S-6 PP10 DESC AS: PART OF THE SW 1/4 DESC AS COMM AT SW COR OF SEC, TH S 89 DEG 22'53"E ALONG S LINE 1445.75 FT, TH N 0 DEG 00'34"W 296.40 FT TO N R/W LINE FOR M-55 & POB, TH 388.61 FT ALONG CURVE TO RIGHT (RADIUS=9747.13 FT, LC=S 79 DEG 46'06"W 388.58 FT), TH N 3 DEG 24'29"W 416.09 FT, TH N 19 DEG 58'53"E 683.34 FT, TH S 89 DEG 22'14"E 173.48 FT, TH N 0 DEG 00'38"W 30 FT, TH S 89 DEG 25'41"E 262.96 FT, TH S 0 DEG 00'19"W 660.04 FT. TH N 89 DEG 25'09"W 262.79 FT, 3 FT TO POB. 03/2018 INTO		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	32,800	21,800	54,600			32,316C
		TPC 04/22/2025 INSPECTED		2025	29,300	18,100	47,400			31,467C
		TPC 04/30/2021 INSPECTED		2024	17,600	18,300	35,900			30,521C
		TPC 04/04/2018 INSPECTED		2023	16,400	19,700	36,100			29,068C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump							24 240 Roof Cover Onl Treated Wood							
Building Style: HUD			Drywall Paneled													Plaster Wood T&G		
Yr Built 1974		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														
				X Ex.				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	(8) Basement		1 1000 Gal Septic 2000 Gal Septic														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer														
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well														
X	Gable Hip Flat		Gambrel Mansard Shed	1 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																

Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Low	Blt 1974
(11) Heating System: Forced Warm Air					
Ground Area = 940 SF Floor Area = 940 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	684		
Addition	Siding	Crawl	256		
Expando			360		
Total:				72,810	25,483
Other Additions/Adjustments					
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				240	4,301 1,505
w/Roof (Roof portion)				24	450 157
Built-Ins					
Appliance Allow.				1	1,607 562
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost				1440	30,514 10,680
Totals:				117,918	41,269
Notes:					
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:					38,793

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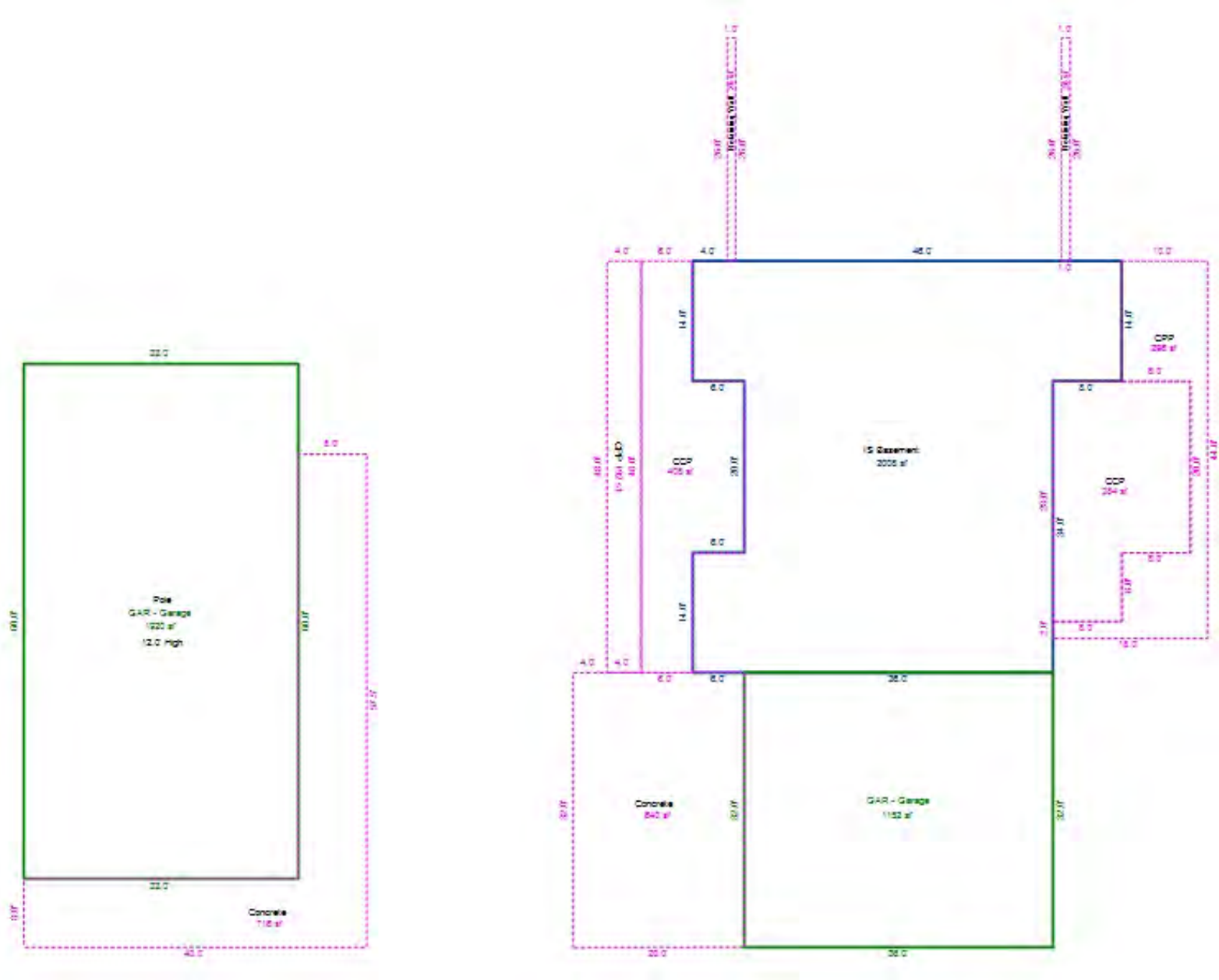
Building Type	Loafing Sheds				
Year Built					
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 64				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 12 = 240				
Cost New	\$ 2,976				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 1,042				
+ Unit-In-Place Items	\$ 1,887				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->	/A1/FENRRL, 1,117 X 2.56 X 50 = 1,390 /A22/UOOCCL, 96 X 3.75 X 50 = 175 /A22/UOOCCL, 128 X 3.75 X 50 = 233				
E.C.F.	X 0.930				
% Good	35				
Est. True Cash Value	\$ 2,723				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2723 / All Cards: 2723					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FOLEY KEITH M & ERIN M	MARR ROBERT K JR & VALERIE L	74,900	07/14/2023	WD	03-ARM'S LENGTH	2023-01888	PROPERTY TRANSFER	100.0		
MARTINEZ SARA	FOLEY KEITH M & ERIN M	75,000	06/02/2022	WD	03-ARM'S LENGTH	2022-01869	PROPERTY TRANSFER	100.0		
KLEIN MICHAEL L & CHISTINE	MARTINEZ SARA	37,500	08/20/2021	WD	03-ARM'S LENGTH	2021-02899	PROPERTY TRANSFER	100.0		
KLEIN MICHAEL L & CHRISTINE	KLEIN MICHAEL L & CHISTINE	0	04/19/2016	QC	09-FAMILY/RELATED ENTITY	2016-01446	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
5549 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST		Equipment		12/18/2024		PM24-0225		100%
		P.R.E. 0%		Construction (new)		10/01/2024		PM24-0166		100%
Owner's Name/Address		MAP #:		Construction (new)		05/15/2024		PE24-0072		100%
MARR ROBERT K JR & VALERIE L 11670 E M-55 CADILLAC MI 49601		2026 Est TCV 642,190 TCV/TFA: 319.82		Construction (new)		04/08/2024		PB24-0033		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
					Residentia 8 - 17 @	\$5600	13.16	Acres	5600	100 73,679
					Residentia ROW @	ZERO	0.31	Acres	0	100 0
					13.47 Total Acres		Total Est. Land Value =		73,679	
Tax Description					Land Improvement Cost Estimates					
					Description		Rate	Size	% Good	Cash Value
					D/W/P: 4in Concrete		6.96	716	50	2,491
					D/W/P: 4in Concrete		6.96	640	50	2,227
					Total Estimated Land Improvements		True Cash Value =		4,718	
					Work Description for Permit PM24-0225, Issued 12/18/2024: ***ADDRESS MUST BE POSTED AT THE ROAD***LP Tank					
					Work Description for Permit PM24-0166, Issued 10/01/2024: New ranch with partially finished basement.					
					Work Description for Permit PE24-0072, Issued 05/15/2024: Full elelctrical in new construction home.					
					Work Description for Permit PB24-0033, Issued 04/08/2024: New house.Building Systems Category: Construction (new) / Use and Occupancy Classification: Residential-R / Story-1: 2058 sf / Garage-Attached: 1152 sf / Total: 3210 sf / Bath(s): 3 / Bedroom(s): 3 /					
					Work Description for Permit PPE23-0251, Issued 11/09/2023: New Pole Barn/Shop 200 U.G Service & Interior Wiring					
					Work Description for Permit 2023-0507, Issued 08/14/2023: POST FOUNDATION.					
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Who	When	What	2026	36,800	284,300	321,100		283,628C
		TPC	07/16/2025	INSPECTED	2025	32,900	147,000	179,900		166,337C
		TPC	04/22/2025	INSPECTED	2024	19,700	7,300	27,000		27,000S
		TPC	11/27/2024	INSPECTED	2023	17,500	0	17,500		17,500S
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*** Information herein deemed reliable but not guaranteed***

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



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

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	
M-55		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MICH STATE HWY COMM				2026 Est TCV 0							
		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 3 - 7 @\$9000		5.07 Acres	9000	100		45,630
					5.07 Total Acres Total Est. Land Value =						45,630
Tax Description		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	Taxable Value			
		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT			
		2024	0	0	0			0			
		2023	0	0	0			0			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What							
		TPC 12/27/2017	INSPECTED								
		TPC 04/08/2016	INSPECTED								

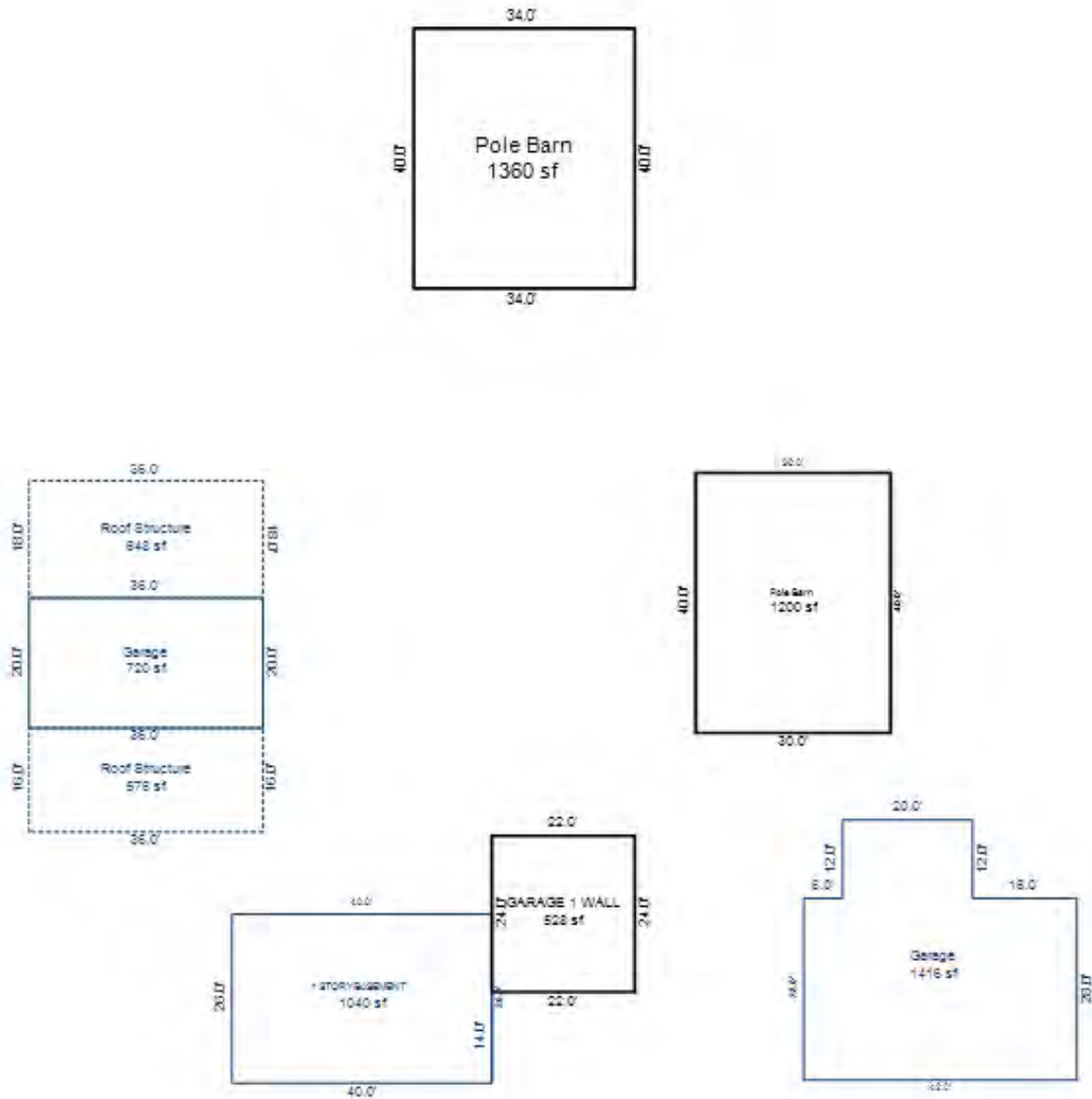


03/24/2026

*** 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	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 576 648	Type Roof Cover Onl Roof Cover Onl	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 1,040 Total Base New : 366,866 Total Depr Cost: 201,774 Estimated T.C.V: 248,182		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											X	Plaster Wood T&G	
Yr Built 1950		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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,040 Total: 150,324 Cost New 82,677		Cls CD Blt 1950							
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets												
(2) Windows		(7) Excavation		No./Qual. of Fixtures			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 Common Wall: 1 Wall 1 Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 2136 Class: CD Exterior: Pole (Unfinished) Base Cost 4800 Built-Ins Appliance Allow. Fireplaces Interior 1 Story Deck w/Roof (Roof portion) w/Roof (Roof portion) Totals: 366,866 201,774		Depr. Cost 652 2,412 1,839 11,119 -1,332 35,820 55,942 1,043 2,535 4,277 4,790							
X Many Avg. Few		X Large Avg. Small		Ex. X Ord. Min												
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few												
(3) Roof		(8) Basement		(13) Plumbing			Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X Gable Hip Flat		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer												
Chimney: Brick		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date		
11424 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601		2026 Est TCV 405,418 TCV/TFA: 89.52								
		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Taxpayer's Name/Address		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 40A M/L 3800 53.00 Acres 3800 100 201,400 53.00 Total Acres Total Est. Land Value = 201,400						
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601		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 Concrete 6.41 245 50 785 D/W/P: 4in Concrete 6.41 98 50 314 Total Estimated Land Improvements True Cash Value = 1,099						
Tax Description		X								
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.		Topography of Site								
Comments/Influences										
http://cadillacsportsmansclub.org/		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	100,700	102,000	202,700		66,401C
		TPC 04/30/2021	INSPECTED		2025	98,100	81,500	179,600		64,656C
		TPC 12/27/2017	INSPECTED		2024	79,500	77,600	157,100		62,712C
		TPC 05/10/2016	INSPECTED		2023	63,600	85,900	149,500		59,726C

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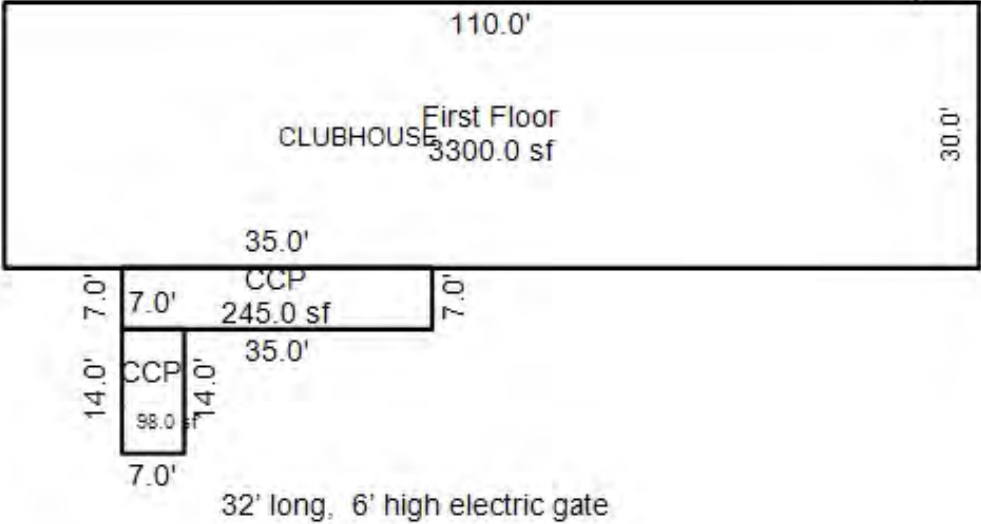
Desc. of Bldg/Section: CAL 30 Calculator Occupancy: Clubhouses										<<<<< Calculator Cost Computations >>>>>															
Class: D Floor Area: 3,300 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 280 Overall Building Height: 10															
					High		Above Ave.	X	Ave.		Low														
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 129.51															
					Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: Heat Pump System 0% Ave. SqFt/Story: 3300 Ave. Perimeter: 280 Has Elevators:					(10) Heating system: Forced Air Furnace Cost/SqFt: 15.75 100% Adjusted Square Foot Cost for Upper Floors = 145.26															
Depr. Table : 3% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					*** Basement Info ***					Total Floor Area: 3,300 Base Cost New of Upper Floors = 479,358 Reproduction/Replacement Cost = 479,358 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 167,775															
1970	Year Built Remodeled				Area: Perimeter: Type:					<<<<< Segregated Cost Computations >>>>>															
10	Overall Bldg Height				Heat: Hot Water, Radiant Floor					Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels															
Comments: 9/2016 32' LONG, 6' HIGH ELECTRIC GATE TO GET IN.					* Mezzanine Info *					Item Description Cost # or Height SqFt Adj. Adj. Cost															
					Area #1: Type #1: Area #2: Type #2:																				
					* Sprinkler Info *																				
					Area: Type: Average					<<<<< 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				Few Average			
(3) Frame:					Total Fixtures				Urinals				Flex Conduit				Incandescent								
					3-Piece Baths				Wash Bowls				Rigid Conduit				Fluorescent								
(4) Floor Structure:					2-Piece Baths				Water Heaters				Armored Cable				Mercury								
					Shower Stalls				Wash Fountains				Non-Metalic				Sodium Vapor								
(5) Floor Cover:					Toilets				Water Softeners				Bus Duct				Transformer								
					(9) Sprinklers:					(13) Roof Structure: Slope=0 245 SqFt, Wood Joists, Wood or Comp 98 SqFt, Wood Joists, Wood or Comp					(40) Exterior Wall:										
(6) Ceiling:					(10) Heating and Cooling:					(14) Roof Cover:															
					Gas Oil				Coal Stoker				Hand Fired Boiler												

3 wall shooting area 55.0' 7x50' concrete floor
UTILITY SHED 660.0 sf
55.0' 12.0'

2 story concrete utility bldg
8.0'
8.0' Shed 8.0'
64.0 sf 8.0'

2 story concrete utility bldg
8.0'
8.0' Shed 8.0'
64.0 sf 8.0'

21.0' 21.0' UTILITY SHED 12
441.0 sf 21.0'



Desc. of Bldg/Section: CAL 174										<<<<< Calculator Cost Computations >>>>>																			
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D,Pole Quality: Low Cost																			
Class: D,Pole Floor Area: 441 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Stories: 1 Story Height: 10 Perimeter: 84																			
					High		Above Ave.		Ave.		X		Low		Overall Building Height: 10														
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 22.28																			
					Quality: Low Cost					(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%																			
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100					Heat#1: No Heating or Cooling 100%					Adjusted Square Foot Cost for Upper Floors = 22.28																			
					Heat#2: Electric Wall Heaters 0%																								
					Ave. SqFt/Story: 441																								
					Ave. Perimeter: 84																								
1980 Year Built Remodeled					Has Elevators:					Total Floor Area: 441 Base Cost New of Upper Floors = 9,825																			
					*** Basement Info ***					Reproduction/Replacement Cost = 9,825																			
					Area:					Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0																			
					Perimeter:					Total Depreciated Cost = 4,814																			
10 Overall Bldg Height					Type:					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 5,103																			
					Heat: Hot Water, Radiant Floor					Replacement Cost/Floor Area= 22.28 Est. TCV/Floor Area= 11.57																			
					* Mezzanine Info *																								
					Area #1:																								
Comments:					Type #1:																								
					Area #2:																								
					Type #2:																								
					* Sprinkler Info *																								
					Area:																								
					Type: Low																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few Average					Few Average									
					3-Piece Baths					Wash Bowls					Many Unfinished					Many Unfinished									
					2-Piece Baths					Water Heaters					Typical					Typical									
					Shower Stalls					Wash Fountains					Flex Conduit					Incandescent									
					Toilets					Water Softeners					Rigid Conduit					Fluorescent									
(4) Floor Structure:					(9) Sprinklers:					Armored Cable					Mercury														
															Non-Metalic					Sodium Vapor									
															Bus Duct					Transformer									
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0																			
					Gas					Coal																			
					Oil					Stoker					Hand Fired														
					Boiler																								
(6) Ceiling:															(14) Roof Cover:														

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

Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Sheds - Equipment 3 Wall Shed										Calculator Cost Computations >>>> <<<<																																							
Class: D,Pole Floor Area: 660 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100										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	Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 134 Overall Building Height: 8																								
										High	Above Ave.	Ave.	X	Low																																			
** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 660 Ave. Perimeter: 134 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average										Base Rate for Upper Floors = 32.87 Adjusted Square Foot Cost for Upper Floors = 32.87 Total Floor Area: 660 Base Cost New of Upper Floors = 21,694 Reproduction/Replacement Cost = 21,694 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 11,715 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 12,418 Replacement Cost/Floor Area= 32.87 Est. TCV/Floor Area= 18.81																																							
1997		Year Built Remodeled								Comments: ROOF STRUCTURE OVER CONCETE TABLE SHOOTING STATIONS 7'X50' CONCRETE FLOOR.																																							
8		Overall Bldg Height																																															
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc.										Footings										Many Above Ave.										Average Typical										Few None									
(3) Frame:										Total Fixtures										Urinals										Few Average										Few Average									
										3-Piece Baths										Wash Bowls										Many Average										Many Average									
										2-Piece Baths										Water Heaters										Many Unfinished										Many Unfinished									
										Shower Stalls										Wash Fountains										Typical										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																			
										(10) Heating and Cooling:										(14) Roof Cover:																													
										Gas Oil										Coal Stoker										Hand Fired Boiler																			
(6) Ceiling:																																																	

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32 Base Rate for Upper Floors = 100.91 Adjusted Square Foot Cost for Upper Floors = 100.91 Total Floor Area: 64 Base Cost New of Upper Floors = 6,458 Reproduction/Replacement Cost = 6,458 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,260 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,396 Replacement Cost/Floor Area= 100.91 Est. TCV/Floor Area= 37.44																													
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 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: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 64 Ave. Perimeter: 32 Has Elevators:																								
High	Above Ave.	Ave.	X	Low																																			
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						Total Floor Area: 64 Base Cost New of Upper Floors = 6,458 Reproduction/Replacement Cost = 6,458 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,260 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,396 Replacement Cost/Floor Area= 100.91 Est. TCV/Floor Area= 37.44																													
<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: Average																																			
(1) Excavation/Site Prep:				(7) Interior:						(11) Electric and Lighting:				(39) Miscellaneous:																									
(2) Foundation:				(8) Plumbing:						Outlets:				Fixtures:																									
<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> </table>				Few Average	Few Average	<table border="1"> <tr> <td>Many Unfinished Typical</td> <td>Many Unfinished Typical</td> </tr> </table>						Many Unfinished Typical	Many Unfinished Typical									
X	Poured Conc.	Brick/Stone	Block																																				
Many Above Ave.	Average Typical	Few None																																					
Few Average	Few Average																																						
Many Unfinished Typical	Many Unfinished Typical																																						
(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	<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>				Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(40) Exterior Wall:					
Total Fixtures	Urinals																																						
3-Piece Baths	Wash Bowls																																						
2-Piece Baths	Water Heaters																																						
Shower Stalls	Wash Fountains																																						
Toilets	Water Softeners																																						
Flex Conduit	Incandescent																																						
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Armored Cable	Mercury																																						
Non-Metalic	Sodium Vapor																																						
Bus Duct	Transformer																																						
(4) Floor Structure:				(9) Sprinklers:						(13) Roof Structure: Slope=0				<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>						Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																																						
(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:																																							

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER										Calculator Cost Computations										>>>>									
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: C Quality: Average																			
										Stories: 2 Story Height: 8 Perimeter: 32																			
Class: C					Construction Cost																								
Floor Area: 64					High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 100.91														
Gross Bldg Area: 4,529					** ** Calculator Cost Data ** **																								
Stories Above Grd: 2					Quality: Average																								
Average Sty Hght : 8					Heat#1: No Heating or Cooling 0%																								
Bsmnt Wall Hght					Heat#2: No Heating or Cooling 0%																								
Depr. Table : 4%					Ave. SqFt/Story: 64																								
Effective Age : 35					Ave. Perimeter: 32																								
Physical %Good: 35					Has Elevators:																								
Func. %Good : 100					*** Basement Info ***																								
Economic %Good: 100																													
		Year Built			Area:																								
		Remodeled			Perimeter:																								
		Overall Bldg Height			Type:																								
Comments:					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																
(3) Frame:							Total Fixtures						Urinals																
							3-Piece Baths						Wash Bowls																
(4) Floor Structure:							2-Piece Baths						Water Heaters																
							Shower Stalls						Wash Fountains																
(5) Floor Cover:							Toilets						Water Softeners																
(6) Ceiling:					(9) Sprinklers:															(13) Roof Structure: Slope=0					(40) Exterior Wall:				
					(10) Heating and Cooling:															(14) Roof Cover:									
							Gas Oil		Coal Stoker				Hand Fired Boiler																

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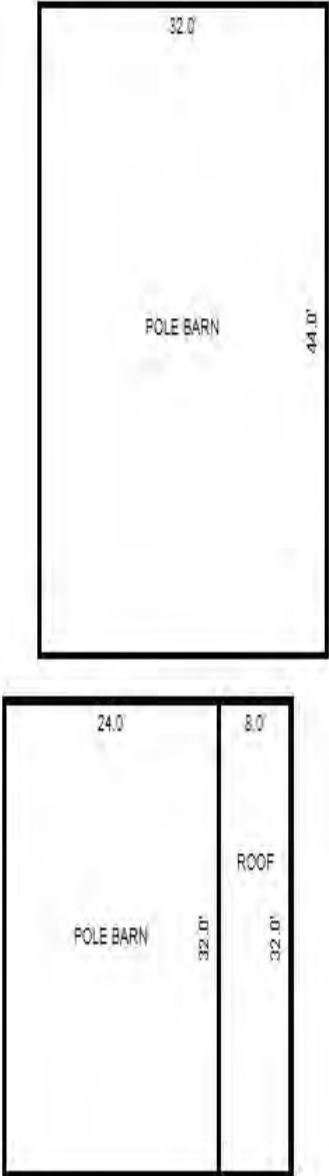
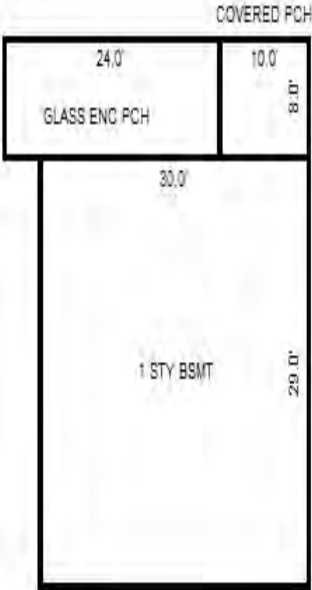
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
11450 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST								
	P.R.E. 66% 07/24/2001								
Owner's Name/Address	MAP #:								
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601	2026 Est TCV 305,442 TCV/TFA: 132.92								
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 3 - 7 @\$9000 2.87 Acres 9000 100 25,830 2.87 Total Acres Total Est. Land Value = 25,830						
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.33 720 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 1,000.00 1 97 970 Total Estimated Land Improvements True Cash Value = 970						
Comments/Influences	X								
2ND HOME ON CHILD PCL									
		Topography of Site							
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2026	12,900	139,800	152,700			73,889C
	X	Low	2025	8,600	119,200	127,800			71,947C
	X	High	2024	4,300	102,300	106,600			69,784C
		Landscaped	2023	4,300	99,100	103,400			66,461C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2026	12,900	139,800	152,700		73,889C
	TPC 12/27/2017	INSPECTED		2025	8,600	119,200	127,800		71,947C
	TPC 08/25/2011	INSPECTED		2024	4,300	102,300	106,600		69,784C
				2023	4,300	99,100	103,400		66,461C

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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192 80	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1985 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 870 Total Base New : 175,215 Total Depr Cost: 105,294 Estimated T.C.V: 129,512		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1945	Remodeled 1980	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		(6) Ceilings					(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 = 870 SF Floor Area = 870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 870 Total: 116,056 69,634		Cls D Blt 1945				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation													
(2) Windows		(8) Basement					Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 593 Water/Sewer 1000 Gal Septic 1 4,109 2,465 Water Well, 100 Feet 1 5,150 3,090 Porches CGEP (1 Story) 192 10,111 6,067 CCP (1 Story) 80 2,045 1,227 Garages Class: D Exterior: Pole (Unfinished) Base Cost 768 15,452 9,271 Class: D Exterior: Pole (Unfinished) Base Cost 1408 26,358 15,815 No Concrete Floor 1408 -7,688 -4,613 Built-Ins Appliance Allow. 1 1,607 964 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 256 1,027 781 Totals: 175,215 105,294		*7						
X	Many Avg. Few	X	Large Avg. Small	Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
		(9) Basement Finish					(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 129,512						
		(10) Floor Support													
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:													

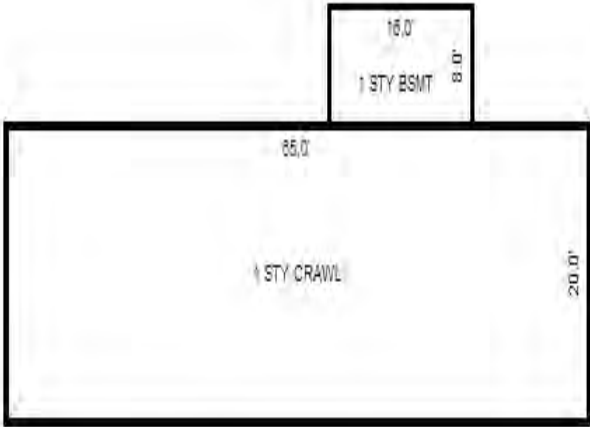
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Sketch by Apex IV™

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,428 Total Base New : 186,530 Total Depr Cost: 121,244 Estimated T.C.V: 149,130		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 0	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	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 0		
				X Ex.				Ord.		Min					
				No. of Elec. Outlets			Ground Area = 1428 SF Floor Area = 1428 SF.								
				Many			X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s)			Building Areas								
		Basement: 128 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost								
				2 Fixture Bath			1 Story Siding Crawl Space 1,300								
				Softener, Auto			1 Story Siding Basement 128								
				Softener, Manual			Total: 171,997 111,797								
				Solar Water Heat			Other Additions/Adjustments								
				No Plumbing			Plumbing								
				Extra Toilet			Average Fixture(s)		1		1,185		770		
				Extra Sink			3 Fixture Bath		1		3,721		2,419		
				Separate Shower			Water/Sewer								
				Ceramic Tile Floor			1000 Gal Septic		1		4,386		2,851		
				Ceramic Tile Wains			Water Well, 50 Feet		1		3,344		2,174		
				Ceramic Tub Alcove			Built-Ins								
				Vent Fan			Appliance Allow.		1		1,897		1,233		
							Notes:								
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						149,130		
(3) Roof		(8) Basement		(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			1 1000 Gal Septic 2000 Gal Septic											
Chimney:		(10) Floor Support		Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:													

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



Sketch by Apex IV™

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

Parcel Number: 009-031-026-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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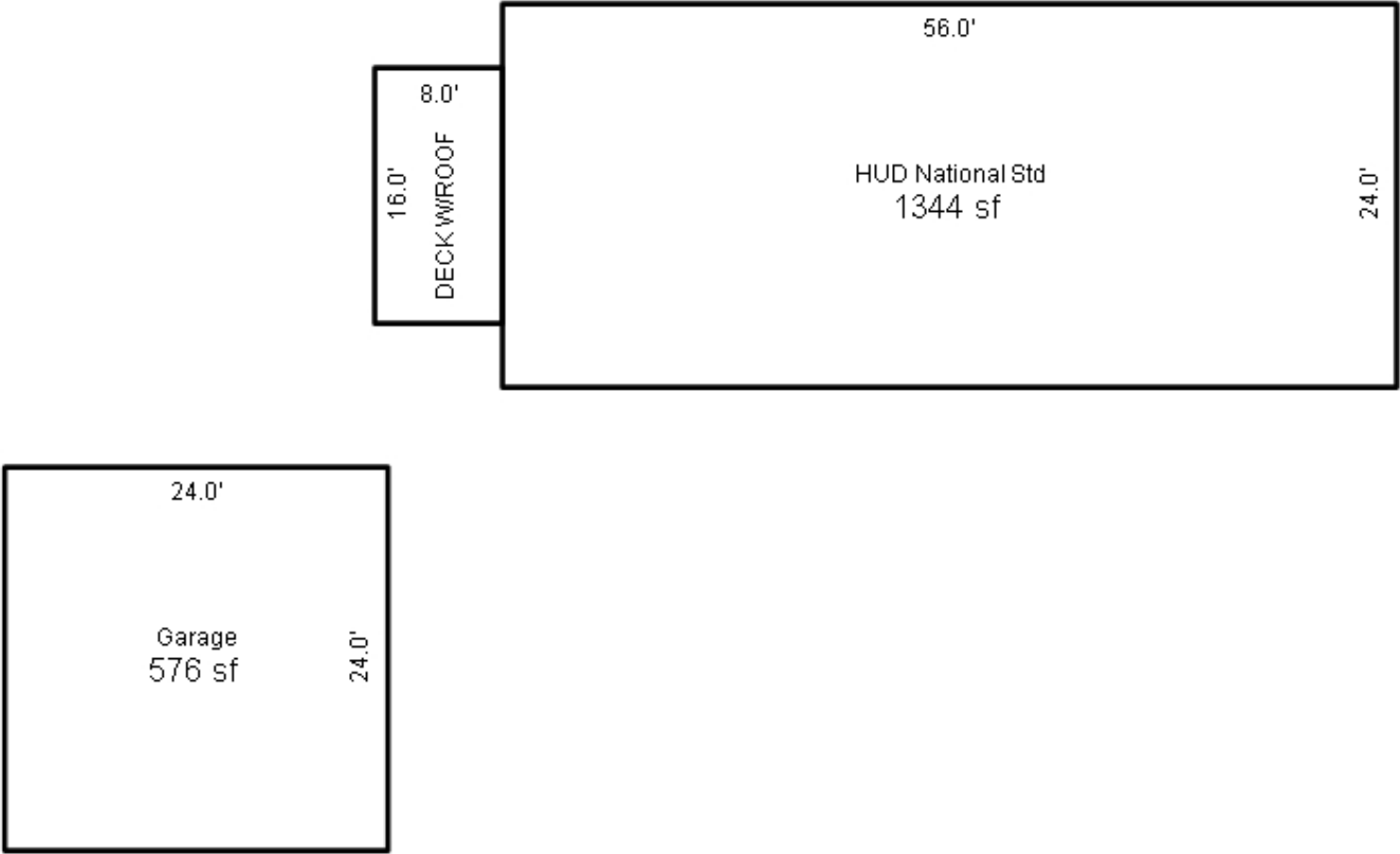
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SMOLKA ALBERT P JR & DEBOR	SMOLKA ALBERT P JR & DEBOR	0	09/25/2013	WD	09-FAMILY/RELATED ENTITY	2013-03522 WD	PROPERTY TRANSFER	0.0	
		13,000	12/01/1995	WD	33-TO BE DETERMINED	296:351	DEED	0.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
11425 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST								
	P.R.E. 100% 07/22/1994								
Owner's Name/Address	MAP #:								
SMOLKA ALBERT P JR & DEBORAH D 11425 WATERGATE RD CADILLAC MI 49601	2026 Est TCV 142,690 TCV/TFA: 106.17								
	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 228.00 454.70 0.9678 1.0326 110 100 25,062 228 Actual Front Feet, 2.38 Total Acres Total Est. Land Value = 25,062						
Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
SEC 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S 256.33 FT THOF. 2.38A.									
Comments/Influences									
PARTIAL SPLIT TO 026-50 FOR 97	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	12,500	58,800	71,300		35,747C
	TPC 12/27/2017	INSPECTED		2025	10,300	49,100	59,400		34,808C
	TPC 10/29/2013	INSPECTED		2024	10,300	46,700	57,000		33,762C
				2023	8,000	43,400	51,400		32,155C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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	Type Pine	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,344 Total Base New : 169,738 Total Depr Cost: 118,816 Estimated T.C.V: 117,628		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			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.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 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 HUD (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 Size Cost New Depr. Cost 1 Story Siding Piers 1,344 Total: 133,128 93,190		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 829 Water/Sewer 1000 Gal Septic 1 4,386 3,070 Water Well, 50 Feet 1 3,344 2,341 Deck Pine w/Roof (Deck Portion) 128 2,323 1,626 Pine w/Roof (Roof portion) 128 2,036 1,425 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 21,439 15,007 Built-Ins Appliance Allow. 1 1,897 1,328 Totals: 169,738 118,816						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation									Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				
(2) Windows		(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 117,628								
X	Many Avg. Few	X	Large Avg. Small						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			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	(10) Floor Support			Chimney: Metal								
X	Asphalt Shingle														

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



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

Parcel Number: 009-031-026-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

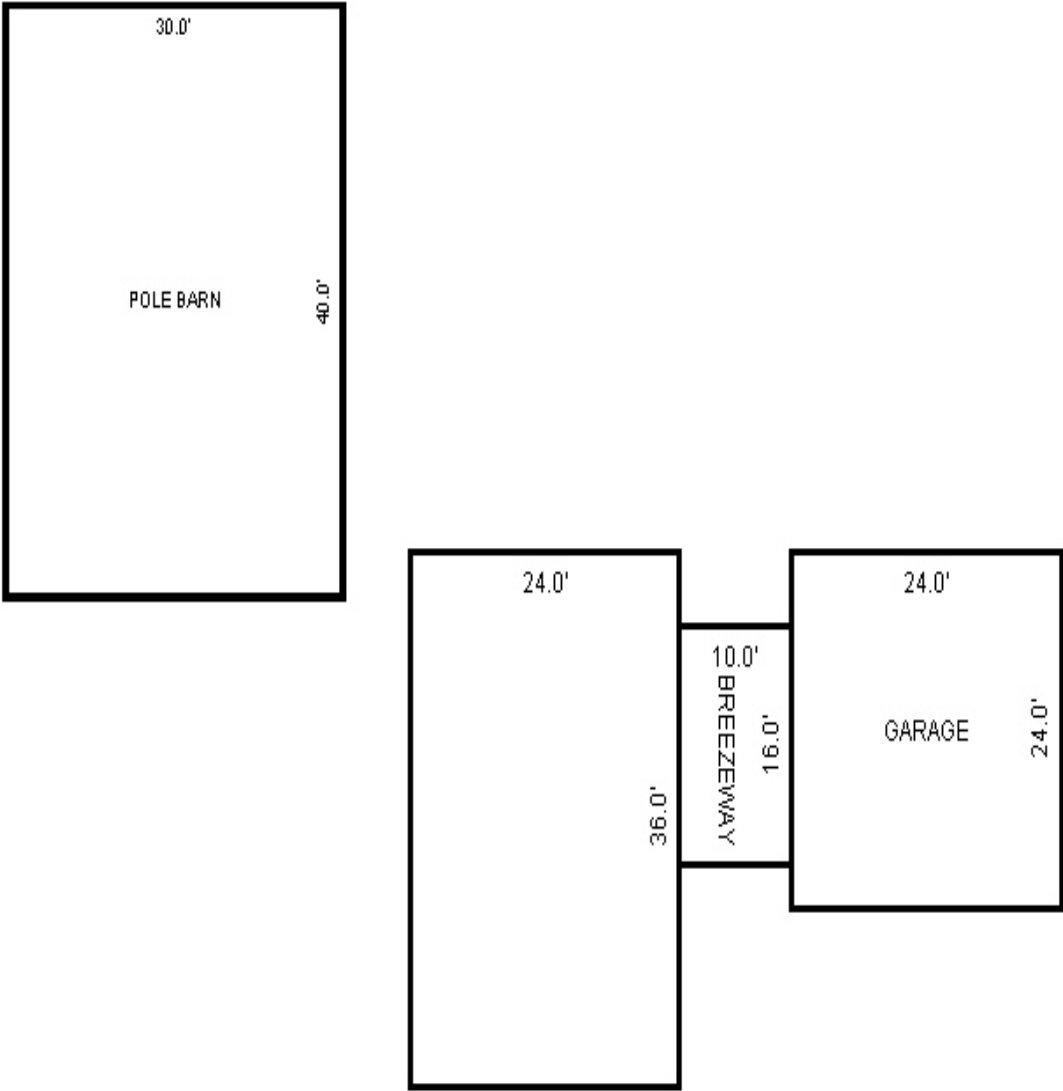
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
11400 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST																																		
	P.R.E. 0%																																		
Owner's Name/Address	MAP #:																																		
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601	2026 Est TCv 155,841 TCv/TFA: 180.37																																		
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601	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>A 200' @ 110/FF</td> <td>228.00</td> <td>256.00</td> <td>0.9678</td> <td>0.8944</td> <td>110</td> <td>100</td> <td> </td> <td>21,709</td> </tr> <tr> <td colspan="8">228 Actual Front Feet, 1.34 Total Acres</td> <td>Total Est. Land Value = 21,709</td> </tr> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 110/FF	228.00	256.00	0.9678	0.8944	110	100		21,709	228 Actual Front Feet, 1.34 Total Acres								Total Est. Land Value = 21,709
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
A 200' @ 110/FF	228.00	256.00	0.9678	0.8944	110	100		21,709																											
228 Actual Front Feet, 1.34 Total Acres								Total Est. Land Value = 21,709																											
Tax Description	X Electric																																		
SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A	Gas																																		
Comments/Influences	Curb																																		
ADD HOUSE/ATT GRG FOR 05 (MOVED ON)	Street Lights																																		
ADD WELL & SEPTIC FOR 06	Standard Utilities																																		
	Topography of Site																																		
	X Level																																		
	X Rolling																																		
	X Low																																		
	X High																																		
Landscaped																																			
Swamp																																			
X Wooded																																			
Pond																																			
Waterfront																																			
Ravine																																			
Wetland																																			
Flood Plain																																			
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																										
TPC 12/27/2017	INSPECTED		2026	10,900	67,000	77,900			38,640C																										
			2025	8,900	57,700	66,600			37,625C																										
			2024	8,900	49,500	58,400			36,494C																										
			2023	6,900	48,000	54,900			34,757C																										

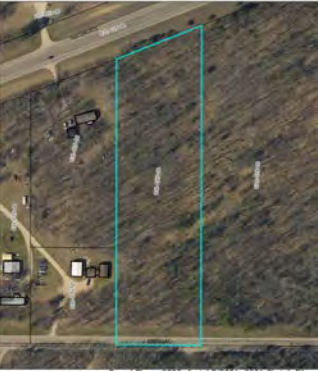
*** Information herein deemed reliable but not guaranteed***

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



Sketch by Apex IV™

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

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 WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST															
		P.R.E. 0%															
Owner's Name/Address		MAP #:															
GOBLE GARRY L 9902 WILLIS RD WILLIS MI 48191		2026 Est TCV 37,440															
		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	4.16 Acres	9000	100		37,440						
					4.16 Total Acres Total Est. Land Value =						37,440						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.															
. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 4.16 A.																	
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
											2026	18,700	0	18,700			4,622C
											Who When What			2025	18,700	0	18,700
		TPC 04/30/2021 INSPECTED			2024	14,600	0	14,600			4,366C						
		TPC 12/27/2017 INSPECTED			2023	14,600	0	14,600			4,159C						
TPC 08/25/2011 INSPECTED																	

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 WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
GOBLE GARRY L 9902 WILLIS RD WILLIS MI 48191		2026 Est TCV 56,448									
		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	10.08 Acres	5600	100		56,448
					10.08 Total Acres Total Est. Land Value =						56,448
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 31 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 10.08 A.											
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
					2026	28,200	0	28,200			8,209C
		Who When What			2025	25,200	0	25,200			7,994C
		TPC 12/27/2017 INSPECTED			2024	15,100	0	15,100			7,754C
TPC 08/25/2011 INSPECTED			2023	15,100	0	15,100			7,385C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SUTTON ETHEL J	SUTTON ETHEL J	0	11/06/2024	WD	15-LADY BIRD	2024-03058	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5010 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch		05/15/2008		20080158		Complete		
		P.R.E. 100% 07/22/1994		Addition		06/05/2007		20070327		Complete		
Owner's Name/Address		MAP #:		Pole Barn		10/18/2004		20040418		Complete		
SUTTON ETHEL J 5010 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 295,543 TCV/TFA: 172.63										
		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	
					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		
					D/W/P: Asphalt Paving	2.89		1700 0		0		
					Residential Local Cost Land Improvements							
					Description	Rate		Size % Good		Cash Value		
					LAND IMPROVE 1000	1,000.00		2 100		2,000		
					Total Estimated Land Improvements True Cash Value =							2,000
					Work Description for Permit 20080158, Issued 05/15/2008: 8 X 24 DECK REPAIR..NO VALUE CHG.							
					Work Description for Permit 20070327, Issued 06/05/2007: 20 x 24 Addition Complete for 08.							
					Work Description for Permit 20040418, Issued 10/18/2004: NEW 30X32 PC GRG FOR 05							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	28,000	119,800	147,800			78,650C	
		TPC 04/30/2021	INSPECTED		2025	25,000	102,300	127,300			76,583C	
		TPC 05/06/2018	INSPECTED		2024	15,000	88,100	103,100			74,281C	
		TPC 12/27/2017	INSPECTED		2023	14,000	85,400	99,400			70,744C	



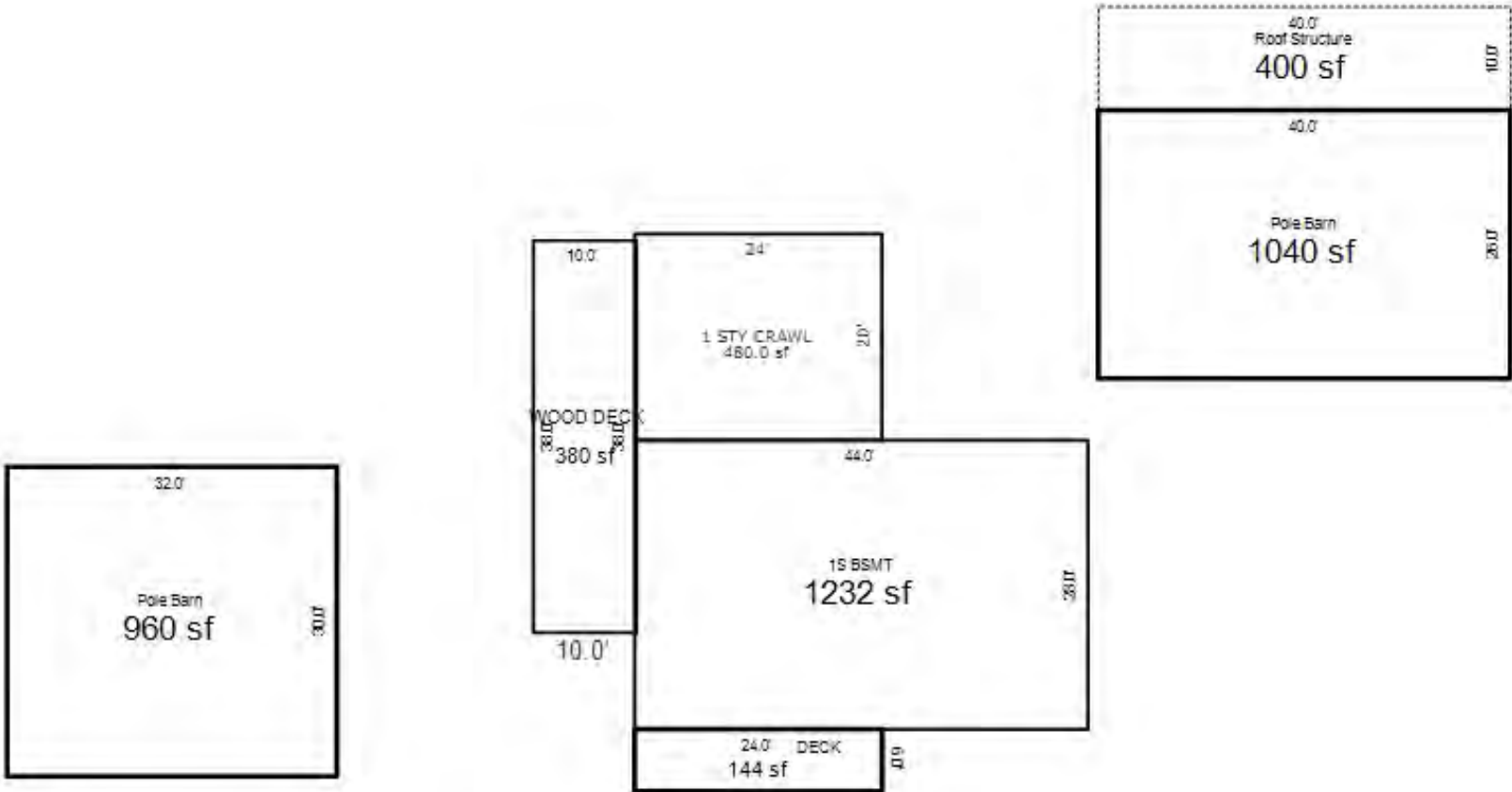
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Missaukee, Michigan

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 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: 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: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					361 144 380 400	WPP Treated Wood Treated Wood Roof Cover Onl	
Building Style: 1S		Trim & Decoration		No Heating/Cooling					Class: CD Effec. Age: 35 Floor Area: 1,712 Total Base New : 297,113 Total Depr Cost: 193,124 Estimated T.C.V: 237,543		E.C.F. X 1.230		Bsmnt Garage:	
Yr Built 1978	Remodeled 0	Size of Closets		Central Air Wood Furnace										
Condition: Average		Lg X Ord Min		No. /Qual. of Fixtures										
Room List		Doors: Solid X H.C.		X Ex. Ord. Min										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets										
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing										
(2) Windows		X Drywall		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Many Avg. Few		Large Avg. Small		Basement: 1232 S.F. Crawl: 480 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		(7) Excavation		(14) Water/Sewer										
(3) Roof		(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Gable Hip Flat	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:										
X	Asphalt Shingle	(9) Basement Finish												
Chimney: Metal		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family 1S
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1712 SF Floor Area = 1712 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 1,232
1 Story Siding Crawl Space 480
Total: 217,512 141,382
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 WPP 361 5,675 3,689
Deck Treated Wood 144 3,146 2,045
Treated Wood 380 5,943 3,863
w/Roof (Roof portion) 400 5,424 3,526
Garages
Class: CD Exterior: Pole (Unfinished)
Base Cost 960 20,966 13,628
Class: CD Exterior: Pole (Unfinished)
Base Cost 1040 22,038 14,325
Built-Ins
Appliance Allow. 1 1,897 1,233
Fireplaces
Exterior 1 Story 1 5,597 3,638
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



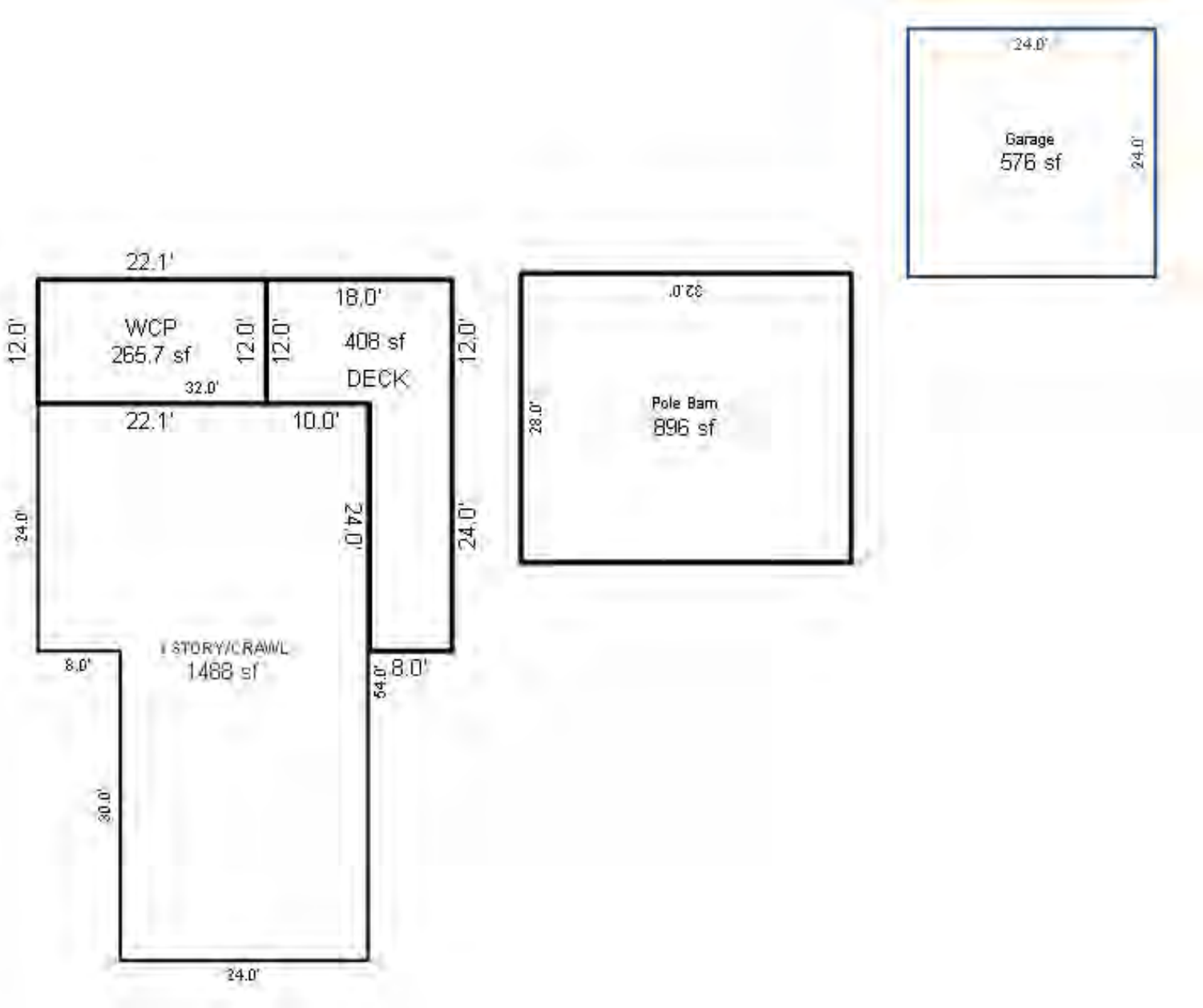
*** Information herein deemed reliable but not guaranteed***

03/24/2026

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 265 408	Type WCP (1 Story) Treated Wood	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 1,488 Total Base New : 257,435 Total Depr Cost: 180,214 Estimated T.C.V: 221,663		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall											Plaster Wood T&G	
Yr Built 1973	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		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 = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,488 Total: 187,848 131,504		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 995 Water/Sewer 1000 Gal Septic 1 4,689 3,282 Water Well, 50 Feet 1 3,344 2,341 Porches WCP (1 Story) 265 9,892 6,924 Deck Treated Wood 408 6,369 4,458 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,217 14,152 Class: C Exterior: Pole (Unfinished) Base Cost 832 20,941 14,659 Built-Ins Appliance Allow. 1 2,713 1,899 Totals: 257,435 180,214				
X Wood/Shingle Aluminum/Vinyl Brick Insulation		X	Drywall												
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1488 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: 221,663						
X	Many Avg. Few	X	Large Avg. Small								(8) Basement				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		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	(10) Floor Support											
X	Asphalt Shingle														
Chimney: Brick															

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



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Parcel Number: 009-032-003-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

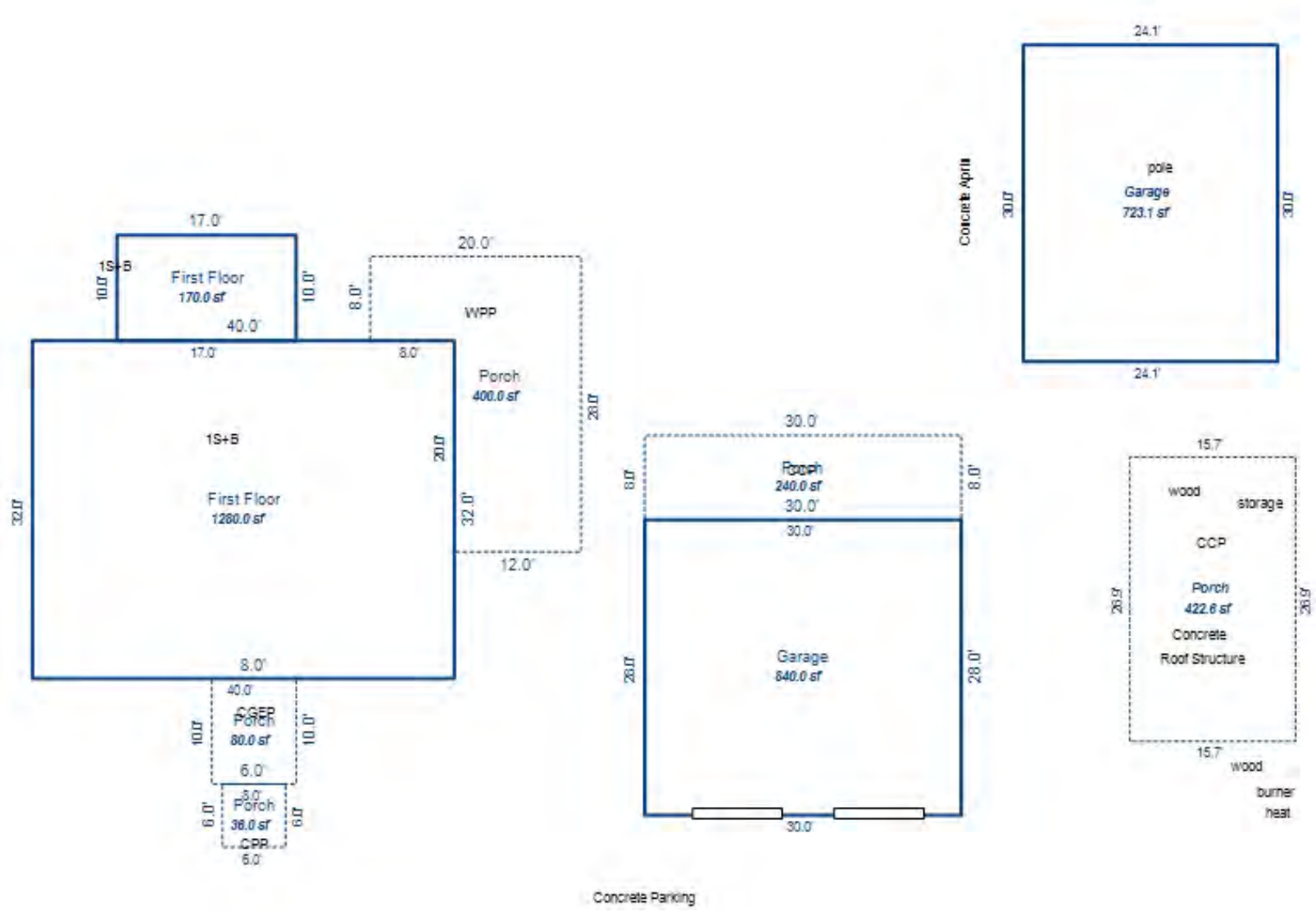
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
5100 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Garage	08/21/2012	2012-0400	100%																														
Owner's Name/Address	P.R.E. 100% 07/22/1994																																		
RODENBAUGH RAYMOND L 5100 S LACHANCE RD LAKE CITY MI 49651	MAP #:																																		
2026 Est TCV 368,231 TCV/TFA: 253.95																																			
X Improved		Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																															
Public Improvements		* Factors * <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$5600</td> <td>15.00 Acres</td> <td>5600</td> <td>100</td> <td></td> <td></td> <td></td> <td>84,000</td> </tr> <tr> <td colspan="8">15.00 Total Acres Total Est. Land Value =</td> <td>84,000</td> </tr> </tbody> </table>							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
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
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X Dirt Road		Land Improvement Cost Estimates																																	
X Gravel Road		<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.17</td> <td>336</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.96</td> <td>522</td> <td>0</td> <td>0</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.17	336	0	0	D/W/P: 4in Concrete	6.96	522	0	0												
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X Sidewalk		<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>2</td> <td>95</td> <td>1,900</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,900</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	Total Estimated Land Improvements True Cash Value =				1,900												
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LAND IMPROVE 1000	1,000.00	2	95	1,900																															
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X Water		Work Description for Permit 2012-0400, Issued 08/21/2012: NEW POLE BUILDING WOOD																																	
X Sewer		FRAME POLE FOUNDATION 24*30																																	
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	42,000	142,100	184,100			93,624C																											
X Low		2025	37,500	121,800	159,300			91,163C																											
X High		2024	22,500	104,600	127,100			88,422C																											
X Landscaped		2023	21,000	101,400	122,400			84,212C																											
X Swamp																																			
X Wooded																																			
X Pond																																			
X Waterfront																																			
X Ravine																																			
X Wetland																																			
X Flood Plain																																			
Who		When	What																																
TPC 12/27/2017		INSPECTED																																	
TPC 04/05/2016		INSPECTED																																	
TPC 12/04/2015		INSPECTED																																	

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

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

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Parcel Number: 009-032-004-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01581	PROPERTY TRANSFER	0.0							
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01673	PROPERTY TRANSFER	0.0							
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY/RELATED ENTITY	2016-00500	DEED	0.0							
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
5160 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		10/08/2015		2015-0508		100%					
		P.R.E. 100% 07/06/2016													
Owner's Name/Address		MAP #:													
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 338,148 TCV/TFA: 292.52													
		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>80@\$3800		11.00 Acres	3800	100		41,800					
						11.00 Total Acres	Total Est. Land Value =			41,800					
Tax Description		X		Dirt Road		Work Description for Permit 2015-0508, Issued 10/08/2015: NEW RESI R3 S.F.HOME WOOD FRAME POURED FOUNDATOIN GAS HEAT, PRIVATE SEPTIC & WELL, MECHANICAL N/A. 1 STORIES, 2BDRM, 2BATH, 1670 SQFT TOTAL AREA									
		X		Gravel Road											
		X		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											
		X	Wetland												
				Flood Plain											
			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2026		20,900		148,200		169,100				101,407C
		TPC 12/27/2017	INSPECTED		2025		20,400		126,300		146,700				98,741C
		TPC 04/05/2016	INSPECTED		2024		15,400		108,400		123,800				95,773C
		TPC 12/31/2015	INSPECTED		2023		13,200		105,000		118,200				91,213C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1983 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																				
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts 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 1983		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		(7) Excavation			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) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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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Chimney:		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																																									
Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1983 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <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>Other Additions/Adjustments</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1200</td> <td>22,464</td> <td>16,848</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>22,464</td> <td>16,848</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 20,723															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Other Additions/Adjustments						Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			1200	22,464	16,848	Totals:				22,464	16,848
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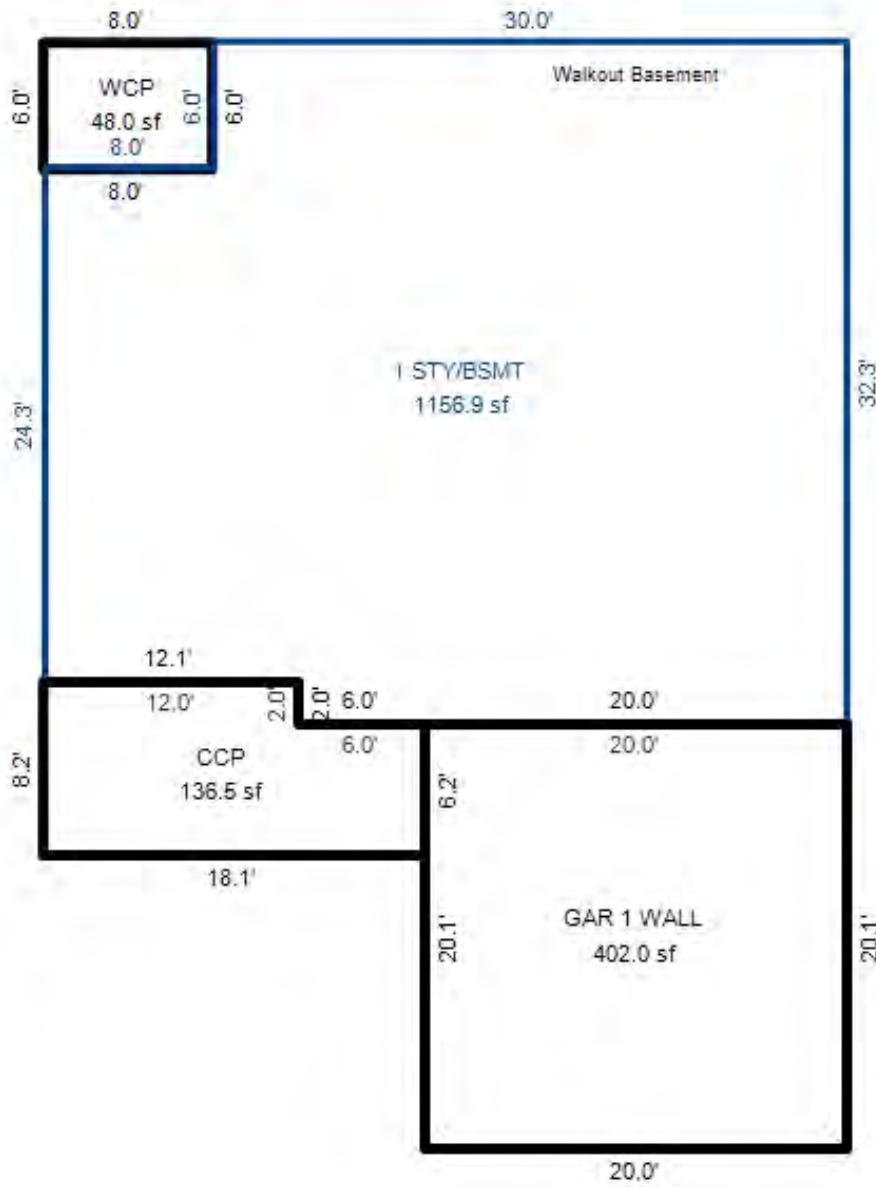


Sketch by Apex IV™

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																			
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Water/Sewer																																																																																																																																																																																
1000 Gal Septic			1		4,689	4,642																																																																																																																																																																										
Water Well, 50 Feet			1		3,344	3,311																																																																																																																																																																										
Porches																																																																																																																																																																																
CCP (1 Story)			136		3,920	3,881																																																																																																																																																																										
WCP (1 Story)			48		3,193	3,161																																																																																																																																																																										
Garages																																																																																																																																																																																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																																																																																																
Base Cost			400		18,692	18,505																																																																																																																																																																										
Common Wall: 1 Wall			1		-2,589	-2,563																																																																																																																																																																										
Door Opener			1		527	522																																																																																																																																																																										
Totals:					235,731	224,085																																																																																																																																																																										
Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 275,625																																																																																																																																																																																

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



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

Parcel Number: 009-032-005-00

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.						
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01581	PROPERTY TRANSFER	0.0						
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01673	PROPERTY TRANSFER	0.0						
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY/RELATED ENTITY	2016-00500	PROPERTY TRANSFER	0.0						
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 07/06/2016												
Owner's Name/Address		MAP #:												
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 448,149												
		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>80		\$3800	117.93 Acres	3800	100				448,149
					117.93 Total Acres		Total Est. Land Value =					448,149		
Tax Description														
SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. EXC S 300 FT OF E 300 FT OF E 1/2 OF NW 1/4 117.9339 A. 12/2021 SPLIT PART TO 032-005-95 FORMERLY SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4 120 A														
Comments/Influences														
Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ; Parent Parcel(s): 009-032-005-00; Child Parcel(s): 009-032-005-95; -----														
		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	224,100	0	224,100		137,631C				
		TPC 04/30/2021	INSPECTED		2025	218,200	0	218,200		134,013C				
		TPC 12/27/2017	INSPECTED		2024	165,100	0	165,100		129,984C				
		TPC 06/10/2013	INSPECTED		2023	141,500	0	141,500		123,795C				
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*** Information herein deemed reliable but not guaranteed***

see building sketch at Parcel 031-010-90

Parcel Number: 009-032-005-95

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: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 533,726 TCV/TFA: 308.87									
		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 PARTOF>80@\$3800 2.07 Acres 3800 100 7,851						
					2.07 Total Acres Total Est. Land Value = 7,851						
Tax Description					Land Improvement Cost Estimates						
SEC 32 T22N R8W S 300 FT OF THE E 1/2 OF NW 1/4. 2.066 A.					Description Rate Size % Good Cash Value						
SPLIT ON 12/30/2021 FROM 009-032-005-00;					D/W/P: 4in Ren. Conc. 8.17 5205 94 39,973						
Comments/Influences					Total Estimated Land Improvements True Cash Value = 39,973						
Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ;											
Parent Parcel(s): 009-032-005-00;											
Child Parcel(s): 009-032-005-95;											

		Topography of Site									
		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			2026	3,900	263,000	266,900			216,743C
		Flood Plain			2025	3,800	231,700	235,500			211,045C
					2024	2,900	201,800	204,700			204,700S
					2023	2,500	200,900	203,400			195,825C

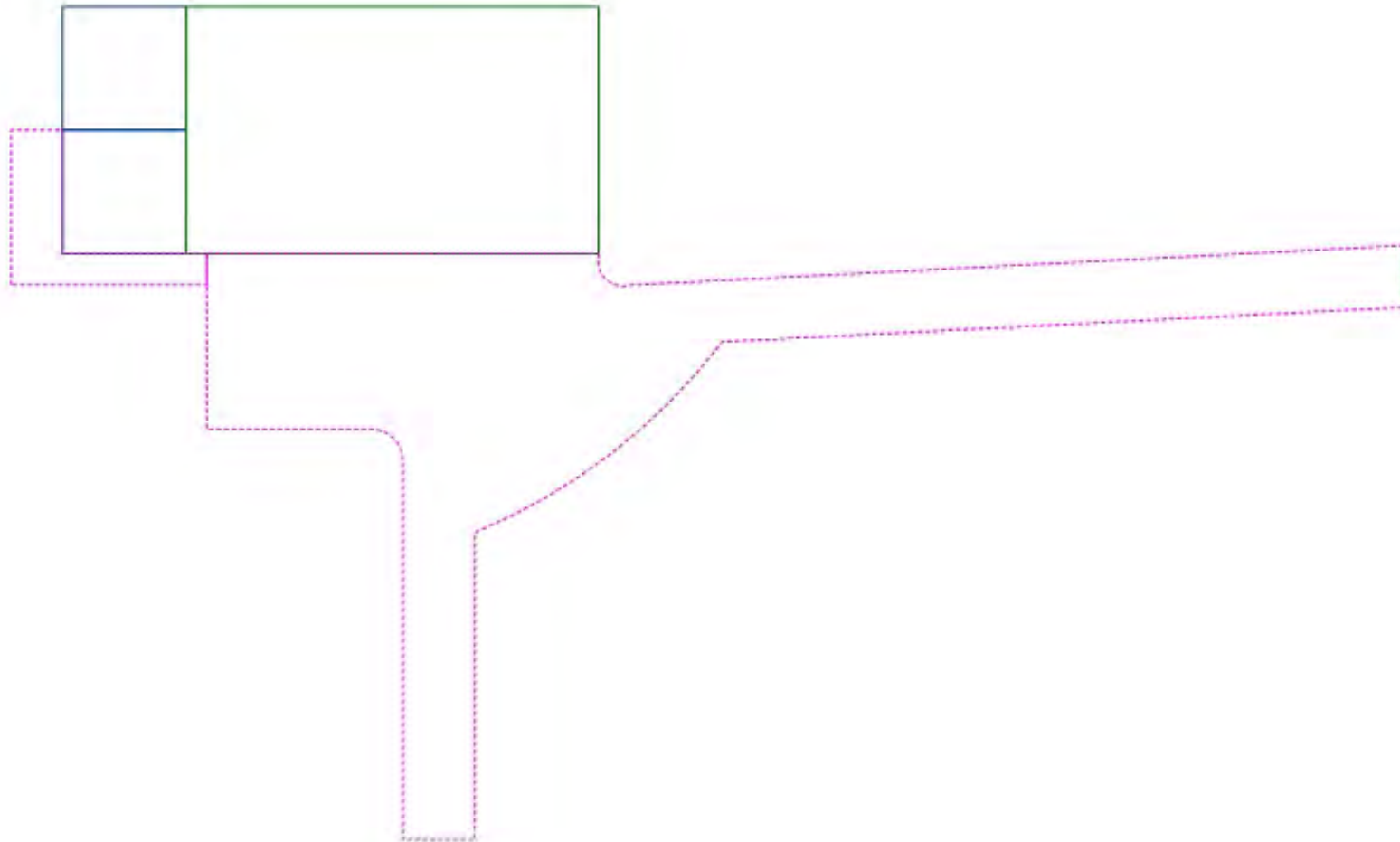


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 468	Type CCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 3840 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 4 Floor Area: 1,728 Total Base New : 411,502 Total Depr Cost: 395,042 Estimated T.C.V: 485,902		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S			Drywall Paneled												Plaster Wood T&G	
Yr Built 2020	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 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		0 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S				Cls C		Blt 2020			
				Ex.			Ord.			Min						
				No. of Elec. Outlets			Ground Area = 1152 SF Floor Area = 1728 SF.									
				Many			Ave.			Few						
(2) Windows		(7) Excavation		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96									
Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 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			Building Areas									
Few		Small		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding Slab 576									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 576									
		(9) Basement Finish		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 207,894 199,579									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
Gable Hip Flat		Gambrel Mansard Shed		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
Asphalt Shingle	(10) Floor Support		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,422 1,365										
Chimney:	Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 1 4,478 4,299										
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2000 Gal Septic 1 9,318 8,945									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet 1 5,734 5,505									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CCP (1 Story) 468 12,018 11,537									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener 4 2,107 2,023									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost 3840 162,854 156,340									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow. 1 2,713 2,604									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Direct-Vented Gas 1 2,963 2,844									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			GENERATOR 1 1 1 *1									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:									
				2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:									

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



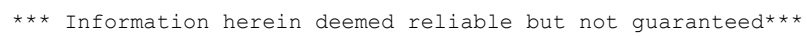
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SMITH ERICA	FARR CHAD R	0	11/17/2025	QC	09-FAMILY/RELATED ENTITY	2025-03251	DEED	0.0				
FARR CHAD R	FARR CHAD R & SMITH ERICA	1	03/29/2024	QC	21-NOT USED/OTHER	2024-00608	PROPERTY TRANSFER	50.0				
CHRISTIE DEBRA A	FARR CHAD R	125,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02982 WD	PROPERTY TRANSFER	100.0				
HOEKWATER JOHN & BARBARA (	CHRISTIE DEBRA A (SW)	135,000	10/05/2007	WD	03-ARM'S LENGTH	2007/3604	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5322 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 03/29/2024										
Owner's Name/Address		MAP #:										
FARR CHAD R 5322 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 239,124 TCV/TFA: 154.37										
		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	241.00	582.01	0.9545	1.0983	110	100	27,789	
				241 Actual Front Feet, 3.22 Total Acres							Total Est. Land Value =	27,789
Tax Description		X	Dirt Road		Land Improvement Cost Estimates							
SEC 32 T22N R8W BEG N00°23'44"W 686.2 FT			Gravel Road		Description	Rate	Size	% Good	Cash Value			
FROM E/4 COR TH S89°44'53"W 580 FT,			Paved Road		D/W/P: Asphalt Paving	2.89	2250	0	0			
N00°23'44"W 241.49 FT, N89°44'53"E 580 FT			Storm Sewer		D/W/P: 4in Concrete	6.47	660	0	0			
S00°23'44"E 241.49 FT TO POB 3.22 Ac.		X	Sidewalk		Metal Prefab	12.52	336	50	2,103			
M/L.			Water		Metal Prefab	15.08	120	50	905			
Split on 01/10/2008 into 009-032-006-10;			Sewer		Residential Local Cost Land Improvements							
Comments/Influences			Electric		Description	Rate	Size	% Good	Cash Value			
Split/Comb. on 01/10/2008 completed			Gas		LAND IMPROVE 1000	1,000.00	2	97	1,940			
01/10/2008 RAY ;			Curb		Total Estimated Land Improvements True Cash Value =					4,948		
Parent Parcel(s): 009-032-006-00;			Street Lights									
Child Parcel(s): 009-032-006-10;			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	13,900	105,700	119,600			102,694C		
TPC 04/30/2021 INSPECTED		2025		11,400	107,500	118,900			99,995C			
TPC 12/27/2017 INSPECTED		2024		11,400	98,600	110,000			78,653C			
TPC 12/07/2015 INSPECTED		2023		8,800	95,600	104,400			74,908C			

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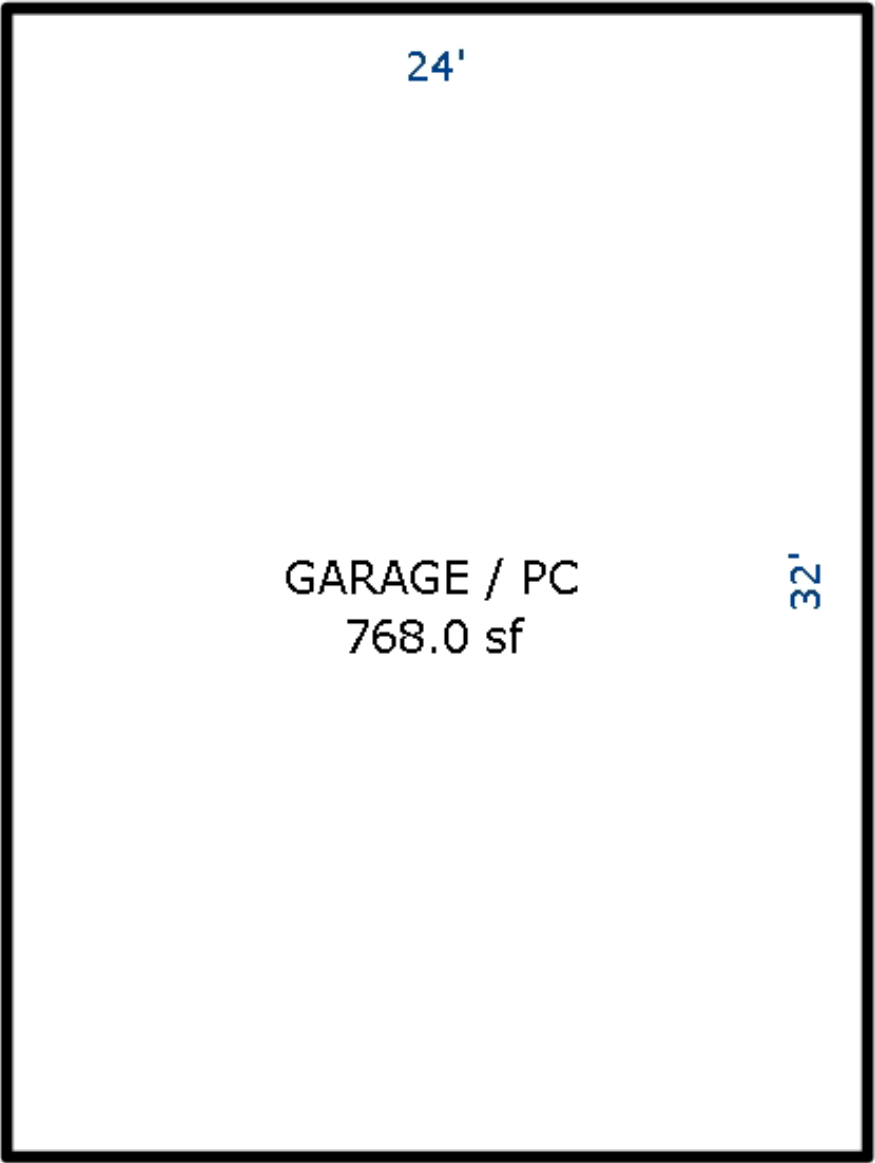
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOEKWATER JOHN A & BARBARA	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0			
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBARA	0	06/26/2012	QC	09-FAMILY/RELATED ENTITY	2022-00856	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status		
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		07/15/2008	20080346	Complete			
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601		2026 Est TCV 71,358 TCV/TFA: 0.00									
		X	Improved		Vacant					Land Value Estimates for Land Table Ag 1 .A - Agriculture	
		Public Improvements									
		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					AGRICULTRU 8 - 17 Acres	7.00 Acres	3800	100		26,600	
					AGRICULTRU SURPLUS 2600/	10.55 Acres	2600	100		27,430	
						17.55 Total Acres		Total Est. Land Value =		54,030	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Work Description for Permit 20080346, Issued 07/15/2008: 24 X 32 PB						
Tax Description											
SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E 1/4 COR, TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 AC. M/L. SPLIT ON 01/10/2008 FROM 009-032-006-00; SPLIT ON 07/01/2008 INTO 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;											
Comments/Influences											
009-032-006-006-75; 00-671-0633..JOHN R)10-07 8 completed ; 2-006-10; -006-55 (Exempt -006-40, 006-75; ----- 8 completed ; 2-006-00; -006-10;											
		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	27,000	8,700	35,700				21,888C
		TPC 04/30/2021 INSPECTED		2025	23,300	8,000	31,300				21,313C
		JWV 11/14/2020 INSPECTED		2024	28,400	6,800	35,200				20,673C
		TPC 12/27/2017 INSPECTED		2023	22,300	6,600	28,900				19,689C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2008 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 17,610 Total Depr Cost: 14,088 Estimated T.C.V: 17,328		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2008		Ex	Ord									Min		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Pole (Unfinished) Base Cost 768 17,610 14,088 Totals: 17,610 14,088 Notes: ECF (101 AGRICULTURE) 1.230 => TCV: 17,328		Cls CD Blt 2008				
		(5) Floors			No./Qual. of Fixtures									
		Kitchen: Other: Other:			Ex. Ord. Min									
		Lg Ord Small			No. of Elec. Outlets									
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			Many Ave. Few			(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
Insulation					(13) Plumbing									
(2) Windows		(7) Excavation			Lump Sum Items:									
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Many Avg. Few		Large Avg. Small		(8) Basement			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:							
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												
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Asphalt Shingle														
Chimney:														

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



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

Parcel Number: 009-032-006-40

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.					
LAKE CITY MASONIC BUILDING	WOLVERINE POWER SUPPLY CO	55,000	11/11/2015	WD	03-ARM'S LENGTH	2015-03795	PROPERTY TRANSFER	100.0					
HOEKWATER JOHN & BARBARA (	LC MASONIC BUILDING ASSOC	22,800	08/01/2008	OTH	21-NOT USED/OTHER	2008/2642	DEED	0.0					
HOEKWATER JOHN A & BARBARA	LAKE CITY MASONIC BUILDING	22,800	05/01/2008	LC	32-SPLIT VACANT	2008/1607	DEED	100.0					
Property Address		Class: INDUSTRIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status			
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 68,400											
		Improved	X	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
						740.13	447.29	1.0000	0.0000	0	100*		0
					COMMERCIAL 4-6A	9000	7.60	Acres	9000	100			68,400
					* denotes lines that do not contribute to the total acreage calculation.								
					740 Actual Front Feet, 7.60 Total Acres						Total Est. Land Value =		68,400
Tax Description													
SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR; TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W 741.98 FT TO POB. 7.6 Ac. M/L		X											
Split on 07/01/2008 from 009-032-006-10; Comments/Influences		X											
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-032-006-10; Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70,		X											
2018 Lake Township Parcel Map		X											
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-032-006-55

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.			
CHRISTIE DEBRA	WOLVERINE POWER SUPPLY CO	37,890	06/26/2013	WD	03-ARM'S LENGTH	2013-02215 WD	PROPERTY TRANSFER	100.0			
HOEKWATER JOHN & BARBARA	(CHRISTIE DEBRA (SW)	18,000	04/29/2008	WD	32-SPLIT VACANT	2008/1624	DEED	100.0			
Property Address		Class: INDUSTRIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 42,750									
		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements			* Factors * CORNER M55 & LA CHANCE						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					COMMERCIAL 4-6A	9000	4.75	Acres	9000	100	42,750
					4.75 Total Acres Total Est. Land Value = 42,750						
Tax Description											
SEC 32 T22N R8W; BEG N0°23'44"W 460FT FROM E/4 COR, TH S52°35'45"W 233.22 FT, S84°48'07"W 33.48 FT, S84°12'05"W 362.01 FT, N0°23'44"W 404.92 FT, N 89°44'53"E 580 FT, S0°23'44"E 226.2 FT TO POB.4.75 Ac. M/L. Split on 07/01/2008 from 009-032-006-10; Comments/Influences		X									
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-032-006-10; Child Parcel(s): 009-032-006-55 (Exempt 009-032-006-40, 006-75; -----		X									
		Topography of Site									
		X									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2026	21,400	0	21,400			13,890C
		TPC 12/27/2017 INSPECTED			2025	14,300	0	14,300			13,525C
		TPC 05/08/2017 INSPECTED			2024	35,600	0	35,600			13,119C
		TPC 12/07/2015 INSPECTED			2023	16,600	0	16,600			12,495C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan											



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

Parcel Number: 009-032-006-70

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.					
HOEKWATER JOHN A & BARBARA	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0					
HOEKWATER JOHN	HOEKWATER JOHN A & BARBARA	0	06/26/2012	QC	09-FAMILY/RELATED ENTITY	2022-00857	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601		2026 Est TCV 35,280											
		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 3 - 7	@\$9000	3.92	Acres	9000	100			35,280
					3.92 Total Acres			Total Est. Land Value =					35,280
Tax Description													
SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E 231.57 FT TO POB. 3.92Ac. M/L Split on 07/01/2008 from 009-032-006-10; Comments/Influences													
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-032-006-10; Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70, 000 000 000 000													

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

Parcel Number: 009-032-006-75

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.					
HOEKWATER JOHN A & BARBARA	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0					
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBARA	0	06/26/2012	QC	09-FAMILY/RELATED ENTITY	2022-0855	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601		2026 Est TCV 52,830											
		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 3 - 7	@\$9000	5.87	Acres	9000	100			52,830
					5.87 Total Acres						Total Est. Land Value =		52,830
Tax Description													
SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L		X											
Split on 07/01/2008 from 009-032-006-10;		X											
Comments/Influences		X											
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;		X											
Parent Parcel(s): 009-032-006-10;		X											
Child Parcel(s): 009-032-006-55, 000 000 000 00 000 000 006-70,		X											
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*** Information herein deemed reliable but not guaranteed***

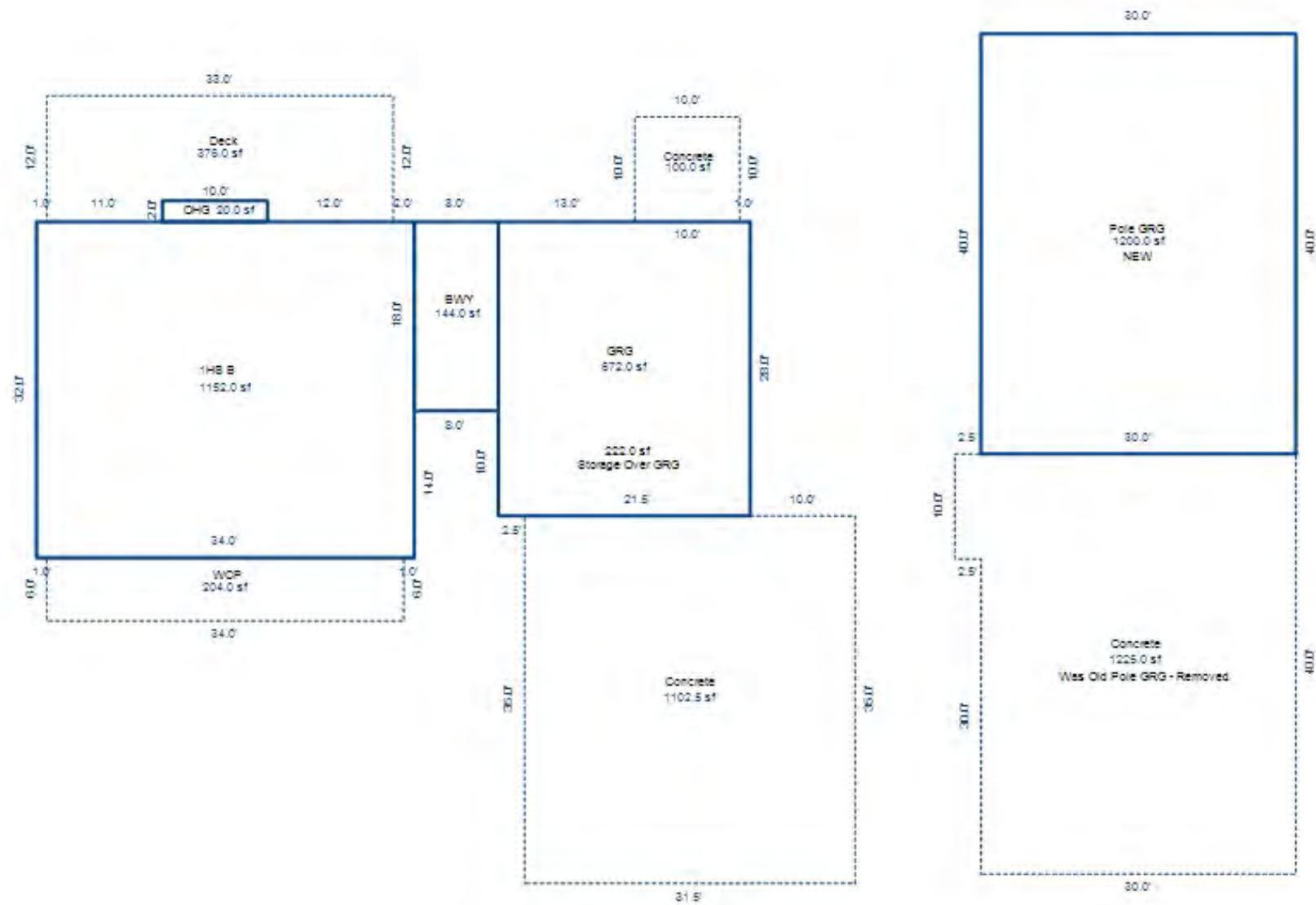
03/24/2026

A large, two-story house with a dark roof, multiple dormers, and a white garage door, situated on a green lawn. The house features a mix of siding and a prominent front porch with white railings. The driveway is paved, and there are some orange traffic cones near the garage.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 204 396 144	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1994 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 2,198 Total Base New : 389,397 Total Depr Cost: 335,226 Estimated T.C.V: 412,328		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5S		X	Drywall Paneled											Plaster Wood T&G			
Yr Built 1994 2017		Remodeled 2013	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 4 Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		200 Amps Service													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S						Cls C 5 Blt 1994				
		X	Drywall				(11) Heating System: Forced Air w/ Ducts										
(2) Windows		(7) Excavation		Ex. X Ord. Min			Ground Area = 1152 SF Floor Area = 2198 SF.										
X	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										
		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Building Areas										
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 1,152 1 Story Siding Overhang 20 1 Story Siding Overhang 325 1 Story Siding Overhang 125										
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments										
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			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) 204 8,590 7,301 Deck Treated Wood 396 6,245 5,308 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 32,189 27,361 Door Opener 1 527 448 Class: C Exterior: Pole (Unfinished) Base Cost 1200 28,380 28,380 *1 Built-Ins										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																								
Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status																																										
10125 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST																																															
	P.R.E. 0%																																															
Owner's Name/Address	MAP #:																																															
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2026 Est TCV 33,800																																															
Tax Description	Improved X Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																														
. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.	Public Improvements	* Factors * <table> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>COMMERCIAL <2A M/L</td> <td>1.85 Acres</td> <td>18000</td> <td>100</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>33,300</td> </tr> <tr> <td colspan="8">1.85 Total Acres Total Est. Land Value =</td> <td>33,300</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL <2A M/L	1.85 Acres	18000	100					33,300	1.85 Total Acres Total Est. Land Value =								33,300													
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																								
COMMERCIAL <2A M/L	1.85 Acres	18000	100					33,300																																								
1.85 Total Acres Total Est. Land Value =								33,300																																								
Comments/Influences	X	Land Improvement Cost Estimates <table> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Description</td> <td>Rate <th>Size</th> <th>% Good</th> <th>Cash Value</th> </td></tr> <tr> <td>GARAGE</td> <td>1.00</td> <td>940</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Ad-Hoc Unit-In-Place Items</td> </tr> <tr> <td>Description</td> <td>Rate <th>Size</th> <th>% Good</th> <th>Cash Value</th> </td></tr> <tr> <td>GARAGE</td> <td>1.00</td> <td>1000</td> <td>50</td> <td>500</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>500</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate <th>Size</th> <th>% Good</th> <th>Cash Value</th>	Size	% Good	Cash Value	GARAGE	1.00	940	0	0	Ad-Hoc Unit-In-Place Items					Description	Rate <th>Size</th> <th>% Good</th> <th>Cash Value</th>	Size	% Good	Cash Value	GARAGE	1.00	1000	50	500	Total Estimated Land Improvements True Cash Value =				500
Description	Rate	Size	% Good	Cash Value																																												
Residential Local Cost Land Improvements																																																
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GARAGE	1.00	1000	50	500																																												
Total Estimated Land Improvements True Cash Value =				500																																												
	Topography of Site																																															
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																							
	Rolling	2026	16,700	200	16,900			4,406C																																								
	Low	2025	16,700	200	16,900			4,291C																																								
	High	2024	13,900	200	14,100			4,162C																																								
Landscaped	2023	7,400	300	7,700			3,964C																																									
Swamp	Who	When	What																																													
Wooded	TPC 04/30/2021	INSPECTED																																														
Pond	TPC 12/27/2017	INSPECTED																																														
Waterfront	TC 06/01/2010	INSPECTED																																														
Ravine																																																
Wetland																																																
Flood Plain																																																

Parcel Number: 009-032-007-00

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.																											
HOEKWATER JOHN A ETAL	HOEKWATER STEVEN M	0	06/30/2022	QC	09-FAMILY/RELATED ENTITY	2022-02145	DEED	0.0																											
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status																													
X S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST																																		
	P.R.E. 0%																																		
Owner's Name/Address	MAP #:																																		
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	2026 Est TCV 76,000																																		
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																															
	Public Improvements	* Factors * <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia PARTOF</td> <td>>20</td> <td>\$3800</td> <td>20.00</td> <td>Acres</td> <td>3800</td> <td>100</td> <td> </td> <td>76,000</td> </tr> <tr> <td colspan="8">20.00 Total Acres Total Est. Land Value =</td> <td>76,000</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia PARTOF	>20	\$3800	20.00	Acres	3800	100		76,000	20.00 Total Acres Total Est. Land Value =								76,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
Residentia PARTOF	>20	\$3800	20.00	Acres	3800	100		76,000																											
20.00 Total Acres Total Est. Land Value =								76,000																											
Tax Description	X	Dirt Road																																	
. SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.		Gravel Road																																	
Comments/Influences		Paved Road																																	
NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER		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	38,000	0	38,000		11,376C																											
TPC 04/30/2021	INSPECTED		2025	37,000	0	37,000		11,077C																											
TPC 12/27/2017	INSPECTED		2024	30,000	0	30,000		10,744C																											
			2023	26,000	0	26,000		10,233C																											



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

Parcel Number: 009-032-008-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
S BROWN RD	School: MCBAIN RURAL AGR 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						
Taxpayer's Name/Address	X	Public Improvements	* Factors *					
STATE			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
			Residentia 30 - 65	\$3800	40.00	Acres	3800	100 152,000
			40.00 Total Acres Total Est. Land Value = 152,000					
Tax Description								
. SEC 32 T22N R8W NW 1/4 OF NW 1/4. 40 A.								
Comments/Influences								
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
	X	Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value
	Who When What	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 12/27/2017 INSPECTED	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 04/08/2016 INSPECTED	2024	0	0	0			0
		2023	0	0	0			0

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Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01581	PROPERTY TRANSFER	0.0						
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01673	PROPERTY TRANSFER	100.0						
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY/RELATED ENTITY	2016-00500	PROPERTY TRANSFER	0.0						
BASSETT GREGORY & CHRISTIN	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00256	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 07/06/2016												
Owner's Name/Address		MAP #:												
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 75,658												
		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 660.001320.00 1.0000 0.0000 110 100*									
					Residentia PARTOF>80@\$3800 19.91 Acres 3800 100									
					* denotes lines that do not contribute to the total acreage calculation.									
					660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 75,658									
Tax Description														
2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L. FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.														
Comments/Influences														
Lake Township Parcel Map 		Topography of Site												
		Level												
		X Rolling												
		X Low												
		X High												
		Landscaped												
		Swamp												
		X Wooded												
		Pond												
		Waterfront												
Ravine														
Wetland														
Flood Plain														
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
Who When What		2026	37,800	0	37,800			23,229C						
TPC 12/27/2017 INSPECTED		2025	36,800	0	36,800			22,619C						
TPC 04/25/2017 INSPECTED		2024	27,900	0	27,900			21,939C						
TPC 04/20/2015 INSPECTED		2023	23,900	0	23,900			20,895C						
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Parcel Number: 009-032-009-50

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.				
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01581	PROPERTY TRANSFER	0.0				
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01673	PROPERTY TRANSFER	100.0				
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY/RELATED ENTITY	2016-00500	PROPERTY TRANSFER	0.0				
BONO PATRICE	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00258	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 07/06/2016										
Owner's Name/Address		MAP #:										
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 75,658										
		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	660.00	1320.00	1.0000	0.0000	110	100*	0
					Residentia PARTOF	>80	\$3800	19.91	Acres	3800	100	75,658
					* denotes lines that do not contribute to the total acreage calculation.							
Tax Description					660 Actual Front Feet, 19.91 Total Acres			Total Est. Land Value =		75,658		
2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A. FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.												
Comments/Influences												
9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50												
Lake Township Parcel Map												
												

Lake Township Parcel Map



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Parcel Number: 009-032-010-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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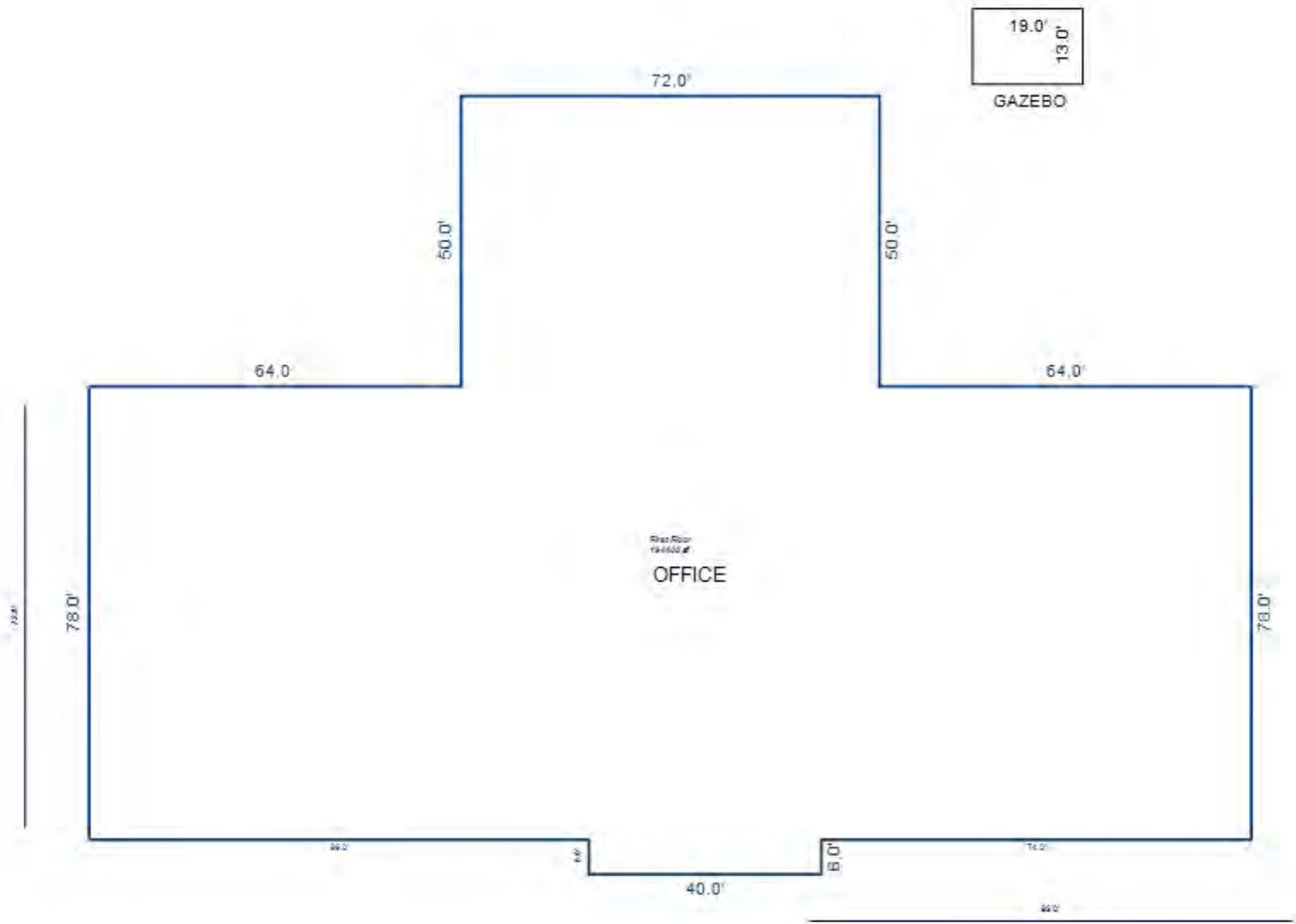
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOFFMAN KAROLYN KAY		0	01/24/2011	OTH	21-NOT USED/OTHER	2011-0295CTST	PROPERTY TRANSFER	0.0			
HOFFMAN GARY C TRUST (DECE	HOFFMAN KAROLYN KAY (WIDOW	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0			
		75,000	01/01/1996	WD	33-TO BE DETERMINED	303:806	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
10641 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HOFFMAN GARY C TRUST RANDALL SALLY TRUSTEE 36 LAVISTA DR MORGANTOWN WV 26508-1727		2026 Est TCV 5,250,469 TCV/TFA: 283.96									
		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 4-6A	9000	4.00	Acres	9000	100	36,000
					4.00 Total Acres Total Est. Land Value = 36,000						
Tax Description					Land Improvement Cost Estimates						
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;		X			Description Rate Size % Good Cash Value						
					D/W/P: Asphalt Paving 3.01 25000 100 75,250						
		X			Commercial Local Cost Land Improvements						
					Description	Rate	Size	% Good	Arch	Mult	Cash Value
					Outdoor Lighting	590.00	6	50	100		1,770
					Total Estimated Land Improvements True Cash Value = 77,020						
Comments/Influences											
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ; Parent Parcel(s): 009-032-010-00;											
		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	18,000	2,607,200	2,625,200			1,038,515C
		TPC 04/30/2021	INSPECTED		2025	12,000	2,250,800	2,262,800			1,011,213C
		TPC 12/27/2017	INSPECTED		2024	30,000	2,146,800	2,176,800			980,808C
		TPC 05/19/2014	INSPECTED		2023	14,000	1,801,700	1,815,700			934,103C
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Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings										<<<<< Calculator Cost Computations >>>>>																																	
Class: C Floor Area: 18,490 Gross Bldg Area: 18,490 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Class: C Quality: Average Stories: 1 Story Height: 10 Perimeter: 658																																	
					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td></td> <td>Above Ave.</td> <td></td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High		Above Ave.		Ave.	X	Low	Base Rate for Upper Floors = 125.57																										
					High		Above Ave.		Ave.	X	Low																																
					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100% Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 18490 Ave. Perimeter: 658 Has Elevators:					Office Basement Basement, Base Rate for Basement = 87.58 (Basement Fireproofing Rate = 0.00)																																	
*** Basement Info *** Area: 18490 Perimeter: 658 Type: Office Basement Heat: Space Heaters, Gas with Fan					(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.86 100% Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.53 Adjusted Square Foot Cost for Upper Floors = 149.43 Adjusted Square Foot Cost for Basement = 93.11																																						
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100										Total Floor Area: 18,490 Base Cost New of Upper Floors = 2,762,961 Basement Area: 18,490 Base Cost New of Basement = 1,721,604																																	
1996 Year Built Remodeled										18,490 Sq.Ft. of Sprinklers @ 5.14, Cost New = 95,039 18,490 Sq.Ft. of Bsmnt Splr. @ 5.14, Cost New = 95,039																																	
Overall Bldg Height										Reproduction/Replacement Cost = 4,674,643 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 3,132,011																																	
Comments: SOCIAL SERVICES OFFICES					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					Unit in Place Items Rate Quantity Arch %Good Depr.Cost 13X19 GAZEBO 4.70 247 1.00 50 580																																	
					* Sprinkler Info * Area: 36980 Type: Average					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 5,137,449 Replacement Cost/Floor Area= 252.88 Est. TCV/Floor Area= 277.85																																	
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:																												
(2) Foundation:					(8) Plumbing:					Outlets: Fixtures:																																	
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Poured Conc.</td> <td></td> <td>Brick/Stone</td> <td></td> <td>Block</td> </tr> </table>					X	Poured Conc.		Brick/Stone		Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td>Many Above Ave.</td> <td></td> <td>Average Typical</td> <td></td> <td>Few None</td> </tr> </table>										Many Above Ave.		Average Typical		Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Few</td> <td>Average</td> <td>Few</td> </tr> <tr> <td>Many</td> <td>Average</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Many</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> <td>Typical</td> </tr> </table>					Few	Average	Few	Many	Average	Many	Unfinished	Many	Unfinished	Typical	Typical	Typical	
X	Poured Conc.		Brick/Stone		Block																																						
	Many Above Ave.		Average Typical		Few None																																						
Few	Average	Few																																									
Many	Average	Many																																									
Unfinished	Many	Unfinished																																									
Typical	Typical	Typical																																									
(3) Frame:					<table border="1" style="width:100%; border-collapse: collapse;"> <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	<table border="1" style="width:100%; border-collapse: collapse;"> <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>					Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer									
Total Fixtures	Urinals																																										
3-Piece Baths	Wash Bowls																																										
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Flex Conduit	Incandescent																																										
Rigid Conduit	Fluorescent																																										
Armored Cable	Mercury																																										
Non-Metalic	Sodium Vapor																																										
Bus Duct	Transformer																																										
(4) Floor Structure:					(9) Sprinklers:					(40) Exterior Wall:																																	
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0																																	
					<table border="1" style="width:100%; border-collapse: collapse;"> <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																																									
(6) Ceiling:																																											

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



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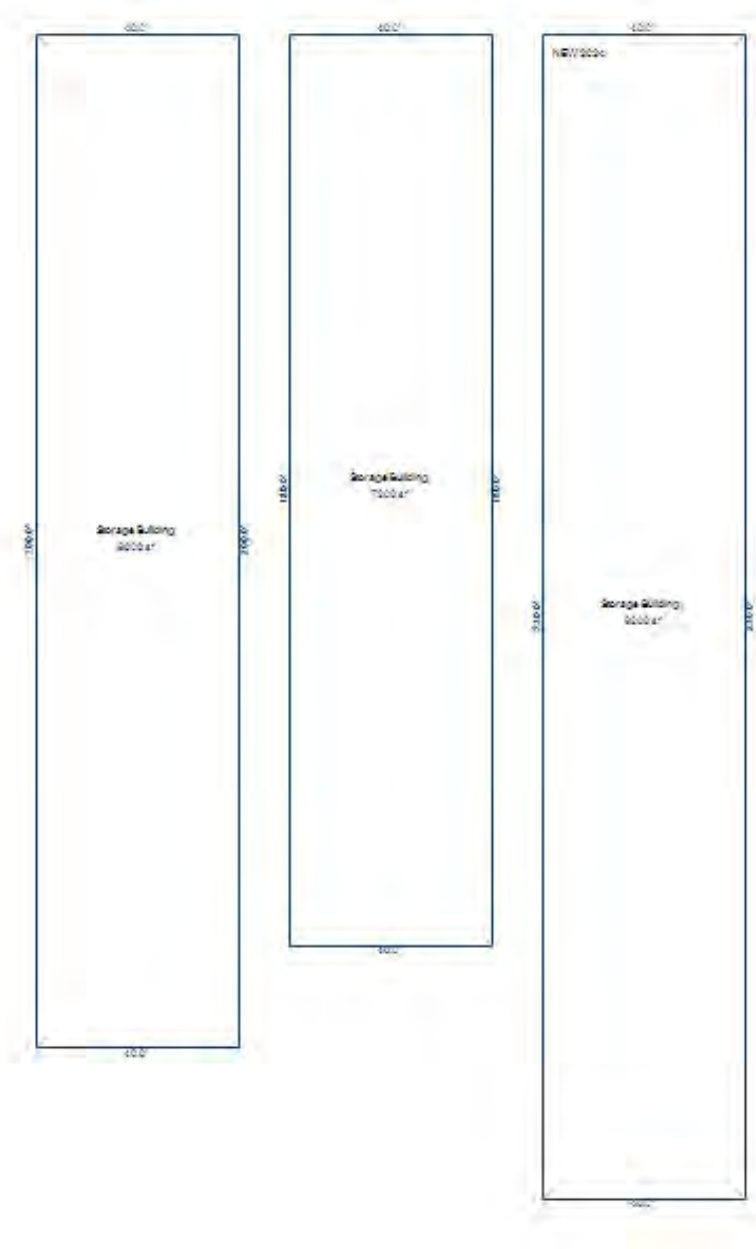
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ROMIG GERALD V III	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY/RELATED ENTITY	2021-00913	DEED	50.0				
SCHAUB KEITH & DARBY	ROMIG GERALD V III & BAIRD	27,000	01/29/2018	WD	03-ARM'S LENGTH	2018-00288	PROPERTY TRANSFER	100.0				
HOFFMAN GARY C TRUST	SCHAUB KEITH & DARBY	30,000	01/25/2011	WD	03-ARM'S LENGTH	2011-296WD	PROPERTY TRANSFER	100.0				
HOFFMAN GARY C TRUST (DECEASED)	HOFFMAN KAROLYN KAY (WIDOW)	0	09/11/2009	OTH	09-FAMILY/RELATED ENTITY	2009/3932	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status		
10713 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Construction (new)		05/24/2024		PB24-0042	100%			
Owner's Name/Address		P.R.E. 0%		Commercial		04/30/2021		2021-0235	100%			
BAIRD BONNIE 2800 FALLASBURG PARK DR LOWELL MI 49331		MAP #:		Commercial		05/07/2020		2020-0104	100%			
		2026 Est TCV 800,426 TCV/TFA: 32.80		Commercial		08/22/2019		2019-0440	0%			
		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	7.32 Acres	3800	100			27,816
					7.32 Total Acres Total Est. Land Value =							27,816
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: Crushed Rock	2.02		5000 100		10,100		
					Ad-Hoc Unit-In-Place Items							
					Description	Rate		Size % Good		Cash Value		
					/CI16/YARI/CHALF/06'/GATW10	990.00		1 100		990		
					Total Estimated Land Improvements True Cash Value =							11,090
SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L Split on 07/02/2008 from 009-032-010-00; Comments/Influences					Work Description for Permit PB24-0042, Issued 05/24/2024: Construction of self storage building.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Storage-S / Story-1: 9200 sf							
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;					Work Description for Permit 2021-0235, Issued 04/30/2021: NEW STORAGE BUILDING STRUCTURAL STEEL ON POURED FOUNDATION. 1 STORY							
Parent Parcel(s): 009-032-010-00; Child Parcel(s): 009-032-010-20, 009-032-010-40; -----					Work Description for Permit 2020-0104, Issued 05/07/2020: NEW NON RESI USE STORAGE BLDG STRUCTURL STEEL ON SLAB. N/A HEAT, MECH. 1 STORIES. 40X200 SQFT = 800 SQFT							
					Work Description for Permit 2019-0440, Issued 08/22/2019: 2019 PERMIT CANCELED STRUCTURAL STEEL STORAGE BUILDING NON RESI USE 40'X250'							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	13,900	386,300	400,200	400,200M		307,400C	
		TPC 08/05/2024	INSPECTED		2025	22,000	339,400	361,400	328,900M		299,319C	
		TPC 08/23/2021	INSPECTED		2024	36,600	191,600	228,200			193,326C	
		TPC 09/30/2020	INSPECTED		2023	11,000	210,900	221,900			184,120C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

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Missaukee, Michigan

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

Desc. of Bldg/Section: 2020 Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 480																																																															
Class: S Floor Area: 8,000 Gross Bldg Area: 24,400 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 34.36 Adjusted Square Foot Cost for Upper Floors = 34.36 Total Floor Area: 8,000 Base Cost New of Upper Floors = 274,880 Reproduction/Replacement Cost = 274,880 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 225,402 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 1 = 238,926 Replacement Cost/Floor Area= 34.36 Est. TCV/Floor Area= 29.87																																																															
					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;"></td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>															High		Above Ave.		Ave.	X	Low																																															
High		Above Ave.		Ave.	X	Low																																																																			
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 8000 Ave. Perimeter: 480 Has Elevators:					*** Basement Info *** Area: Perimeter: Type: Heat:																																																																				
2020 Year Built Remodeled					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:																																																																				
Overall Bldg Height																																																																									
Comments: 1/22/2021 BONNIE BAIRD, THE STORAGE BUILDING IS A KIT FOR \$60,000 AND THE COMPANY WANTED \$25,000 FOR LABOR BUT SHE PAID HER THREE SONS WITH HELP FROM TRIP TO					* Sprinkler Info * Area: Type: Low																																																																				
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:																																																										
(2) Foundation:					(8) Plumbing:					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="5" style="text-align: center;">Outlets:</td> <td colspan="5" style="text-align: center;">Fixtures:</td> </tr> <tr> <td colspan="5"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc.</td> <td style="width:10%;"></td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;"></td> <td style="width:10%;">Block</td> </tr> </table> </td> <td colspan="5"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Average</td> <td style="width:10%;">Typical</td> <td style="width:10%;"></td> <td style="width:10%;">Few</td> <td style="width:10%;">None</td> </tr> </table> </td> <td colspan="5"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Non-Metalic</td> <td style="width:10%;">Bus Duct</td> <td style="width:10%;">Incandescent</td> <td style="width:10%;">Fluorescent</td> <td style="width:10%;">Mercury</td> <td style="width:10%;">Sodium Vapor</td> <td style="width:10%;">Transformer</td> </tr> </table> </td> </tr> </table>					Outlets:					Fixtures:					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc.</td> <td style="width:10%;"></td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;"></td> <td style="width:10%;">Block</td> </tr> </table>					X	Poured Conc.		Brick/Stone		Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;"></td> <td style="width:10%;">Average</td> <td style="width:10%;">Typical</td> <td style="width:10%;"></td> <td style="width:10%;">Few</td> <td style="width:10%;">None</td> </tr> </table>					Many	Above Ave.		Average	Typical		Few	None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Rigid Conduit</td> <td style="width:10%;">Armored Cable</td> <td style="width:10%;">Non-Metalic</td> <td style="width:10%;">Bus Duct</td> <td style="width:10%;">Incandescent</td> <td style="width:10%;">Fluorescent</td> <td style="width:10%;">Mercury</td> <td style="width:10%;">Sodium Vapor</td> <td style="width:10%;">Transformer</td> </tr> </table>					Few	Average	Many	Unfinished	Typical	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer					
Outlets:					Fixtures:																																																																				
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X	Poured Conc.		Brick/Stone		Block																																																																				
Many	Above Ave.		Average	Typical		Few	None																																																																		
Few	Average	Many	Unfinished	Typical	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer																																																											
(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:					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>						Thickness		Bsmnt Insul.																																																		
	Thickness		Bsmnt Insul.																																																																						
(6) Ceiling:					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Oil</td> <td style="width:10%;"></td> <td style="width:10%;">Coal</td> <td style="width:10%;">Stoker</td> <td style="width:10%;"></td> <td style="width:10%;">Hand Fired</td> <td style="width:10%;">Boiler</td> </tr> </table>					Gas	Oil		Coal	Stoker		Hand Fired	Boiler																																																								
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Desc. of Bldg/Section: 2021										Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>>									
Class: S										Construction Cost										Class: S Quality: Low Cost									
Floor Area: 7,200										High Above Ave. Ave. X Low										Stories: 1 Story Height: 10 Perimeter: 440									
Gross Bldg Area: 24,400										** ** Calculator Cost Data ** **										Base Rate for Upper Floors = 34.49									
Stories Above Grd: 1										Quality: Low Cost										Adjusted Square Foot Cost for Upper Floors = 34.49									
Average Sty Hght : 10										Heat#1: No Heating or Cooling 0%										Total Floor Area: 7,200 Base Cost New of Upper Floors = 248,328									
Bsmnt Wall Hght										Heat#2: Electric, Cable or Baseboard 0%										Reproduction/Replacement Cost = 248,328									
Depr. Table : 4%										Ave. SqFt/Story: 7200										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Effective Age : 5										Ave. Perimeter: 440										Total Depreciated Cost = 203,629									
Physical %Good: 82										Has Elevators:										ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 2 = 215,847									
Func. %Good : 100										*** Basement Info ***										Replacement Cost/Floor Area= 34.49 Est. TCV/Floor Area= 29.98									
Economic %Good: 100										Area:																			
2021 Year Built										Perimeter:																			
Remodeled										Type:																			
Overall Bldg										Heat:																			
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:									
(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									
(4) Floor Structure:										Toilets										Water Heaters Wash Fountains Water Softeners									
																				(40) Exterior Wall:									
										(9) Sprinklers:										Thickness Bsmnt Insul.									
																				(13) Roof Structure: Slope=0									
(5) Floor Cover:										(10) Heating and Cooling:										(14) Roof Cover:									
										Gas Oil Coal Stoker Hand Fired Boiler																			
(6) Ceiling:																													

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Desc. of Bldg/Section: 2024 Calculator Occupancy: Warehouses - Mini										<<<<<<Calculator Cost Computations>>>>>> Class: S Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 540																			
Class: S Floor Area: 9,200 Gross Bldg Area: 24,400 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght Depr. Table : 4% Effective Age : 2 Physical %Good: 92 Func. %Good : 100 Economic %Good: 100					Construction Cost					Base Rate for Upper Floors = 34.19 Adjusted Square Foot Cost for Upper Floors = 34.19 Total Floor Area: 9,200 Base Cost New of Upper Floors = 314,548 Reproduction/Replacement Cost = 314,548 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0 Total Depreciated Cost = 289,384 ECF (201C COMMERCIAL GROUP C) 1.060 => TCV of Bldg: 3 = 306,747 Replacement Cost/Floor Area= 34.19 Est. TCV/Floor Area= 33.34																			
					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: 9200																													
Ave. Perimeter: 540																													
Has Elevators:																													
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Type:																													
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Area #2:																													
Type #2:																													
* Sprinkler Info *																													
Area:																													
Type: Low																													
2024 Year Built Remodeled																													
Overall Bldg Height																													
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										Few 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					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									
(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				

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

Parcel Number: 009-032-010-40

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.			
CHEMICAL BANK	FAITH BAPTIST CHURCH OF CADILLAC	255,000	12/31/2014	CD	11-FROM LENDING INSTITUTION	2015-00243	PROPERTY TRANSFER	100.0			
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0			
HOFFMAN GARY C TRUST	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601				2026 Est TCV 0							
		Improved	X	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	8.24 Acres	3800	100		31,312
					8.24 Total Acres Total Est. Land Value =						31,312
Tax Description											
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR, TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT, N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB. PARCEL B 8.24 AC. M/L		X									
SPLIT ON 07/02/2008 FROM 009-032-010-00; Comments/Influences											
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY											
Parcel Map											
											

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHEMICAL BANK	FAITH BAPTIST CHURCH OF CADILLAC	255,000	12/31/2014	CD	11-FROM LENDING INSTITUTION	2015-00243	PROPERTY TRANSFER	100.0			
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	SD	10-FORECLOSURE	2010-4309SD	PROPERTY TRANSFER	0.0			
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	19-MULTI PARCEL ARM'S LENGTH	2008/2312	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
10559 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial		04/30/2015		2015-0113	100%		
		P.R.E. 0%		Demolition/Removal		01/22/2015		2015-0011	100%		
Owner's Name/Address		MAP #:									
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 0 TCV/TFA: 0.00									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					COMMERCIAL 10A M/L 3800	8.28 Acres	3800	100	31,464		
					8.28 Total Acres Total Est. Land Value = 31,464						
Tax Description					Land Improvement Cost Estimates						
SEC 32 T22N R8W (0*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55. 8.28A.					Description	Rate	Size	% Good	Cash Value		
Comments/Influences					D/W/P: Asphalt Paving	3.07	22800	100	69,996		
For 09..add 4989 sq Banquet Hall +125,500 AV/TV, 881 sq Deck +2800 AV/TV, 2 Sheds +600 AV/TV,					Wood Frame	34.68	64	50	1,110		
Entry (Canopy) +1100 AV/TV. Chg use from Restaurant to Bar/Lounge -188,700 AV (not Hedlee)					Wood Frame	34.68	64	50	1,110		
					Ad-Hoc Unit-In-Place Items						
					Description	Rate	Size	% Good	Cash Value		
					/CI16/YARI/OUTL/2AVG/FLO5	802.50	5	100	4,013		
					Total Estimated Land Improvements True Cash Value = 76,229						
		Topography of Site			Work Description for Permit 2015-0113, Issued 04/30/2015: ALTERATION CHRUCH, WOOD FRAME POURED FOUNDATIN GAS HEAT, PRIVATE SEPTIC & WELL AIR CONDITIONING						
		Level			Work Description for Permit 2015-0011, Issued 01/22/2015: DEMO. OCC CHRUCH, WOOD FRAME POURED FOUNDATION GAS HEAT						
		X Rolling			MARK PRESSELL ARCHITECT 231-839-3969						
		X Low			DEMO OF GREEN HOUSE ON THE EAST END OF THE BUILDING.						
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 12/04/2015	INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 11/01/2010	INSPECTED		2024	0	0	0			0
		TIM 07/26/2010	INSPECTED		2023	0	0	0			0
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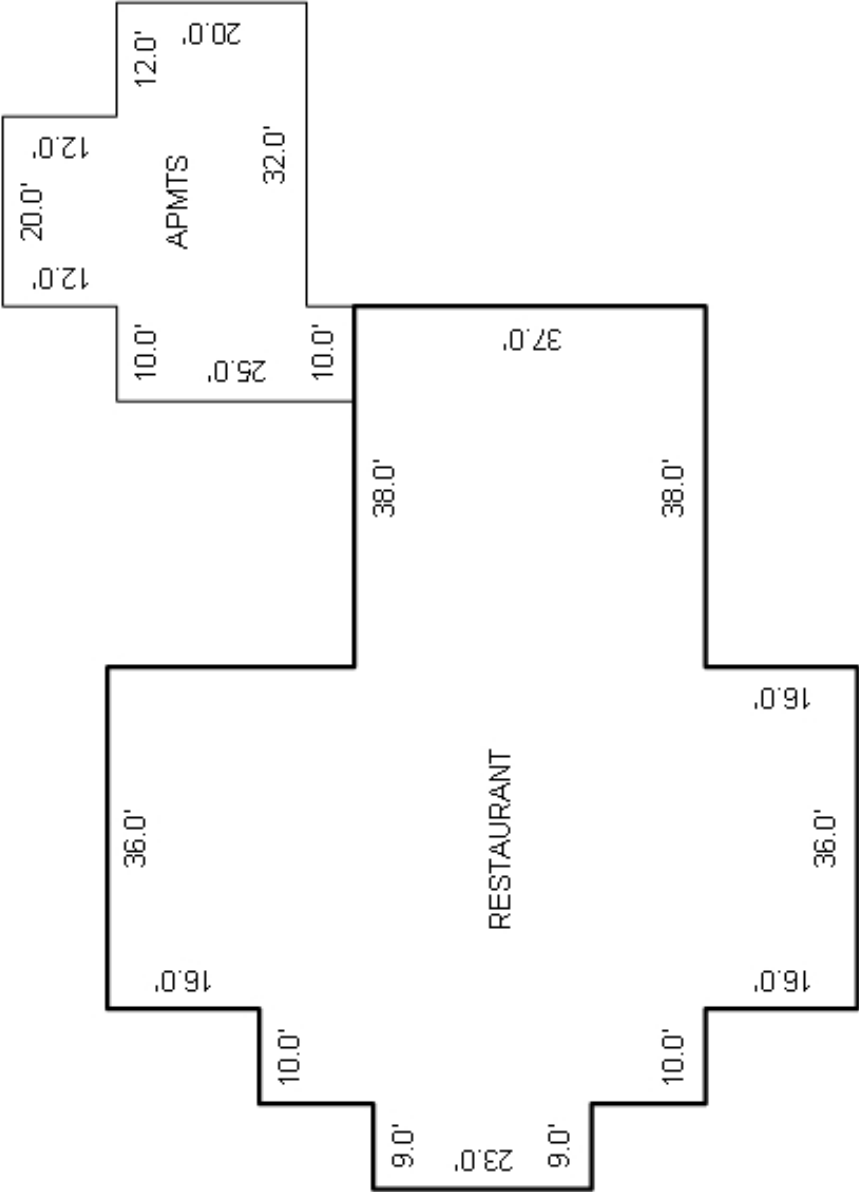
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Convention Centers										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 9,919 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Class: D Quality: Low Cost									
					High X Above Ave. Ave. Low					Stories: 1 Story Height: 10 Perimeter: 549									
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 102.70									
					Quality: Low Cost					Unfinished Basement Base Rate for Basement = 47.60 (Basement Fireproofing Rate = 0.00)									
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100					Heat#1: Package Heating & Cooling 100%					(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.04 100%									
					Heat#2: Forced Air Furnace 0%					Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00									
					Ave. SqFt/Story: 9919					Adjusted Square Foot Cost for Upper Floors = 127.74									
					Ave. Perimeter: 549					Adjusted Square Foot Cost for Basement = 47.60									
2003 Year Built 2015 Remodeled					Has Elevators:					Total Floor Area: 9,919 Base Cost New of Upper Floors = 1,267,054									
					*** Basement Info ***					Basement Area: 4,889 Base Cost New of Basement = 232,716									
					Area: 4889					9,919 Sq.Ft. of Sprinklers @ 4.63, Cost New = 45,925									
					Perimeter: 340														
Overall Bldg Height					Type: Unfinished Basement					Reproduction/Replacement Cost = 1,545,695									
					Heat: No Heating or Cooling					Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0									
					* Mezzanine Info *					Total Depreciated Cost = 973,788									
					Area #1:					<<<<<< Segregated Cost Computations >>>>>>									
Comments: 2015 CONVERTED FROM BAR TO CHURCH USE					Type #1:					Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals									
					Area #2:					Cost # or Height Storys									
					Type #2:					Item Description Col. Rate SqFt Adj. Adj. Cost									
					* Sprinkler Info *					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
Area: 9919																			
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				
(3) Frame:					Total Fixtures					Urinals					Few Average				
					3-Piece Baths					Wash Bowls					Many Average				
					2-Piece Baths					Water Heaters					Unfinished Unfinished				
					Shower Stalls					Wash Fountains					Typical Typical				
					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					(40) Exterior Wall:				
					Gas Oil					Coal Stoker					Hand Fired Boiler				
(6) Ceiling:										(14) Roof Cover:									



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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<<< Calculator Cost Computations >>>>>>									
Class: C Floor Area: 1,130 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght										Class: C Quality: Low Cost									
										Stories: 1 Story Height: 10 Perimeter: 188									
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 121.47									
										(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.69 100%									
Depreciated Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100										Adjusted Square Foot Cost for Upper Floors = 128.16									
										Total Floor Area: 1,130 Base Cost New of Upper Floors = 144,821									
Year Built Remodeled										Reproduction/Replacement Cost = 144,821									
										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0									
Overall Bldg Height										Total Depreciated Cost = 102,823									
										<<<<<< Segregated Cost Computations >>>>>>									
Comments:										Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals									
										Item Description Cost # or Height Storys Adj. Adj. Cost									
										(39) Miscellaneous									
										Canopies & Marquees:									
										Wood Frame 3 Up 52.92 144 1.000 1.000 7,620									
										Miscellaneous Built-in Construction:									
										Appliance Allowance, Standard 3 Up 7399.00 1 1.000 1.000 7,399									
										Total Cost of Lump-Sum Items = 15,019									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc.										Many Above Ave.									
Brick/Stone										Average Typical									
Block										Few None									
(3) Frame:										Total Fixtures									
										3-Piece Baths									
										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
										Wash Bowls									
										Water Heaters									
										Wash Fountains									
										Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil									
										Coal Stoker									
										Hand Fired Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										144 Wood Frame									
										1 Appliance Allowance, Standard									
										(40) Exterior Wall:									
										Thickness									
										Bsmnt Insul.									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									



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

03/24/2026

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

Parcel Number: 009-032-010-75

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.		
CHEMICAL BANK	FAITH BAPTIST CHURCH OF CADILLAC	255,000	12/31/2014	CD	11-FROM LENDING INSTITUTION	2015-00243	PROPERTY TRANSFER	100.0		
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0		
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601				2026 Est TCV 0						
		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	8.48 Acres	5600	100	47,488
					8.48 Total Acres Total Est. Land Value =					47,488
Tax Description										
. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.		X								
Comments/Influences										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01581	PROPERTY TRANSFER	0.0					
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY/RELATED ENTITY	2016-01673	PROPERTY TRANSFER	0.0					
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY/RELATED ENTITY	2016-00500	PROPERTY TRANSFER	0.0					
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
10510 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		06/26/2020		2020-0281		100%			
		P.R.E. 100% 12/30/2021											
Owner's Name/Address		MAP #:											
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 48,896											
		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	7.36 Acres	5600	100		41,216			
				7.36 Total Acres Total Est. Land Value =						41,216			
Tax Description													
. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.		X											
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 1000 94 7,680 Total Estimated Land Improvements True Cash Value = 7,680								
				Work Description for Permit 2020-0281, Issued 06/26/2020: NEW RESI USE HOUSE S.F. HOME W/ATTACHE GARAGE WOOD FRAME, FOUNDATION POLES, HAS HEAT, PRIATE WELL & SEPTIC, 2STORIES, 3BDRM, 2 BHATH. 24X48 - 1152, 24X24 = 576,, ATTACHED GARAGE 48X80=3840, DECK 10X30=200, 6X29 = 174.									
				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	20,600	3,800	24,400			12,373C
				TPC	04/30/2021	INSPECTED	2025	18,400	3,800	22,200			12,048C
				JWV	11/14/2020	INSPECTED	2024	11,000	3,900	14,900			11,686C
				TPC	12/27/2017	INSPECTED	2023	10,300	3,600	13,900			11,130C
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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.		
FOUR D'S OF MISSAUKEE LLC	KAMAN JOSEPH A	140,000		05/13/2022	WD	03-ARM'S LENGTH	2022-01648	PROPERTY TRANSFER	100.0		
QUIST JERRY & LAY LYNN PRO	FOUR D'S OF MISSAUKEE LLC	99		11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0		
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PRO	255,000		06/30/2005	WD	03-ARM'S LENGTH	05-0/2663	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:	Building Permit(s)		Date	Number	Status	
5955 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST			Equipment		12/20/2023	PM23-0212	100%		
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
KAMAN JOSEPH A 16175 JOHN MORRIS RD #131 FORT MYERS FL 33908-3030		2026 Est TCV 84,906									
			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	
		X Dirt Road			Residentia 1 - 2.99@	\$9000	9.43 Acres	9000	100	84,906	
		X Gravel Road			9.43 Total Acres					Total Est. Land Value =	84,906
		X Paved Road			Work Description for Permit PM23-0212, Issued 12/20/2023: Set LP tank & bury line						
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		X Rolling									
		X Low									
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2026	42,500	0	42,500			13,952C			
		2025	42,500	0	42,500			13,586C			
		2024	26,700	0	26,700			13,178C			
		2023	15,300	0	15,300			15,300S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
EAGLES NEST CABINS LLC	BOOMS TY & MOLLY	190,550	08/30/2024	WD	25-PARTIAL CONSTRUCTION	2024-02171	PROPERTY TRANSFER	100.0				
KAMAN JOSEPH A	EAGLES NEST CABINS LLC	1	06/10/2024	QC	21-NOT USED/OTHER	2024-01463	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5955 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		10/24/2022		2022-0769		100%		
		P.R.E. 100% 09/10/2024										
Owner's Name/Address		MAP #:										
BOOMS TY & MOLLY 5893 S BROWN RD CADILLAC MI 49601		2026 Est TCV 156,018 TCV/TFA: 243.78										
		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	300.00	0.9036	0.9306	110 100	27,750	
					300 Actual Front Feet, 2.07 Total Acres						Total Est. Land Value =	27,750
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 3.5 Concrete					6.58	280 50	921
					D/W/P: Crushed Rock					2.26	2000 50	2,260
					Wood Frame					39.19	40 50	784
					Total Estimated Land Improvements True Cash Value =							3,965
					Work Description for Permit 2022-0769, Issued 10/24/2022: 1 STORIES, NEW S.F. HOME WOOD FRAME, POURED FOUNDATION. ELECTRIC HEAT. 1STORIES, 2 BDRM, 1 BATH.							

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 640 Total Base New : 102,079 Total Depr Cost: 101,059 Estimated T.C.V: 124,303		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S			Drywall Paneled												Plaster Wood T&G		
Yr Built 2024		Remodeled 0	Ex												Ord		Min
Condition: Average		Size of Closets															
Room List		Doors:												Solid		H.C.	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service													
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures													
				Ex.				Ord.		Min							
				No. of Elec. Outlets													
				Many				Ave.		Few							
(2) Windows		(7) Excavation		(13) Plumbing													
Many Avg.	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Few	Small																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement															
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
		(9) Basement Finish															
(3) Roof		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 Water Well 1 1000 Gal Septic 2000 Gal Septic													
Asphalt Shingle X Metal		(10) Floor Support		Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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

(11) Heating System: Electric Wall Heat

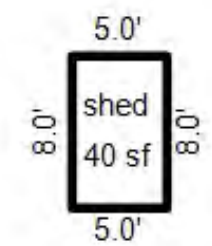
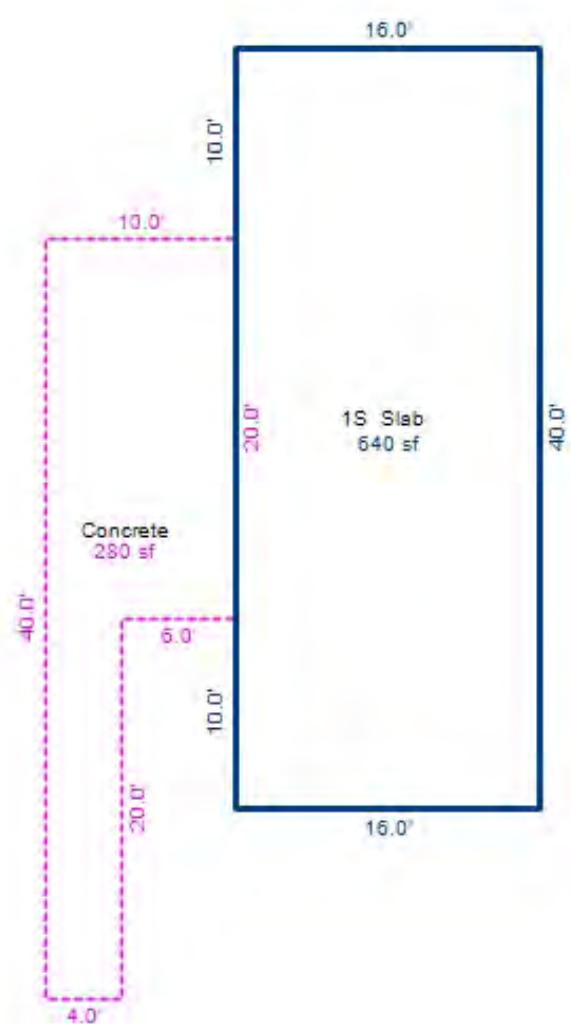
Ground Area = 640 SF Floor Area = 640 SF.

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

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640			
Total:					87,521	86,646
Other Additions/Adjustments						
Plumbing						
Average Fixture(s)			1		1,422	1,408
Water/Sewer						
1000 Gal Septic			1		4,689	4,642
Water Well, 100 Feet			1		5,734	5,677
Built-Ins						
Appliance Allow.			1		2,713	2,686
Totals:					102,079	101,059

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 124,303

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KAMAN JOSEPH A	HAMILTON GARY	108,000	11/04/2022	WD	20-MULTI PARCEL SALE REF	2022-03575	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status				
5799 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST			New Construction	07/11/2025	PM25-0096					
		P.R.E. 0%			Construction (new)	12/17/2024	PE24-0252					
Owner's Name/Address		MAP #:			Construction (new)	11/01/2024	PB24-0223	80%				
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601		2026 Est TCV 475,531 TCV/TFA: 267.75										
		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	23.16	Acres	5000	100	115,800	
				23.16 Total Acres							Total Est. Land Value =	115,800
Tax Description		X Dirt Road		Work Description for Permit PM25-0096, Issued 07/11/2025: Furnace, a/c, duct work. Work Description for Permit PE24-0252, Issued 12/17/2024: ***ADDRESS MUST BE POSTED AT THE ROAD***Service & new house. Work Description for Permit PB24-0223, Issued 11/01/2024: New construction house. H&H doing concrete. Ryan Stahl general contractor.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Residential / Story-1: 1693 sf /								
PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E 1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT, N89°36'34"W 1316.14FT, N0°1319"E 527.43 FT TO POB SEC32 T22N R8W 23.16A		X Gravel Road										
SPLIT ON 10/26/2022 FROM 009-032-011-00;		X Paved Road										
Comments/Influences		X Storm Sewer										
Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;		X Sidewalk										
Parent Parcel(s): 009-032-011-00;		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	57,900	179,900	237,800			213,764C	
		TPC 08/18/2025	INSPECTED		2025	42,800	1,700	44,500			34,284C	
		TPC 04/22/2025	INSPECTED		2024	34,700	0	34,700			31,605C	
		TPC 06/05/2024	INSPECTED		2023	30,100	0	30,100			30,100S	

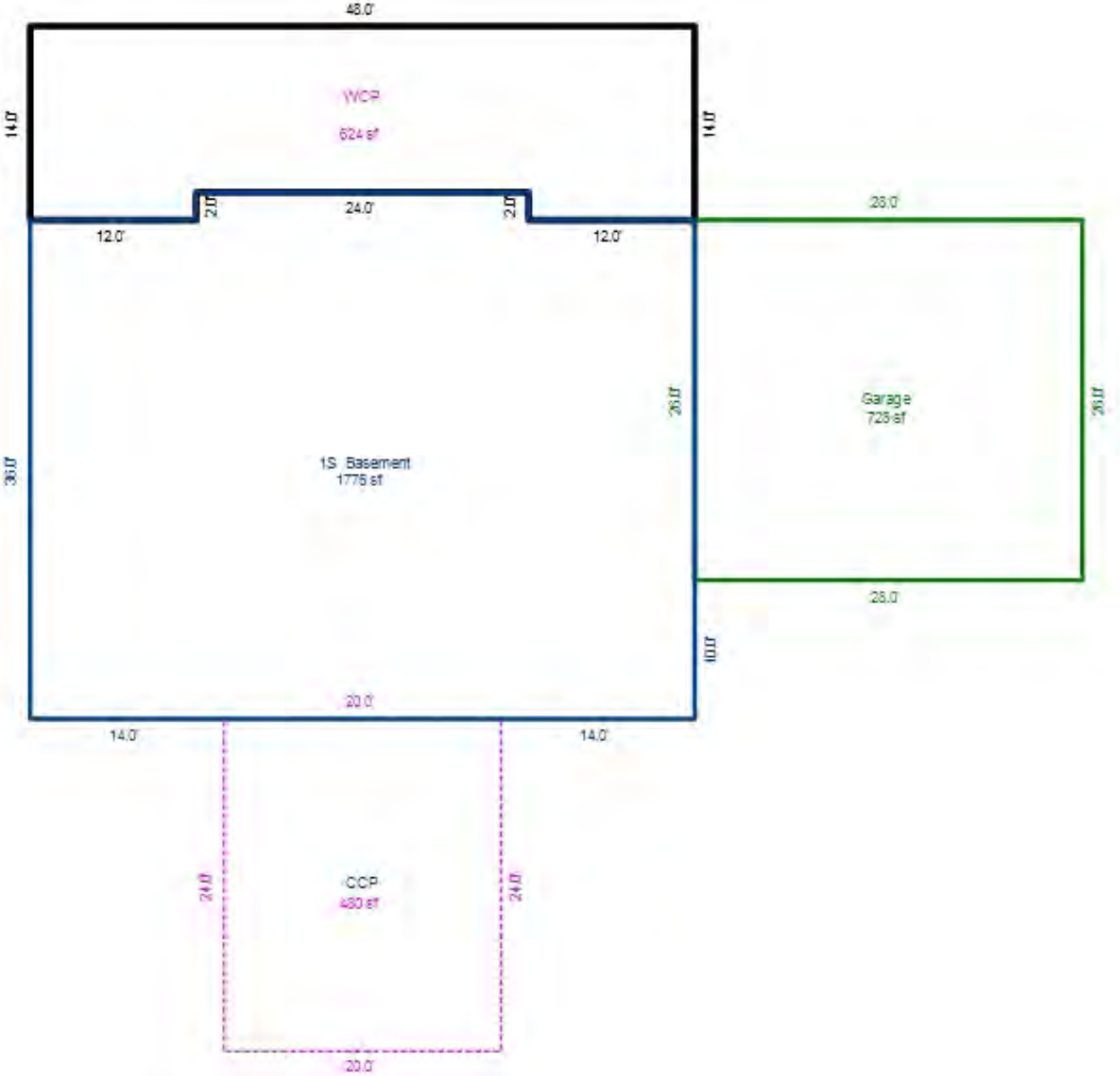


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 624 480	Type WCP (1 Story) CCP (1 Story)	Year Built: 2025 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 1 Floor Area: 1,776 Total Base New : 369,272 Total Depr Cost: 365,580 Estimated T.C.V: 449,663		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G											
Yr Built 2025		Ex	Ord											Min
Condition: Average Part. Construct.: 80%		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/ Ducts Ground Area = 1776 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation 1 Story Siding Basement Size 1,776 Total: 268,472 265,787		Cls C Blt 2025				
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
				No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex. Ord. Min			Other Additions/Adjustments Exterior Stone Veneer 344 12,584 12,458 Basement, Outside Entrance, Above Grade 1 1,980 1,960 Plumbing Average Fixture(s) 1 1,422 1,408 3 Fixture Bath 1 4,478 4,433 Water/Sewer 2000 Gal Septic 1 9,318 9,225 Water Well, 150 Feet 1 8,441 8,357 Porches WCP (1 Story) 624 21,416 21,202 CCP (1 Story) 480 12,322 12,199 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 28,188 27,906 Common Wall: 1 Wall 1 -2,589 -2,563 Door Opener 1 527 522 Built-Ins Appliance Allow. 1 2,713 2,686 Totals: 369,272 365,580		Totals: 369,272 365,580				
(2) Windows		(7) Excavation		No. of Elec. Outlets										
				Many Ave. Few										
	Many Avg. Few	Large Avg. Small	Basement: 1776 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Notes: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(3) Roof		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
				(14) Water/Sewer										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
(3) Roof		(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.											
KAMAN JOSEPH A	HAMILTON GARY	108,000		11/04/2022	WD	20-MULTI PARCEL SALE REF		2022-03575	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status										
10915 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST																			
		P.R.E. 0%																			
Owner's Name/Address		MAP #:																			
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601		2026 Est TCV 47,070																			
			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 3 - 7	@\$9000		5.23 Acres		9000	100			47,070							
					5.23 Total Acres			Total Est. Land Value =			47,070										
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.																			
PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 145 BEG NO°13'19" 1172.75 FT FROM SW COR OF SW 1/4 TH NO°13'19"E 399.92 FT, N 68°26'57" E 120.27 FT, N 69°14'40"E 479.53FT, S 0°13'20"W 414.63FT S 70°24'24" W 594.65 FT TO POB SEC32 T22N R8W 5.23 A SPLIT ON 10/26/2022 FROM 009-032-011-00; Comments/Influences																					
Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ; Parent Parcel(s): 009-032-011-00; 009-032-011-50,																					
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	23,500	0	23,500			8,258C
TPC 04/22/2025													INSPECTED		2025	15,700	0	15,700			8,041C
TPC 06/28/2022													INSPECTED		2024	7,800	0	7,800			7,800S
TPC 04/30/2021													INSPECTED		2023	7,800	0	7,800			7,800S
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Grantor		Grantee		Sale Price	Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By		Prcnt. Trans.		
GIRVEN STANLEY		FERRITTO EVAN		210,000	11/26/2024	WD	19-MULTI PARCEL ARM'S LEN		2024-03072	PROPERTY TRANSFER		100.0		
FOUR D'S OF MISSAUKEE LLC		GIRVEN STANLEY		20,000	12/17/2021	WD	32-SPLIT VACANT		2021-04297	PROPERTY TRANSFER		100.0		
Property Address				Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W WATERGATE RD				School: MCBAIN RURAL AGR SCHOOL DIST										
				P.R.E. 100% 12/15/2024										
Owner's Name/Address				MAP #:										
FERRITTO EVAN				2026 Est TCV 31,053										
10848 W CADILLAC RD														
CADILLAC MI 49601														
				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							A 200' @ 110/FF	270.00	645.33	0.9277	1.1270	110	100	31,053
SURVEY S6P97 SEC 32 T22N R8W (0*2021) BEG				X			Dirt Road							
S 89 DEG 36'33"E 775.94 FT FROM SW COR OF							Gravel Road							
SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S							Paved Road							
89 DEG 36'33"E 270 FT, S 0 DEG 14'21"W							Storm Sewer							
645.33 FT, N 89 DEG 36'33"W 270 FT TO							Sidewalk							
POB. 4A. SPLIT/COMBINED ON 12/10/2021							Water							
FROM 009-032-011-00;							Sewer							
Comments/Influences							X Electric							
Split/Comb. on 12/13/2021 completed							Gas							
12/13/2021 TIM SPLIT PART TO							Curb							
001-65;							Street Lights							
Parent Parcel(s): 009-032-011-00;							Standard Utilities							
009-032-011-60;							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	15,500	0	15,500			13,042C				
TPC 04/22/2025 INSPECTED				2025	12,700	0	12,700			12,700S				
JWV 12/03/2022 INSPECTED				2024	12,700	0	12,700			7,497C				
				2023	9,900	0	9,900		9,900A	7,140C				
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GIRVEN STANLEY	FERRITTO EVAN	210,000	11/26/2024	WD	19-MULTI PARCEL ARM'S LEN	2024-03072	PROPERTY TRANSFER	100.0				
FOUR D'S OF MISSAUKEE LLC	GIRVEN STANLEY	18,000	04/28/2021	WD	32-SPLIT VACANT	2021-01552	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
10848 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Equipment		09/13/2024		PM24-0155	100%			
		P.R.E. 100% 12/15/2024		New House		09/06/2022		2022-0619	100%			
Owner's Name/Address		MAP #:										
FERRITTO EVAN 10848 W CADILLAC RD CADILLAC MI 49601		2026 Est TCV 181,500 TCV/TFA: 189.06										
		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	270.00	645.33	0.9277	1.1270	110 100	31,053	
					270 Actual Front Feet, 4.00 Total Acres						Total Est. Land Value =	31,053
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 4in Ren. Conc.					6.60	240 50	792
					Total Estimated Land Improvements True Cash Value =							792
					Work Description for Permit PM24-0155, Issued 09/13/2024: LP tank.							
					Work Description for Permit 2022-0619, Issued 09/06/2022: P20220619 2 BATH 3 BDRM HOUSE. ALL 1SINGLE DWELLING NO GARAGE. IN FLOOR HEAT ON SLAB. NO A/C.							
					NEW RESI USE POLE. NO DIMENSIONS ON PERMIT							

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace 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		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
X	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: 960 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											
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 Metal	(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***

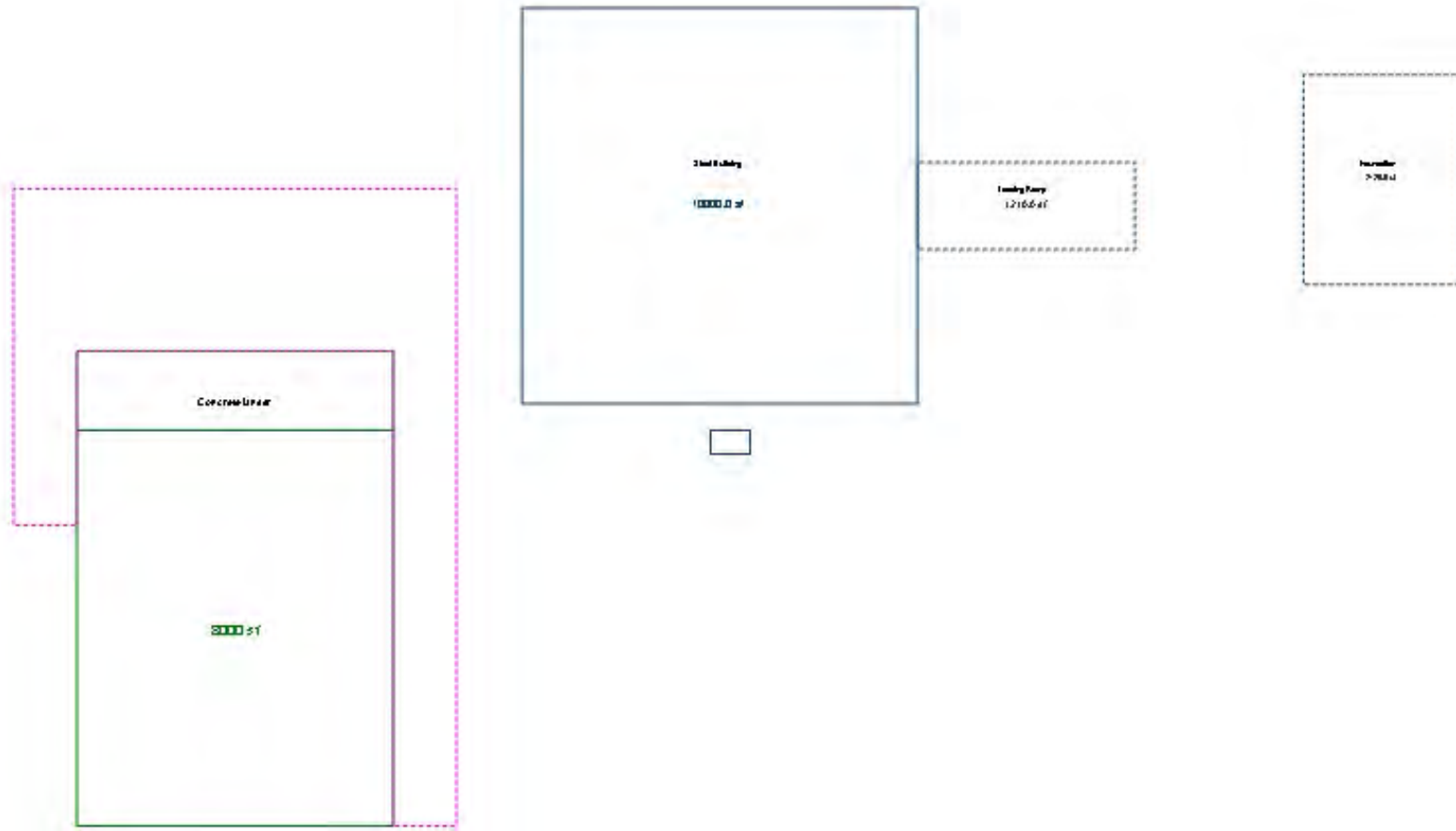
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FOUR D'S OF MISSAUKEE LLC	CALLAHAN SUPPLY LLC	65,000	12/15/2015	WD	32-SPLIT VACANT	2016-00119	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
10429 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial				03/19/2020	2020-0078	100%
		P.R.E. 0%		Commercial				05/10/2016	2016-0152	100%
Owner's Name/Address		MAP #:		Commercial				01/26/2016	2016-0028	100%
CALLAHAN SUPPLY LLC 10190 68TH AVE ALLENDAL E MI 49401		2026 Est TCV 1,085,550 TCV/TFA: 60.31								
		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 16.31 Acres 3800 100 61,967						
				COMMERCIAL ROW 1.36 Acres 0 100 0						
				17.67 Total Acres Total Est. Land Value = 61,967						
				Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				Metal Prefab/Conc. 21.18 60 95 1,207						
				Total Estimated Land Improvements True Cash Value = 1,207						
				Work Description for Permit 2020-0078, Issued 03/19/2020: NEW BUSINESS USE STORAGE BLDG. STRUCTURAL STEEL, POURED FOUNDATION, GAS HEAT, PRIVATE SEPTIC AND WELL. N/A MECH.						
				Work Description for Permit 2016-0152, Issued 05/10/2016: NEW INDUSTIRAL STEEL FRAME PIERS - BLOCK FOUNDATIO GAS HEAT PRIVATE SEWAGE & WATER. NO MECHANICAL. 100X100 = 10,000 SQFT STEEL BUILDING						
				Work Description for Permit 2016-0028, Issued 01/26/2016: FOUNDATION ONLY - STORAGE FRAME REINFORCED CONCRETE ON POURED FOUNDATION						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	31,000	511,800	542,800		343,037C
		JWV 08/29/2021	INSPECTED		2025	48,900	439,400	488,300		334,019C
		JWV 11/14/2020	INSPECTED		2024	81,500	425,800	507,300		323,976C
		TPC 12/27/2017	INSPECTED		2023	24,500	357,300	381,800		308,549C
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<< Calculator Cost Computations >>>>>									
Class: S Floor Area: 10,000 Gross Bldg Area: 18,000 Stories Above Grd: 1 Average Sty Hght : 20 Bsmnt Wall Hght										Class: S Quality: Average Stories: 1 Story Height: 20 Perimeter: 400									
Construction Cost										Base Rate for Upper Floors = 28.14									
High Above Ave. X Ave. Low																			
** ** Calculator Cost Data ** **										(10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 4.88 100%									
Quality: Average										Adjusted Square Foot Cost for Upper Floors = 33.02									
Heat#1: Space Heaters, Steam w/ Boil 100%																			
Heat#2: No Heating or Cooling 0%																			
Ave. SqFt/Story: 10000										Total Floor Area: 10,000 Base Cost New of Upper Floors = 330,200									
Ave. Perimeter: 400										Reproduction/Replacement Cost = 330,200									
Has Elevators:										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0									
*** Basement Info ***										Total Depreciated Cost = 297,180									
Area:										<<<<< Segregated Cost Computations >>>>>									
Perimeter:										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Type:										Cost # or Height Storys									
Heat: Hot Water, Radiant Floor										Item Description Col. Rate SqFt Adj. Adj. Cost									
* Mezzanine Info *										Total Cost New = 0									
Area #1:										Architectural Multiplier: 0.00									
Type #1:										Reproduction/Replacement Cost = 0									
Area #2:										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0									
Type #2:										Total Depreciated Cost = 0									
* Sprinkler Info *										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Area:																			
Type: Average																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
Footings																			
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None									
(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:									
(5) Floor Cover:										(10) Heating and Cooling:									
										Gas Oil Coal Stoker Hand Fired Boiler									
(6) Ceiling:																			
										(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:									

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<< Calculator Cost Computations >>>>>>									
Class: S Floor Area: 8,000 Gross Bldg Area: 18,000 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: S Quality: Average									
					High	Above Ave.	Ave.	X	Low	Stories: 2 Story Height: 12 Perimeter: 360									
					** ** Calculator Cost Data ** **					Overall Building Height: 24									
					Quality: Average					Base Rate for Upper Floors = 28.25									
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					Heat#1: Package Heating & Cooling 50%					(10) Heating system: Package Heating & Cooling Cost/SqFt: 14.42 50%									
					Heat#2: Space Heaters, Gas with Fan 50%					(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.58 50%									
					Ave. SqFt/Story: 4000					Combined Heating System adjustment: 9.00 100%									
					Ave. Perimeter: 360					Adjusted Square Foot Cost for Upper Floors = 37.25									
Comments:					Has Elevators:					Total Floor Area: 8,000 Base Cost New of Upper Floors = 298,000									
					*** Basement Info ***					Reproduction/Replacement Cost = 298,000									
					Area:					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
					Perimeter:					Total Depreciated Cost = 244,360									
2020 Year Built Remodeled					Type:					<<<<<< Segregated Cost Computations >>>>>>									
24 Overall Bldg Height					Heat:					Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings									
					* Mezzanine Info *					Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
					Area #1:					(13) Roof Structure:									
					Type #1:					Steel joists, Light gauge truss									
					Area #2:					joists 1 Up 4.81 1600 1.000 1.000 7,696									
					Type #2:					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
					* Sprinkler Info *														
					Area:														
					Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc.					Many Above Ave.					Few Average Typical					Few Average Typical				
(3) Frame:					Total Fixtures					Urinals					Flex Conduit				
					3-Piece Baths					Wash Bowls					Rigid Conduit				
					2-Piece Baths					Water Heaters					Armored Cable				
					Shower Stalls					Wash Fountains					Non-Metalic				
					Toilets					Water Softeners					Bus Duct				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=1					(40) Exterior Wall:				
										1600 SqFt, Steel joists, Light gaug					Thickness				
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Bsmnt Insul.				
					Gas Oil					Coal Stoker									
(6) Ceiling:					Hand Fired Boiler														

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



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

Parcel Number: 009-032-011-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

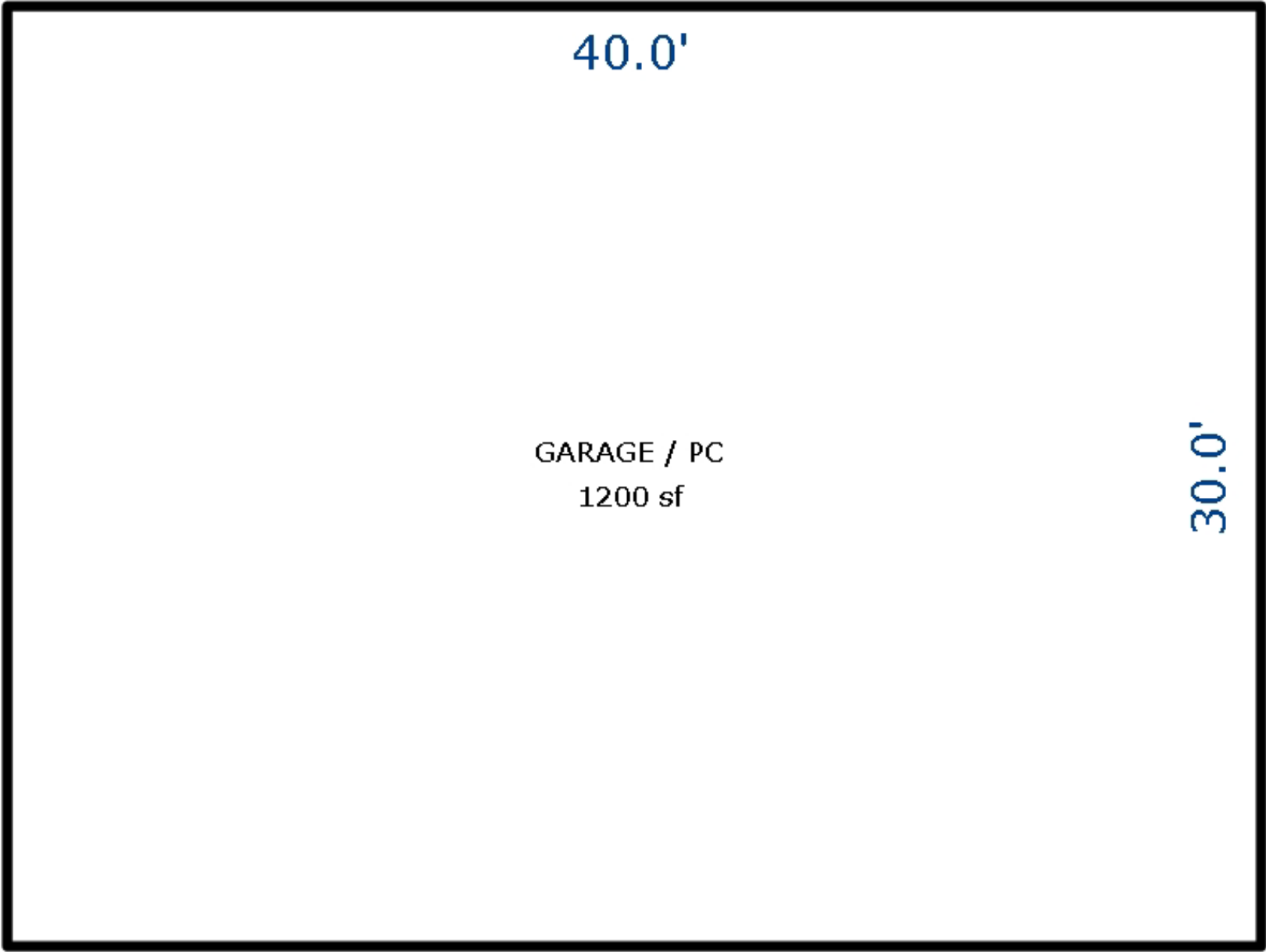
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CLUM JERED	SCHEPERS MANAGEMENT LLC	25,000	04/14/2016	WD	03-ARM'S LENGTH	2016-01428	PROPERTY TRANSFER	100.0		
FOUR DS OF MISSAUKEE LLC	CLUM JERED	35,700	04/14/2016	WD	16-LC PAYOFF	2016-01426	DEED	0.0		
FOUR D'S OF MISSAUKEE LLC	CLUM JERED (SM)	35,700	01/23/2008	LC	16-LC PAYOFF	2008/257	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		12/13/2007		20070930		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
SCHEPERS MANAGEMENT LLC 10190 68TH AVE ALLENDAL E MI 49401		2026 Est TCV 38,767 TCV/TFA: 32.31								
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements			* Factors * 190' X 467.697 '					
					Description Frontage Depth Front Depth Rate %Adj. Reason Value					
					COMMERCIAL 10A M/L 3800 2.04 Acres 3800 100 7,752					
					2.04 Total Acres Total Est. Land Value = 7,752					
Tax Description		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					
.SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 2.04 Ac. M/L Split on 12/05/2007 from 009-032-011-00; Comments/Influences		X			Work Description for Permit 20070930, Issued 12/13/2007: 30X40 PB					
Add PB for 09..No permit in file. Split/Comb. on 12/05/2007 completed 12/05/2007 RAY ; Parent Parcel(s): 009-032-011-00; Child Parcel(s): 009-032-011-90;										
----- 		Topography of Site								
		X			Level Rolling Low High Landscaped Swamp					
		X			Wooded Pond Waterfront Ravine Wetland Flood Plain					
		X			SEASONAL RD					
		Who	When	What	2026	3,900	15,500	19,400		13,204C
		TPC 04/30/2021	INSPECTED		2025	6,100	12,000	18,100		12,857C
		TPC 05/06/2018	INSPECTED		2024	10,200	11,400	21,600		12,471C
		TPC 12/27/2017	INSPECTED		2023	3,100	12,600	15,700		11,878C

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 140																	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght : 12 Depr. Table : 2% Effective Age : 14 Physical %Good: 75 Func. %Good : 100 Economic %Good: 100 2007 Year Built Remodeled Overall Bldg Height Comments:					Construction Cost					Base Rate for Upper Floors = 32.51 Adjusted Square Foot Cost for Upper Floors = 32.51 Total Floor Area: 1,200 Base Cost New of Upper Floors = 39,012 Reproduction/Replacement Cost = 39,012 Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0 Total Depreciated Cost = 29,259 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 31,015 Replacement Cost/Floor Area= 32.51 Est. TCV/Floor Area= 25.85																	
					<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: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:																						
					*** Basement Info *** Area: Perimeter: Type: Heat:																						
* 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												
(6) Ceiling:						Gas Oil		Coal Stoker		Hand Fired Boiler						Bsmnt Insul.											

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



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

Parcel Number: 009-032-011-95

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.			
ANDERSON DAN & MAE	WATERGATE PROPERTIES LLC	75,000	05/09/2023	WD	03-ARM'S LENGTH	2023-01311	DEED	100.0			
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	QC	09-FAMILY/RELATED ENTITY	2017-03897	PROPERTY TRANSFER	0.0			
QUIST JERRY & LAY LYNN PRO	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0			
FOUR D'S OF MISSAUKEE LLC	ANDERSON DAN & MAE (H/W)	70,000	11/10/2005	WD	32-SPLIT VACANT	05-0/4498	DEED	100.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WATERGATE PROPERTIES LLC 11600 W BURNS RD MANTON MI 49663		2026 Est TCV 67,500									
		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 3 - 7 @\$9000		7.50 Acres	9000	100		67,500
					7.50 Total Acres Total Est. Land Value =						67,500
Tax Description											
SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.5 A--											
SPLIT ON 12/10/2005 FROM 009-032-011-00;											
Comments/Influences											
Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ;											
Parent Parcel(s): 009-032-011-00;											
Child Parcel(s): 009-032-011-95;											

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

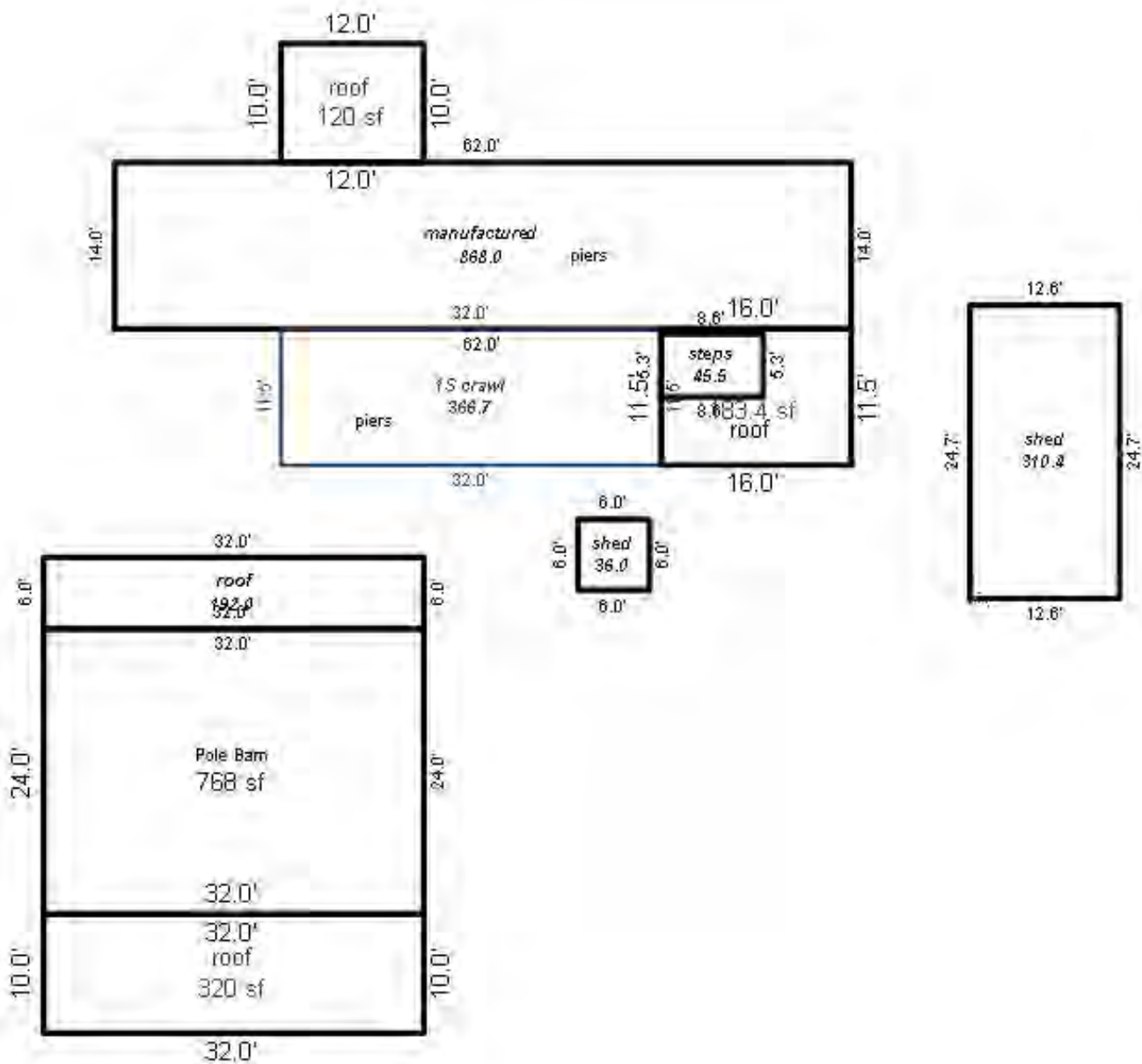
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STILLWELL ROBERT W	STILLWELL BOBBIE J & WONSEY	0	02/01/2011	WD	09-FAMILY/RELATED ENTITY	2011-370WD	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10766 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		RELOCATE HOME		11/22/2013		2013-0585	100%		
Owner's Name/Address		P.R.E. 0%									
STILLWELL BOBBIE J & WONSEY STEFAN 10766 W CADILLAC ROAD CADILLAC MI 49601		MAP #:									
		2026 Est TCV 139,984 TCV/TFA: 113.44									
		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 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.		X									
Comments/Influences											
											
		Topography of Site			Work Description for Permit 2013-0585, Issued 11/22/2013: RELOCATED BLDG, RESI, S.F. HOME, OTHER FRAME, PIERS-BLOCK FOUNDATION, HAS HEAT, PRIVEAT SEPTIC & WELL. 1 STORIES. 3BDRM 2 BTH, 122 SQFT. 62X14=868 & 32X12=384 SQFT						
		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	28,000	42,000	70,000			25,384C
		TPC 05/06/2018	INSPECTED		2025	25,000	34,100	59,100			24,717C
		TPC 12/27/2017	INSPECTED		2024	15,000	34,600	49,600		49,600R	23,974C
		TPC 01/03/2014	INSPECTED		2023	14,000	37,700	51,700		51,700R	22,833C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior													
Building Style: HUD			Drywall Paneled		Plaster Wood T&G										
Yr Built 1987		Remodeled 2013		Ex		X	Ord		Min						
Condition: Poor		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:						0 Amps Service							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings						No./Qual. of Fixtures							
								X Ex.		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: 366 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						(14) Water/Sewer							
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic							
(3) Roof		(9) Basement Finish						Lump Sum Items:							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Mobile Home HUD										Cls Average		Blt 1987			
(11) Heating System: Wall Furnace															
Ground Area = 1234 SF Floor Area = 1234 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Building Areas															
Type										Ext. Walls		Roof/Fnd.		Size	
Main Home										Siding		Comp.Shingle		868	
Addition										Siding		Crawl		366	
												Total:		85,911 55,842	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)												1		1,010 656	
3 Fixture Bath												1		2,944 1,914	
Water/Sewer												1		4,689 3,048	
1000 Gal Septic												1		3,344 2,174	
Water Well, 50 Feet															
Deck															
Treated Wood												45		1,627 1,058	
w/Roof (Roof portion)												203		3,347 2,176	
w/Roof (Roof portion)												192		3,195 2,077	
w/Roof (Roof portion)												320		4,838 3,145	
Garages															
Class: C Exterior: Pole (Unfinished)															
Base Cost												768		19,776 12,854	
Built-Ins															
Appliance Allow.												1		2,713 1,763	
Fireplaces															
Wood Stove												1		2,503 1,627	
												Totals:		135,897 88,334	
Notes:															
ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:														83,034	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FEDERAL HOME LOAN MORTGAGE	FEISTER MATTHEW J	94,000	09/10/2013	WD	11-FROM LENDING INSTITUTI	2013-03142 WD	PROPERTY TRANSFER	100.0		
TRIPP ANITA J & JOHN A	FEDERAL HOME LOAN MORTGAGE	133,212	01/06/2012	SD	10-FORECLOSURE	2012-0084	PROPERTY TRANSFER	100.0		
EICHHORN ANITA J	TRIPP ANITA J & JOHN A	0	02/28/2005	QC	21-NOT USED/OTHER	05-0/858	DEED	0.0		
		15,500	11/01/1995	WD	33-TO BE DETERMINED	299:854	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
10656 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		05/23/2019		2019-0203		100%
		P.R.E. 100% 09/24/2013		Addition		12/31/2004		2004-9999		Complete
Owner's Name/Address		MAP #:								
FEISTER MATTHEW J 10656 W CADILAC RD CADILLAC MI 49601		2026 Est TCV 342,772 TCV/TFA: 205.99								
		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
				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 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.		X		Dirt Road			Description	Rate	Size %	Good Cash Value
Comments/Influences				Gravel Road			Wood Frame	23.98	144	50 1,726
LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L		X		Paved Road			Total Estimated Land Improvements		True Cash Value = 1,726	
				Storm Sewer			Work Description for Permit 2019-0203, Issued 05/23/2019: 20190203 NEW RESID USE ATTACHED GARAGE			
				Sidewalk			Work Description for Permit 2004-9999, Issued 12/31/2004: 1STY ADD'N @45% FOR 04 COMP FOR 05			
				Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
		Topography of Site								
				Level						
				X Rolling						
				X Low						
				X High						
				Landscaped						
				Swamp						
				X Wooded						
				Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	28,000	143,400	171,400		85,808C
		TPC 10/15/2019	INSPECTED		2025	25,000	122,100	147,100		83,553C
		TPC 12/27/2017	INSPECTED		2024	15,000	104,800	119,800		81,041C
		TPC 10/29/2013	INSPECTED		2023	14,000	101,600	115,600		77,182C
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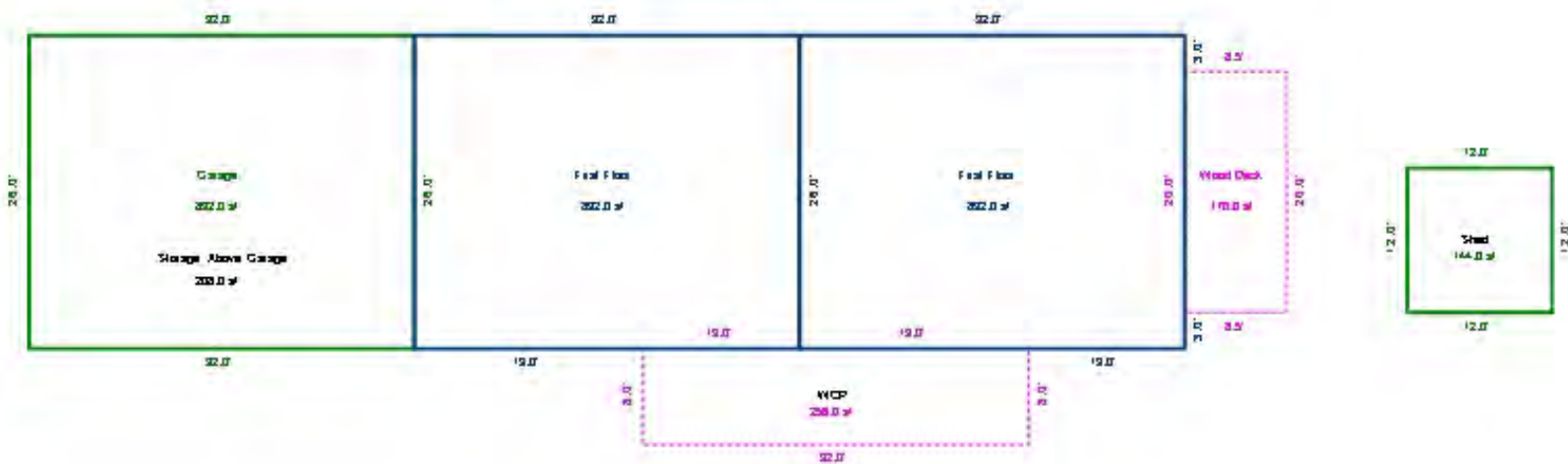


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 256 170	Type WCP (1 Story) Treated Wood	Year Built: 2020 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 208 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: 1,664 Total Base New : 272,644 Total Depr Cost: 231,745 Estimated T.C.V: 285,046		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		X	Drywall Paneled											Plaster Wood T&G
Yr Built Remodeled 1996 2020 0		Ex	X										Ord	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:		200 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S						Cls CD Blt 1996	
		X	Drywall	Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts							
				No. of Elec. Outlets			Ground Area = 1664 SF Floor Area = 1664 SF.							
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	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			Stories Exterior Foundation Size 1+ Story Siding Basement 832 1 Story Siding Crawl Space 832 Total: 212,319 180,470							
		Basement: 832 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments							
		(8) Basement					Basement, Outside Entrance, Below Grade		1		2,293		1,949	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Plumbing							
		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor					Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 1 1		1,185 3,721 2,502		1,007 3,163 2,127	
		(9) Basement Finish					Water/Sewer							
							1000 Gal Septic Water Well, 50 Feet		1 1		4,386 3,344		3,728 2,842	
							Porches							
							WCP (1 Story)		256		8,712		7,405	
							Deck							
							Treated Wood		170		3,505		2,979	
							Garages							
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
							Base Cost		832		27,814		23,642	
							Storage Over Garage		208		2,452		2,084	
							Common Wall: 1 Wall		1		-2,421		-2,058	
							Door Opener		2		935		795	
							Built-Ins							
							Appliance Allow.		1		1,897		1,612	
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

Parcel Number: 009-032-015-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

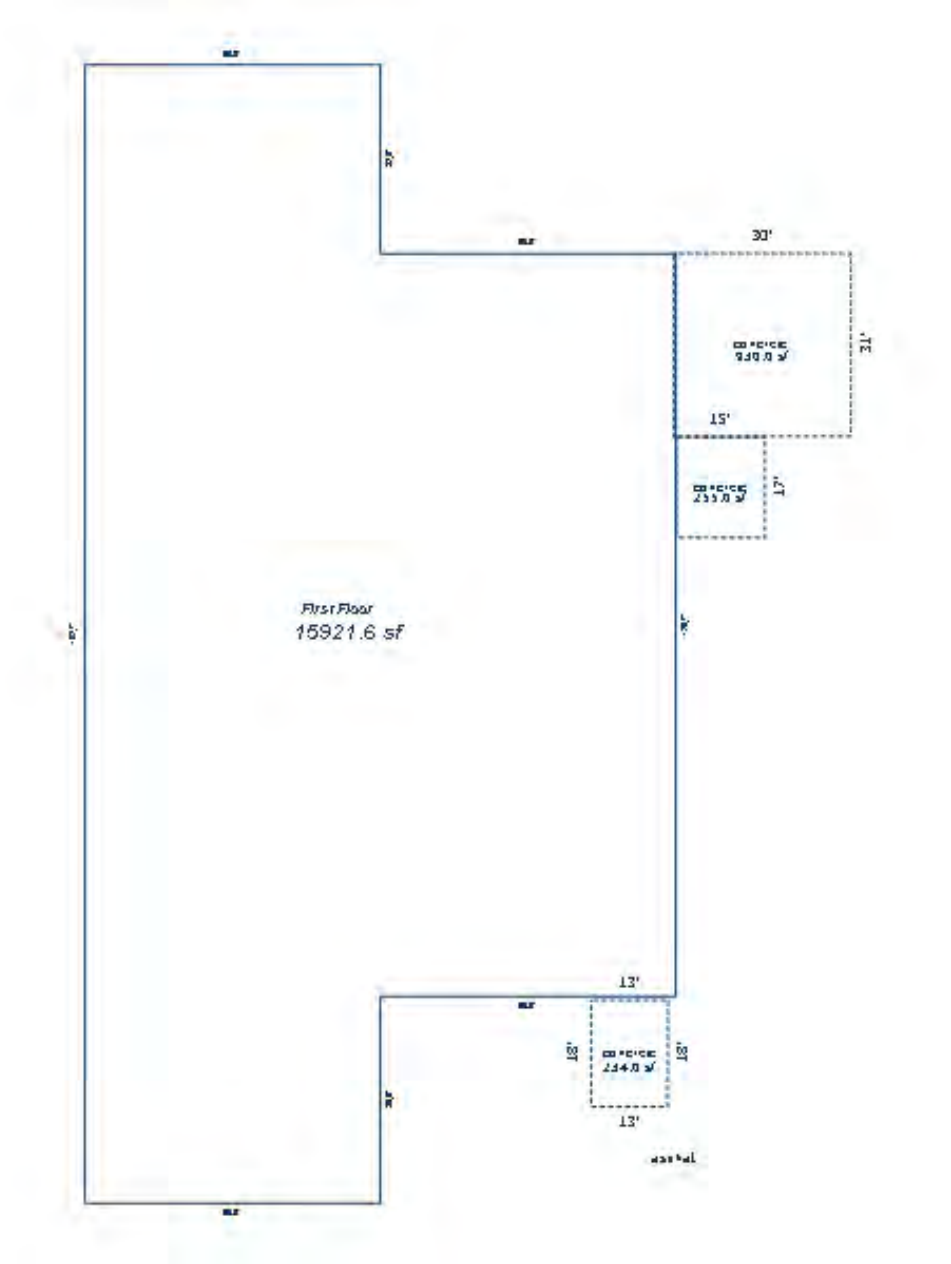
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.		
STANHOPE ROBERT G & KRISTY	SZEGDA LLC	160,000	09/30/2019	WD	03-ARM'S LENGTH	2019-03058	PROPERTY TRANSFER	100.0		
Property Address		Class: INDUSTRIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status
10640 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
SZEGDA LLC PO BOX 551 MESICK MI 49668		2026 Est TCV 441,303 TCV/TFA: 28.02								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors * 330X1316						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				Residentia 8 - 17 @\$5600 9.97 Acres 5600 100 55,832						
				9.97 Total Acres Total Est. Land Value = 55,832						
Tax Description										
. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.		X								
Comments/Influences										
		X		Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				D/W/P: 4in Ren. Conc. 7.85 490 50 1,923						
		X		D/W/P: Asphalt Paving 2.98 7700 50 11,473						
				Total Estimated Land Improvements True Cash Value = 13,396						



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 Missaukee, Michigan

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

Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial - Light Manufacturing										<<<<<< Calculator Cost Computations >>>>>>									
Class: S Floor Area: 15,750 Gross Bldg Area: 15,750 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: S Quality: Average Stories: 1 Story Height: 12 Perimeter: 597									
Construction Cost										Base Rate for Upper Floors = 57.12									
High Above Ave. Ave. X Low																			
** ** Calculator Cost Data ** **										(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.69 100%									
Quality: Average										Adjusted Square Foot Cost for Upper Floors = 61.81									
Heat#1: Space Heaters, Gas with Fan 100%																			
Heat#2: Package Heating & Cooling 0%																			
Ave. SqFt/Story: 15750										Total Floor Area: 15,750 Base Cost New of Upper Floors = 973,509									
Ave. Perimeter: 597										Reproduction/Replacement Cost = 973,509									
Has Elevators:										Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0									
*** Basement Info ***										Total Depreciated Cost = 477,019									
Area:										ECF (301 - INDUSTRIAL) 0.780 => TCV of Bldg: 1 = 372,075									
Perimeter:										Replacement Cost/Floor Area= 61.81 Est. TCV/Floor Area= 23.62									
Type:																			
Heat: Hot Water, Radiant Floor																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type: Average																			
1965 Year Built																			
1994 Remodeled																			
Overall Bldg Height																			
Comments: SEVERAL ADD'NS																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
Footings																			
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None									
(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:									
(5) Floor Cover:										(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:									

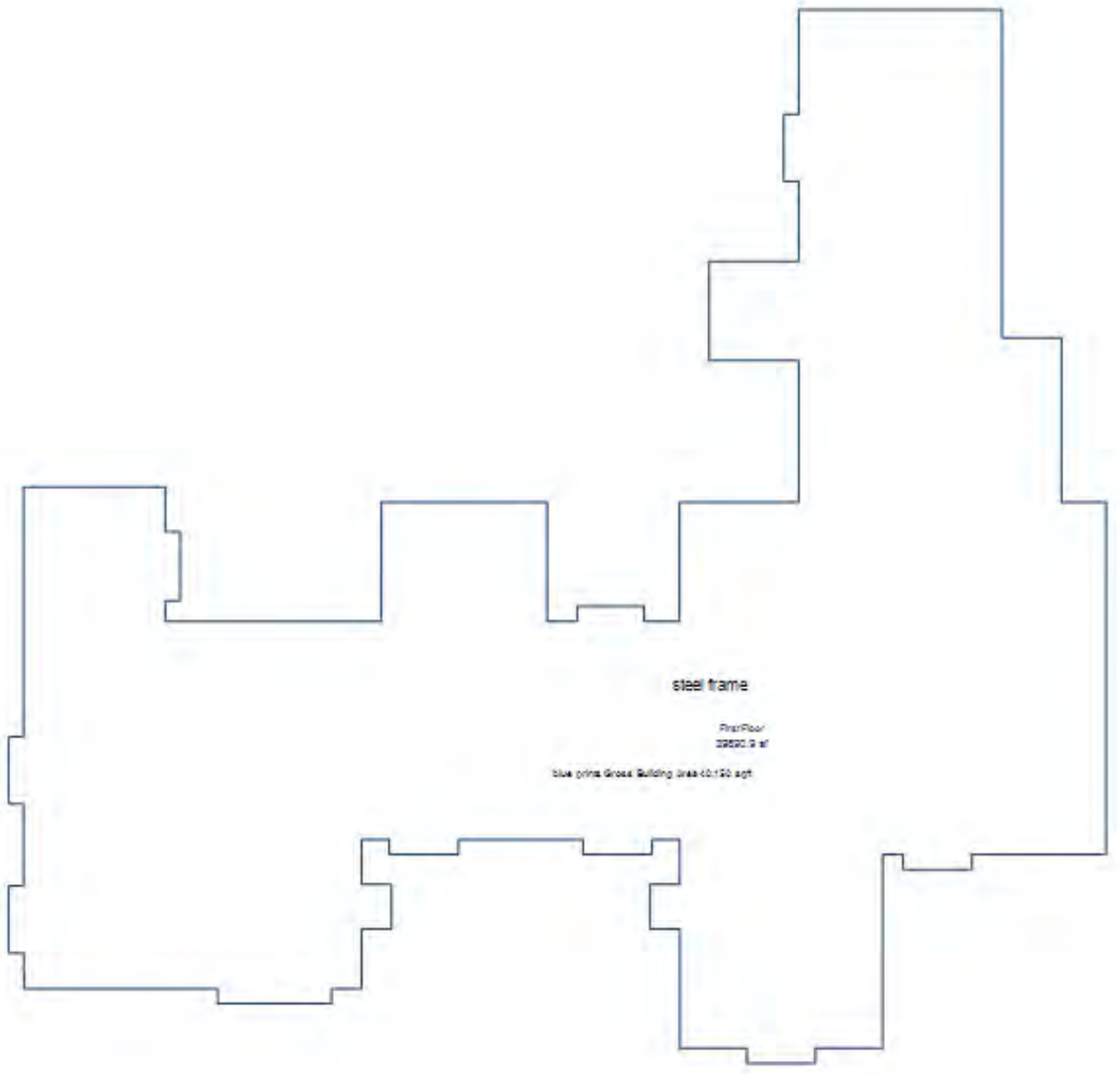


*** Information herein deemed reliable but not guaranteed***

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		
10125 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial		03/31/2015		2015-0062		100%		
Owner's Name/Address		P.R.E. 0%		MAP #:								
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 16,125,882 TCV/TFA: 421.5										
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
					COMMERCIAL 80A M/L	3800	59.59 Acres	3800	100		226,442	
					59.59 Total Acres Total Est. Land Value =						226,442	
Tax Description					Land Improvement Cost Estimates							
. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.		X			Description		Rate	Size	% Good	Cash Value		
Comments/Influences					D/W/P: Asphalt Paving		2.62	112000	100	293,440		
		X			Ad-Hoc Unit-In-Place Items							
					Description		Rate	Size	% Good	Cash Value		
					/CI16/YARI/OUTL/2AVG/FLO1		1,885.00	4	100	7,540		
					Total Estimated Land Improvements True Cash Value =						300,980	
					Work Description for Permit 2015-0062, Issued 03/31/2015: NEW BULD, OCC B3 OFFICE, PROFESSIONAL, POWER SUPPLY, STRUCTURAL STEEL FRAME, FOUNDATION POURED/SLAB, GEOTHERMAL HEAT, PRIVATE WELL & SEPTIC, AIR CONDITIONING, 1STORY, 8BATHROOMS, 38,257 SQFT.							
		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	113,200	7,949,700	8,062,900				5,716,049C
		TPC 04/30/2021	INSPECTED		2025	110,200	6,883,200	6,993,400				5,565,774C
		TPC 12/27/2017	INSPECTED		2024	104,300	6,781,600	6,885,900				5,398,423C
		TPC 04/01/2016	INSPECTED		2023	89,400	5,691,800	5,781,200				5,141,356C
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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings										<<<<< Calculator Cost Computations >>>>>																			
Class: C Floor Area: 38,257 Gross Bldg Area: 38,257 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Excellent																			
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 10 Perimeter: 1514																			
					** ** Calculator Cost Data ** **					Overall Building Height: 32																			
Depr. Table : 1.75% Effective Age : 10 Physical %Good: 84 Func. %Good : 100 Economic %Good: 100					Quality: Excellent					Base Rate for Upper Floors = 249.46																			
					Heat#1: Zoned A.C. Warm & Cooled Air 100%					(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 39.38 100%																			
					Heat#2: Forced Air Furnace 0%					Adjusted Square Foot Cost for Upper Floors = 288.84																			
2015 Year Built Remodeled					Ave. SqFt/Story: 40150					Total Floor Area: 38,257 Base Cost New of Upper Floors = 11,050,152																			
					Ave. Perimeter: 1514					38,257 Sq.Ft. of Sprinklers @ 7.13, Cost New = 272,772																			
					Has Elevators:					Reproduction/Replacement Cost = 11,322,924																			
32 Overall Bldg Height					*** Basement Info ***					Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0																			
					Area:					Total Depreciated Cost = 9,511,256																			
					Perimeter:					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 15,598,460																			
Comments: BLDG, HEAT, PARKING LOT TOTAL \$9,121,617 WOLVERINE POWER COOPERATIVE - NEW HEADQUARTERS BUILDING VALUES AS OF 11-30-16					Type:					Replacement Cost/Floor Area= 295.97 Est. TCV/Floor Area= 407.73																			
					Heat: Hot Water, Radiant Floor																								
					* Mezzanine Info *																								
					Area #1:																								
					Type #1:																								
					Area #2:																								
					Type #2:																								
					* Sprinkler Info *																								
					Area: 38257																								
					Type: Excellent																								
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:														
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:														
X Poured Conc.					Brick/Stone					Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few					Average					Few				
					3-Piece Baths					Wash Bowls					Average					Average					Average				
					2-Piece Baths					Water Heaters					Many					Many					Many				
					Shower Stalls					Wash Fountains					Unfinished					Unfinished					Unfinished				
					Toilets					Water Softeners					Typical					Typical					Typical				
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent					(40) Exterior Wall:									
										Rigid Conduit					Fluorescent														
										Armored Cable					Mercury														
										Non-Metalic					Sodium Vapor														
										Bus Duct					Transformer														
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0																			
					Gas					Coal																			
					Oil					Stoker																			
					Hand Fired																								
					Boiler																								
(6) Ceiling:																													



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

Parcel Number: 009-032-017-40

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.				
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
10125 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal		07/14/2016		2016-0299		100%		
		P.R.E. 0%		Commercial		11/17/2006		20060457		Complete		
Owner's Name/Address		MAP #:										
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 145,539 TCV/TFA: 60.64										
		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	9.04 Acres	3800	100		34,352	
					9.04 Total Acres						Total Est. Land Value =	34,352
Tax Description					Work Description for Permit 2016-0299, Issued 07/14/2016: DEMO BUSINESS BLDG 22 000 SQFT Work Description for Permit 20060457, Issued 11/17/2006: Alteration of existing area into offices. Complete for 08. No structural change...no value change							
. SEC 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OFSE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF. 9.04A.		X										
Comments/Influences		X										



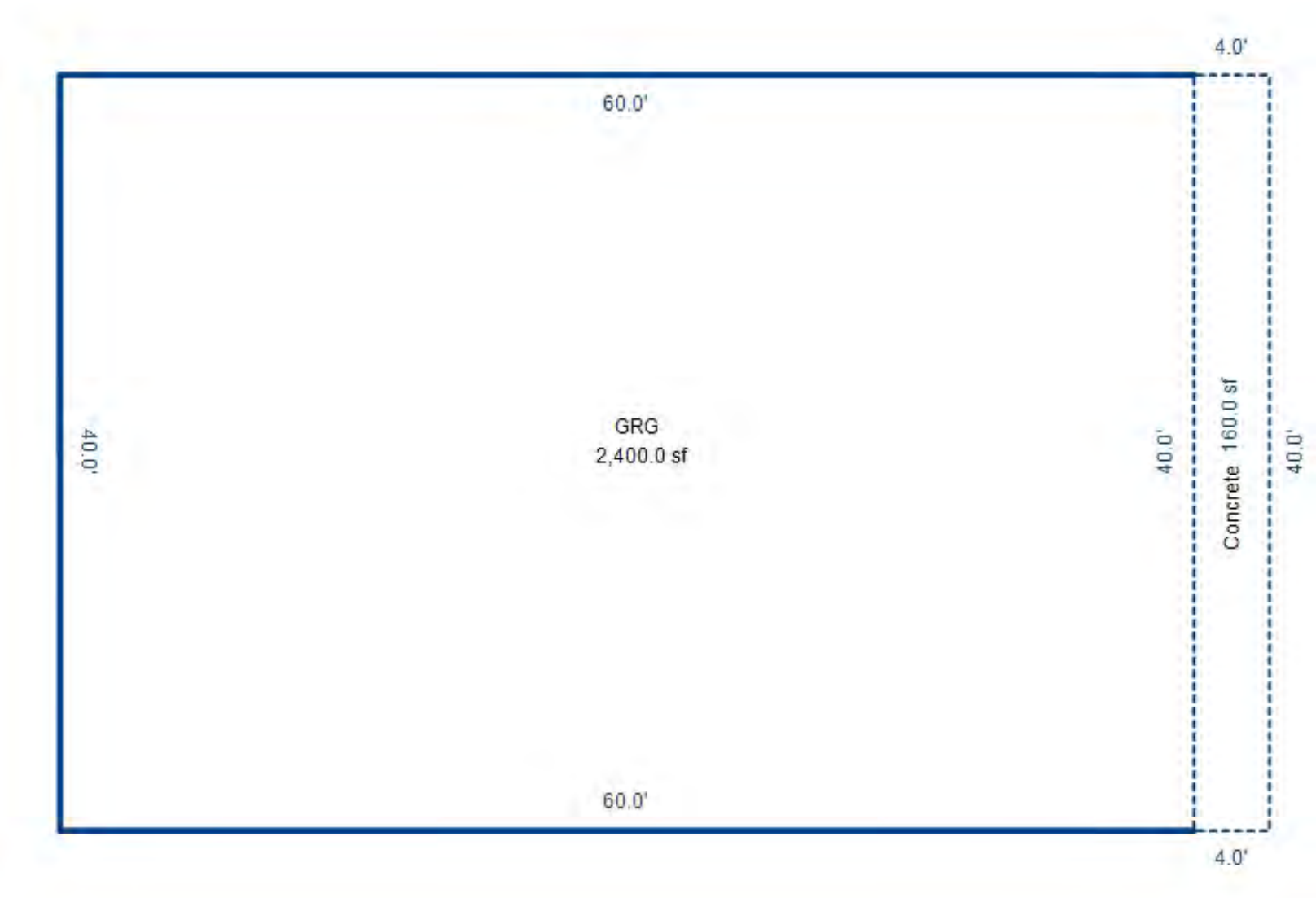
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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										Calculator Cost Computations Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 200									
Class: D Floor Area: 2,400 Gross Bldg Area: 2,400 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 31.18 Adjusted Square Foot Cost for Upper Floors = 31.18 Total Floor Area: 2,400 Base Cost New of Upper Floors = 74,832 Reproduction/Replacement Cost = 74,832 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 32,926 Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI16/YARI/PAV/495A 7.98 160 1.00 100 1,277 /CI16/SUBDC/RESSI/STRI/PAVACSA 3.22 16000 1.00 100 51,520 /CI16/YARI/OUTL/2AVG/POLS 131.75 80 1.00 100 10,540 /CI16/YARI/OUTL/2AVG/FLO3 2157.50 4 1.00 100 8,630 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 111,187 Replacement Cost/Floor Area= 61.17 Est. TCV/Floor Area= 46.33									
					High Above Ave. Ave. X Low														
					** ** Calculator Cost Data ** **														
					Quality: Average														
					Heat#1: No Heating or Cooling 0%														
Heat#2: No Heating or Cooling 0%																			
Ave. SqFt/Story: 2400																			
Ave. Perimeter: 200																			
Has Elevators:																			
*** Basement Info ***																			
Area:																			
Perimeter:																			
Type:																			
Heat: Hot Water, Radiant Floor																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type: Average																			
Year Built																			
Remodeled																			
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	Total Fixtures	Urinals	Flex Conduit	Incandescent	(40) Exterior Wall:								
(3) Frame:					3-Piece Baths					Armored Cable	Fluorescent	Thickness							
(4) Floor Structure:					2-Piece Baths					Non-Metalic	Mercury	Bsmnt Insul.							
(5) Floor Cover:					Shower Stalls					Bus Duct	Sodium Vapor								
					Toilets					(13) Roof Structure: Slope=0									
					Water Softeners					(14) Roof Cover:									
(9) Sprinklers:																			
(10) Heating and Cooling:																			
Gas Oil					Coal Stoker														
Hand Fired Boiler																			
(6) Ceiling:																			

*** 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.			
VOORHEES BETTY J	WOLVERINE POWER SUPPLY CO	182,900	07/03/2017	WD	03-ARM'S LENGTH	2017-02136	PROPERTY TRANSFER	100.0			
DUMOND WANDA LEE	VOORHEES BETTY J	100	06/05/2017	QC	09-FAMILY/RELATED ENTITY	2017-02135	DEED	100.0			
VOORHEES JAMES F	VOORHEES BETTY J	0	07/16/2013	AFF	07-DEATH CERTIFICATE	2017-00875	DEED	0.0			
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
10435 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal		10/05/2018		2018-0536		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2026 Est TCV 49,833									
		Improved	X	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 2-4A	9000	5.54 Acres	9000	100	49,833	
					5.54 Total Acres		Total Est. Land Value =			49,833	
Tax Description					Land Improvement Cost Estimates						
					Description	Rate		Size % Good	Cash Value		
					D/W/P: 3.5 Concrete	6.58		480	0	0	
					D/W/P: Asphalt Paving	3.10		2000	0	0	
					Total Estimated Land Improvements True Cash Value = 0						
					Work Description for Permit 2018-0536, Issued 10/05/2018: DEMO RES HOME						
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level			2026	24,900	0	24,900			3,186C
		X Rolling			2025	24,900	0	24,900			3,103C
		Low			2024	27,700	0	27,700			3,010C
		X High			2023	19,400	0	19,400			2,867C
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 04/30/2021	INSPECTED								
		JWV 11/19/2018	INSPECTED								
		TPC 12/27/2017	INSPECTED								
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Missaukee, Michigan

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

Parcel Number: 009-032-018-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

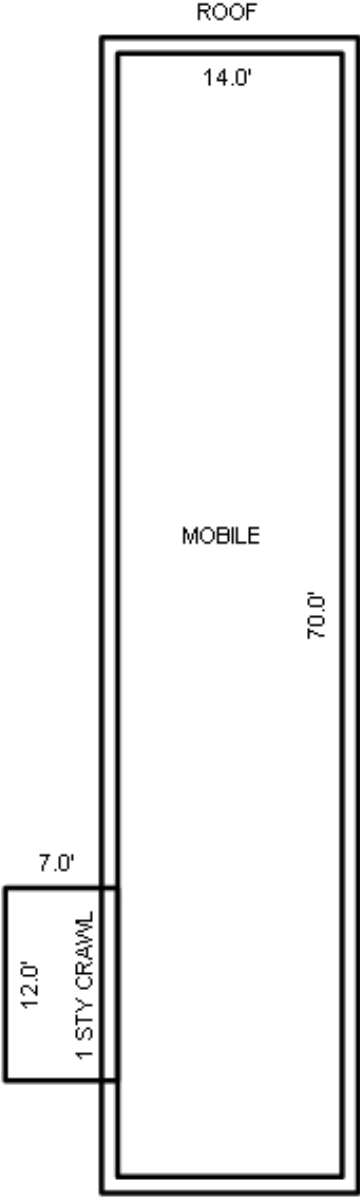
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
M 55		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICH STATE HWY COMM		2026 Est TCV 0										
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
Taxpayer's Name/Address		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	
MICH STATE HWY COMM					Residentia 18	-29	@\$5000	19.44 Acres	5000	100		97,200
					19.44 Total Acres				Total Est. Land Value =		97,200	
Tax Description												
. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.												
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	
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					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.																																													
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																																															
10432 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST	P.R.E. 100% 07/24/2001																																																			
Owner's Name/Address	MAP #:																																																				
MOOMEY JOSEPH A 10432 W CADILLAC ROAD CADILLAC MI 49601	2026 Est TCV 170,738 TCV/TFA: 77.47																																																				
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																																		
. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.	X	Public Improvements	* Factors * <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 18 -29 @\$5000</td> <td>25.56 Acres</td> <td>5000</td> <td>100</td> <td></td> <td></td> <td></td> <td></td> <td>127,795</td> </tr> <tr> <td>Residentia ROW @ ZERO</td> <td>0.19 Acres</td> <td>0</td> <td>100</td> <td></td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td>Residentia 9000/A</td> <td>0.24 Acres</td> <td>9000</td> <td>100</td> <td></td> <td></td> <td></td> <td></td> <td>2,178</td> </tr> <tr> <td colspan="8">25.99 Total Acres Total Est. Land Value =</td> <td>129,973</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 18 -29 @\$5000	25.56 Acres	5000	100					127,795	Residentia ROW @ ZERO	0.19 Acres	0	100					0	Residentia 9000/A	0.24 Acres	9000	100					2,178	25.99 Total Acres Total Est. Land Value =								129,973
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																													
Residentia 18 -29 @\$5000	25.56 Acres	5000	100					127,795																																													
Residentia ROW @ ZERO	0.19 Acres	0	100					0																																													
Residentia 9000/A	0.24 Acres	9000	100					2,178																																													
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Comments/Influences	X	Electric	Land Improvement Cost Estimates <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>6.60</td> <td>900</td> <td>0</td> <td>0</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	6.60	900	0	0																																			
Description	Rate	Size	% Good	Cash Value																																																	
D/W/P: 4in Ren. Conc.	6.60	900	0	0																																																	
	X	Gas	Residential Local Cost Land Improvements <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>940</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value =				940																														
	Description	Rate	Size	% Good	Cash Value																																																
	LAND IMPROVE 1000	1,000.00	1	94	940																																																
	Total Estimated Land Improvements True Cash Value =				940																																																
	X	Curb																																																			
X	Street Lights																																																				
X	Standard Utilities																																																				
	X	Underground Utils.																																																			
	X	Topography of Site																																																			
	X	Level																																																			
	X	Rolling																																																			
	X	Low																																																			
	X	High																																																			
	X	Landscaped																																																			
	X	Swamp																																																			
	X	Wooded																																																			
	X	Pond																																																			
	X	Waterfront																																																			
	X	Ravine																																																			
	X	Wetland																																																			
	X	Flood Plain																																																			
	X	Who	When	What	2026	65,000	20,400	85,400			32,896C																																										
	TPC 12/27/2017	INSPECTED	2025	48,400	17,600	66,000			32,032C																																												
	TPC 08/26/2011	INSPECTED	2024	39,300	17,900	57,200			31,069C																																												
			2023	34,200	18,800	53,000			29,590C																																												

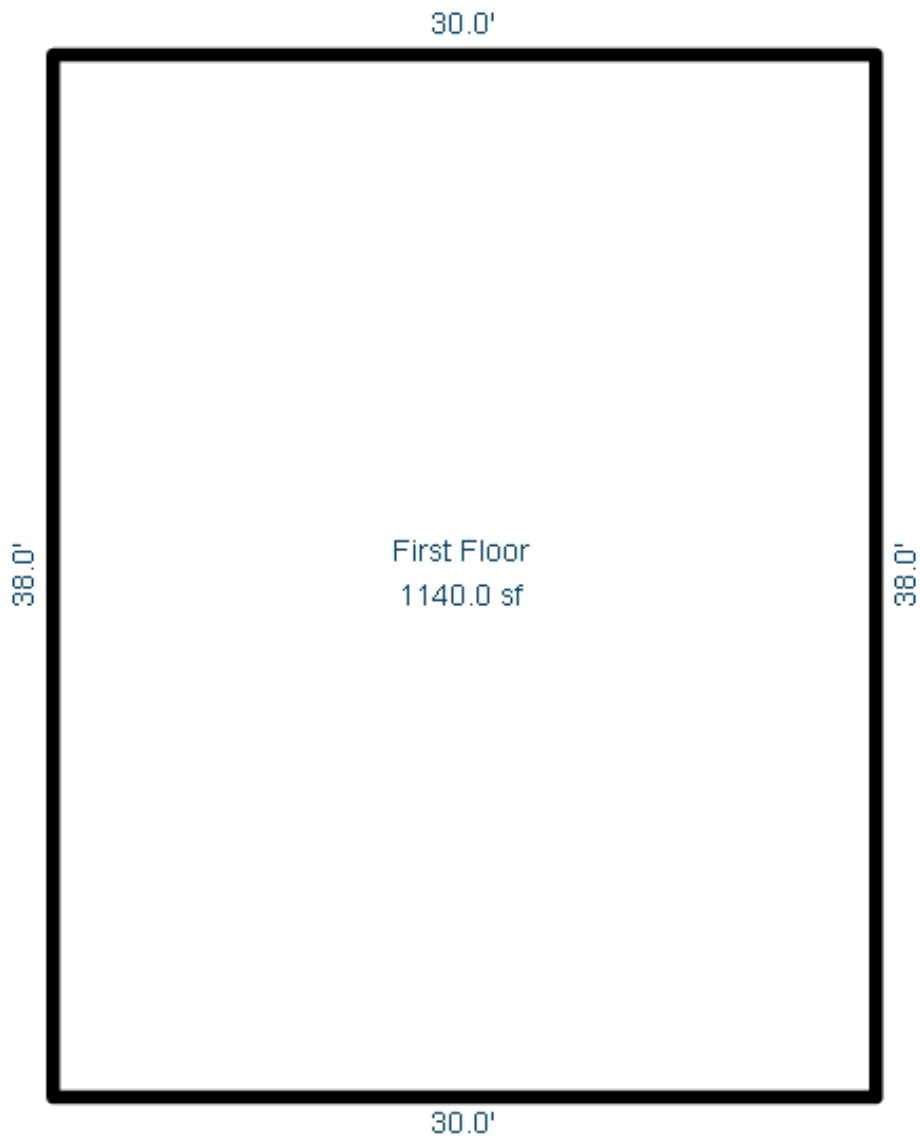
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 1152	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																													
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																						
Building Style: HUD			Drywall Paneled													Plaster Wood T&G																																																																																																										
Yr Built 1973		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																																																																																																																						
				X Ex.				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																																																																																																																						
		Basement: 0 S.F. Crawl: 84 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																								
		(8) Basement																																																																																																																								
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																							
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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 (11) Heating System: Wall Furnace Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>980</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>84</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>53,919</td> <td>18,872</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Skirting, Metal or Vinyl, Vertical</td> <td>168</td> <td>1,875</td> <td>656</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>783</td> <td>274</td> </tr> <tr> <td colspan="6">Water/Sewer</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">Water Well, 50 Feet</td> <td>1</td> <td>3,344</td> <td>1,170</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,607</td> <td>562</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3">w/Roof (Roof portion)</td> <td>1152</td> <td>14,031</td> <td>4,911</td> </tr> <tr> <td colspan="6">Unit-in-Place Cost Items</td> </tr> <tr> <td colspan="3">OUT BLDG</td> <td>1000</td> <td>1,010</td> <td>727</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>80,678</td> <td>28,610</td> </tr> </tbody> </table> Notes: 1973 RICHARDSON MH ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 26,893															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	980			Addition	Siding	Crawl	84			Total:				53,919	18,872	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	Built-Ins						Appliance Allow.			1	1,607	562	Deck						w/Roof (Roof portion)			1152	14,031	4,911	Unit-in-Place Cost Items						OUT BLDG			1000	1,010	727	Totals:				80,678	28,610
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*** Information herein deemed reliable but not guaranteed***



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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed										<<<<<< Calculator Cost Computations >>>>>>														
Class: C Floor Area: 1,140 Gross Bldg Area: 1,140 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost														
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 14 Perimeter: 136														
					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 34.85														
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 34.85														
					Heat#1: No Heating or Cooling 0%					Total Floor Area: 1,140 Base Cost New of Upper Floors = 39,729														
					Heat#2: No Heating or Cooling 0%					Reproduction/Replacement Cost = 39,729														
Year Built Remodeled					Ave. SqFt/Story: 1140					Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0														
					Ave. Perimeter: 136					Total Depreciated Cost = 13,905														
					Has Elevators:					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,932														
Overall Bldg Height					*** Basement Info ***					Replacement Cost/Floor Area= 34.85 Est. TCV/Floor Area= 11.34														
					Area:																			
					Perimeter:																			
Comments:					Type:																			
					Heat: Hot Water, Radiant Floor																			
					* Mezzanine Info *																			
					Area #1:																			
					Type #1:																			
					Area #2:																			
					Type #2:																			
					* Sprinkler Info *																			
					Area:																			
					Type: Low																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc. Brick/Stone Block					Many Above Ave. Average Typical Few None					Few Average Many Unfinished Typical					Few Average Many Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Thickness Bsmnt Insul.									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler																			



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

Parcel Number: 009-032-020-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

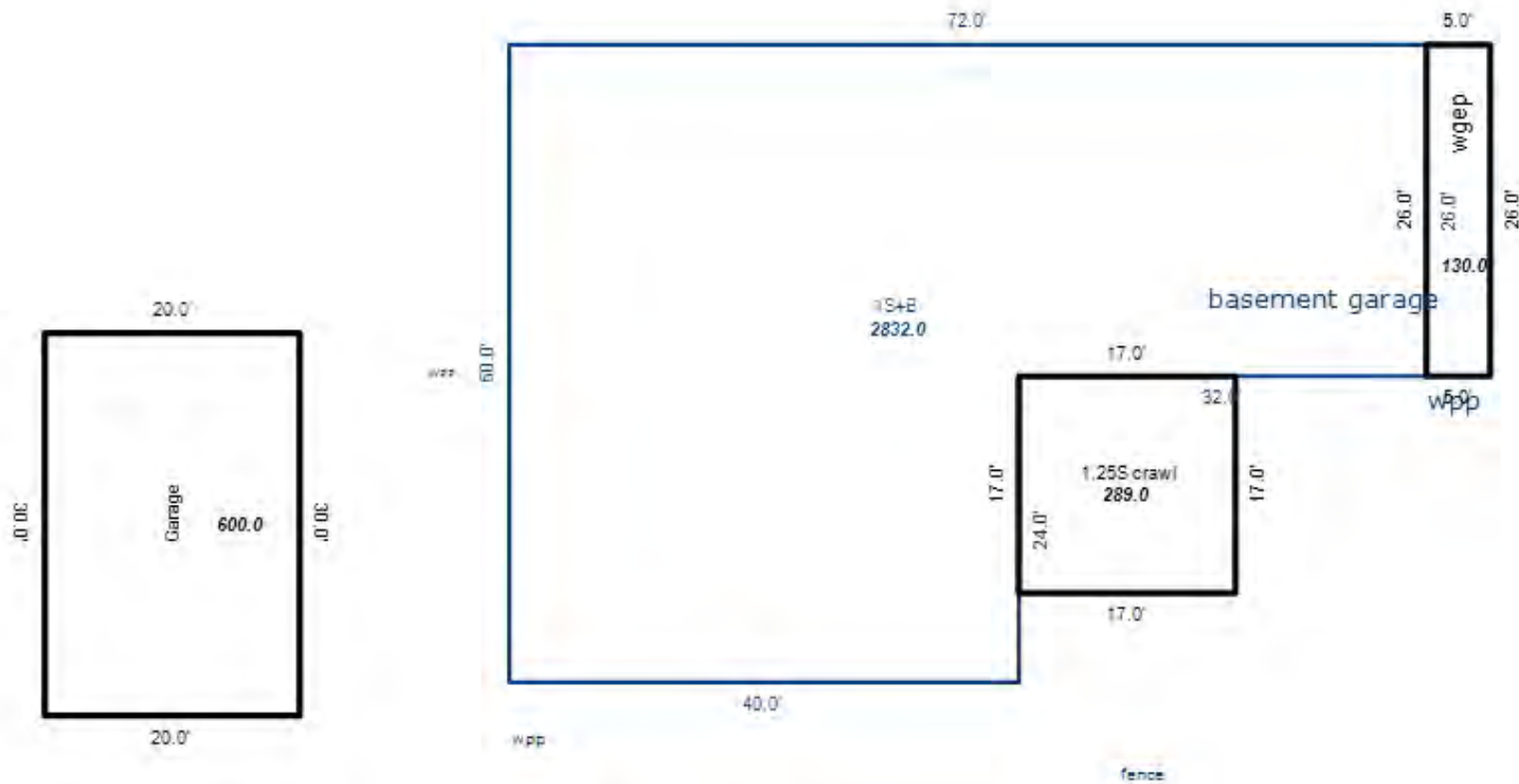
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HITE MARIE HITE	PEAK RUSSEL L	0	10/07/2017	CD	07-DEATH CERTIFICATE	2020-02138	PROPERTY TRANSFER	0.0			
HITE JACK T	HITE MARIE E & PEAK RUSSEL	0	04/26/2015	AFF	09-FAMILY/RELATED ENTITY	2015-02537	DEED	0.0			
CHEMICAL BANK	HITE JACK T & MARIE E H&W	80,000	11/05/2012	WD	11-FROM LENDING INSTITUTI	2012-03947	PROPERTY TRANSFER	100.0			
BLANCO VICTOR	CHEMICAL BANK	133,164	12/03/2010	SD	10-FORECLOSURE	2010-05360SD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10380 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 40% 12/07/2017									
Owner's Name/Address		MAP #:									
PEAK RUSSEL L 10380 W CADILLAC RD APT E CADILLAC MI 49601		2026 Est TCV 463,408 TCV/TFA: 145.13									
		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 209.00 418.00 0.9891 1.0111 110 100 22,990						
					209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 22,990						
Tax Description											
A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418,00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF		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 Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	2026	11,500	220,200	231,700			97,902C
		TPC 12/27/2017	INSPECTED		2025	9,400	186,600	196,000			95,329C
		TPC 06/02/2016	INSPECTED		2024	9,400	160,200	169,600			92,463C
		TPC 08/26/2011	INSPECTED		2023	7,300	155,300	162,600			88,060C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 130 60 200 48	Type WGEP (1 Story) WPP WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 3,193 Total Base New : 474,875 Total Depr Cost: 356,153 Estimated T.C.V: 438,068		E.C.F. X 1.230		Bsmnt Garage: 1 Car Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1991	Remodeled 2016	Ex	X										Ord		Min	
Condition: Average		Size of Closets														
Room List		Doors:		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors					200 Amps Service									
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings					No. of Elec. Outlets									
		X	Drywall				Many		X	Ave.		Few				
(2) Windows		(7) Excavation					(13) Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 2832 S.F. Crawl: 289 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) WPP WPP WPP		Size 2,832 289 Total:		Cost New 372,078		Depr. Cost 279,058	
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	960 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car Built-Ins Appliance Allow.		600 22,044 1 2,651 5 9,484		16,533 1,988 7,113			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Block																

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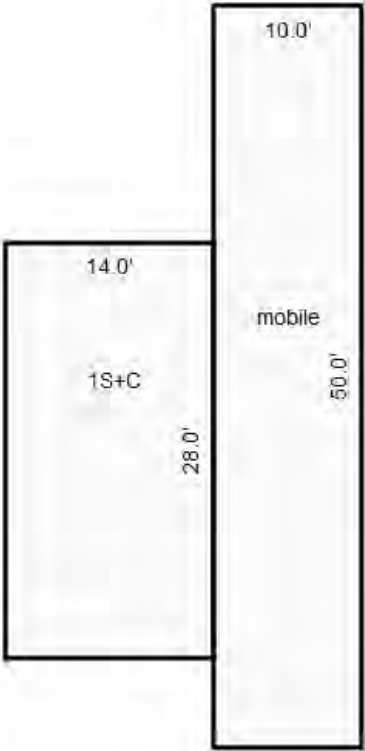


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KIRT JOSEPH R	PARKS FORREST & BRENDA	0	06/07/2019	QC	03-ARM'S LENGTH	2019-01800	DEED	100.0			
CHEMICAL BANK	KIRT JOSEPH R	0	09/04/2013	CD	16-LC PAYOFF	2013-03124 WD	PROPERTY TRANSFER	0.0			
CHEMICAL BANK	KIRT JOSEPH R	12,000	12/09/2011	LC	16-LC PAYOFF	2011-0384	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
10360 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 06/07/2019									
Owner's Name/Address		MAP #:									
PARKS BRENDA 10360 W CADILLAC RD CADILLAC MI 49601		2026 Est TCV 55,966 TCV/TFA: 40.21									
		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	
					A 200' @ 110/FF 209.00 418.00 0.9891 1.0111 110 100 22,990						
					209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value =					22,990	
Tax Description											
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00:		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, 6 ft. 29.04 90 0 0 D/W/P: Asphalt Paving 2.70 690 0 0 D/W/P: Crushed Rock 2.10 690 0 0 Total Estimated Land Improvements True Cash Value = 0					
		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	11,500	16,500	28,000			12,836C
		TPC 12/27/2017	INSPECTED		2025	9,400	13,000	22,400			12,499C
		TPC 08/26/2011	INSPECTED		2024	5,000	13,200	18,200			12,124C
					2023	3,500	14,400	17,900			11,547C
		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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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			Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Class: Low -10 Effec. Age: 45 Floor Area: Total Base New : 66,828 Total Depr Cost: 23,390 Estimated T.C.V: 21,987	E.C.F. X 0.940	Bsmnt Garage: Carport Area: Roof:											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G																		
Yr Built 1976		Ex	X Ord								Min										
Condition: Average		Size of Closets																			
Room List		Doors:	Solid	X	H.C.	Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 892 SF Floor Area = 892 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas		Cls Low-10 Blt 1976									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			60 Amps Service	No. of Elec. Outlets Many X Ave. Few		Type Ext. Walls Roof/Fnd. Size Main Home Ribbed Comp.Shingle 500 Addition Siding Crawl 392 Total: 58,036 20,313		Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 120 1,339 469 Water/Sewer 1000 Gal Septic 1 4,109 1,438 Water Well, 50 Feet 1 3,344 1,170 Totals: 66,828 23,390		Notes: ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 21,987							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings					(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
(2) Windows	Many Avg. X Avg. Few Small	(7) Excavation					Basement: 0 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:							
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 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:									
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam		(12) Electric 60 Amps Service		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-ins Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		(16) Porches/Decks Area Type		(17) Garage Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	

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



Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	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 35	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
	Mobile Home														
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Class: Low Effec. Age: 55 Floor Area: Total Base New : 33,402 Total Depr Cost: 11,690 Estimated T.C.V: 10,989		E.C.F. X 0.940							
Building Style: HUD		Drywall Paneled								Plaster Wood T&G					
Yr Built 1976		Ex								Ord		Min			
Condition: Average		Size of Closets								Lg		Ord		Small	
Room List		Doors:								Solid		H.C.		Central Air Wood Furnace	
(1) Exterior	Basement	(5) Floors	(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 500 SF Floor Area = 500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 500 Total: 32,030 11,210		Cls Low Blt 1976						
	1st Floor														
	2nd Floor														
	Bedrooms														
	Other:														
Wood/Shingle		(6) Ceilings		No. of Elec. Outlets		Other Additions/Adjustments Deck Treated Wood Totals: 35 1,372 480 33,402 11,690		Notes: EAST UNIT ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 10,989							
Aluminum/Vinyl		Kitchen:													
Brick		Other:													
Insulation		Other:													
(2) Windows		(7) Excavation								Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
Many		Basement: 0 S.F.													
Avg.		Crawl: 0 S.F.													
Few		Slab: 0 S.F.													
Large		Height to Joists: 0.0													
Wood Sash		(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:							
Metal Sash		Conc. Block													
Vinyl Sash		Poured Conc.													
Double Hung		Stone													
Horiz. Slide		Treated Wood													
Casement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:									
Double Glass		Concrete Floor													
Patio Doors															
Storms & Screens															
(3) Roof		Recreation SF													
Gable	Gambrel	Living SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Hip	Mansard	Walkout Doors (B)													
Flat	Shed	No Floor SF													
Asphalt Shingle		Walkout Doors (A)													
Chimney:															

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

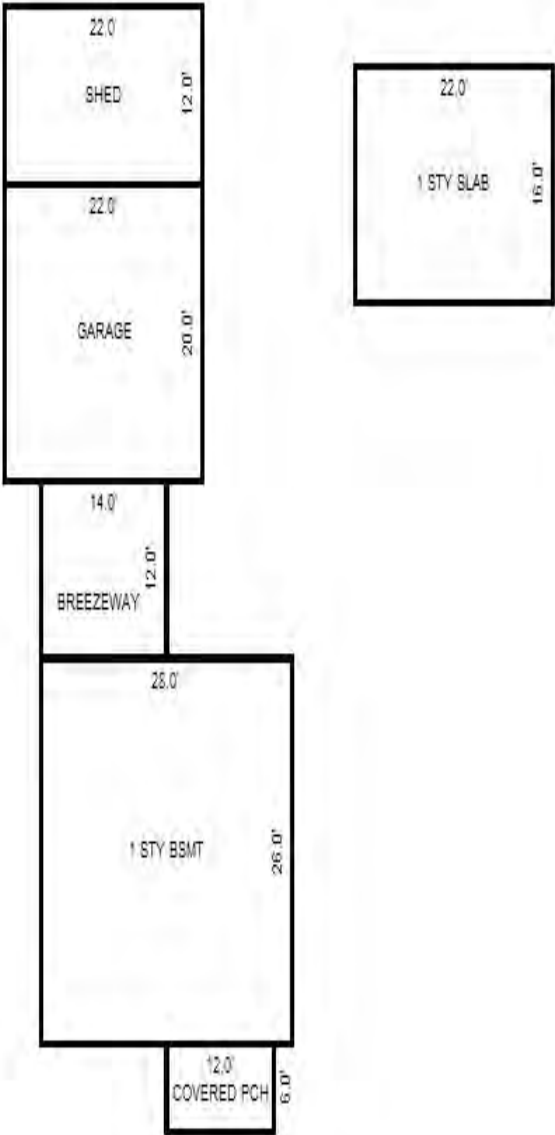
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
10500 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST	P.R.E. 100% 07/22/1994							
Owner's Name/Address	MAP #:								
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601	2026 Est TCV 209,110 TCV/TFA: 193.62								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.	X	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	Storm Sewer Sidewalk	Land Improvement Cost Estimates						
NEW BEAUTY SHOP FOR 94 (1S SL)	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.16 256 50 788 Wood Frame 21.32 264 50 2,814 Total Estimated Land Improvements True Cash Value = 3,602						
		Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2026	28,000	76,600	104,600			48,439C
			2025	25,000	65,600	90,600			47,166C
			2024	15,000	56,600	71,600			45,748C
			2023	14,000	54,700	68,700			43,570C

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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 72 168	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 728 Total Base New : 152,821 Total Depr Cost: 91,692 Estimated T.C.V: 112,781		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G		
Yr Built 1955		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 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 = 728 SF Floor Area = 728 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 728 Total: 108,689 65,213		Cls CD Blt 1955							
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,185 711 Water/Sewer 1000 Gal Septic 1 4,386 2,632 Water Well, 50 Feet 1 3,344 2,006 Porches CCP (1 Story) 72 2,027 1,216 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 15,818 9,491 Built-Ins Appliance Allow. 1 1,897 1,138 Fireplaces Exterior 1 Story 1 5,597 3,358 Breezeways Frame Wall 168 9,878 5,927 Totals: 152,821 91,692		Notes: 10500 ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 112,781							
X	Many Avg. Few	X	Large Avg. Small								Basement: 728 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	(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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



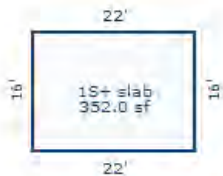
Sketch by Apex IV™

*** 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		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S			Drywall Paneled			Plaster Wood T&G									
Yr Built 1955		Remodeled 0	Ex		Ord	Min									
Condition: Average		Size of Closets			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
Wood/Shingle Aluminum/Vinyl Brick		(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: 352 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
Few	Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 2 Single Family 1S										Cls	D	Blt	1955
(11) Heating System: Wall/Floor Furnace													
Ground Area = 352 SF Floor Area = 352 SF.													
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60													
Building Areas													
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost								
1 Story	Siding	Slab	352										
Total:				45,208	27,124								
Other Additions/Adjustments													
Plumbing													
Average Fixture(s)			1	988	593								
Porches													
WPP			60	1,963	1,178								
Built-Ins													
Appliance Allow.			1	1,607	964								
Totals:				49,766	29,859								
Notes: 10470													
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:										36,727			

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



Sketch by Apex Sketch

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

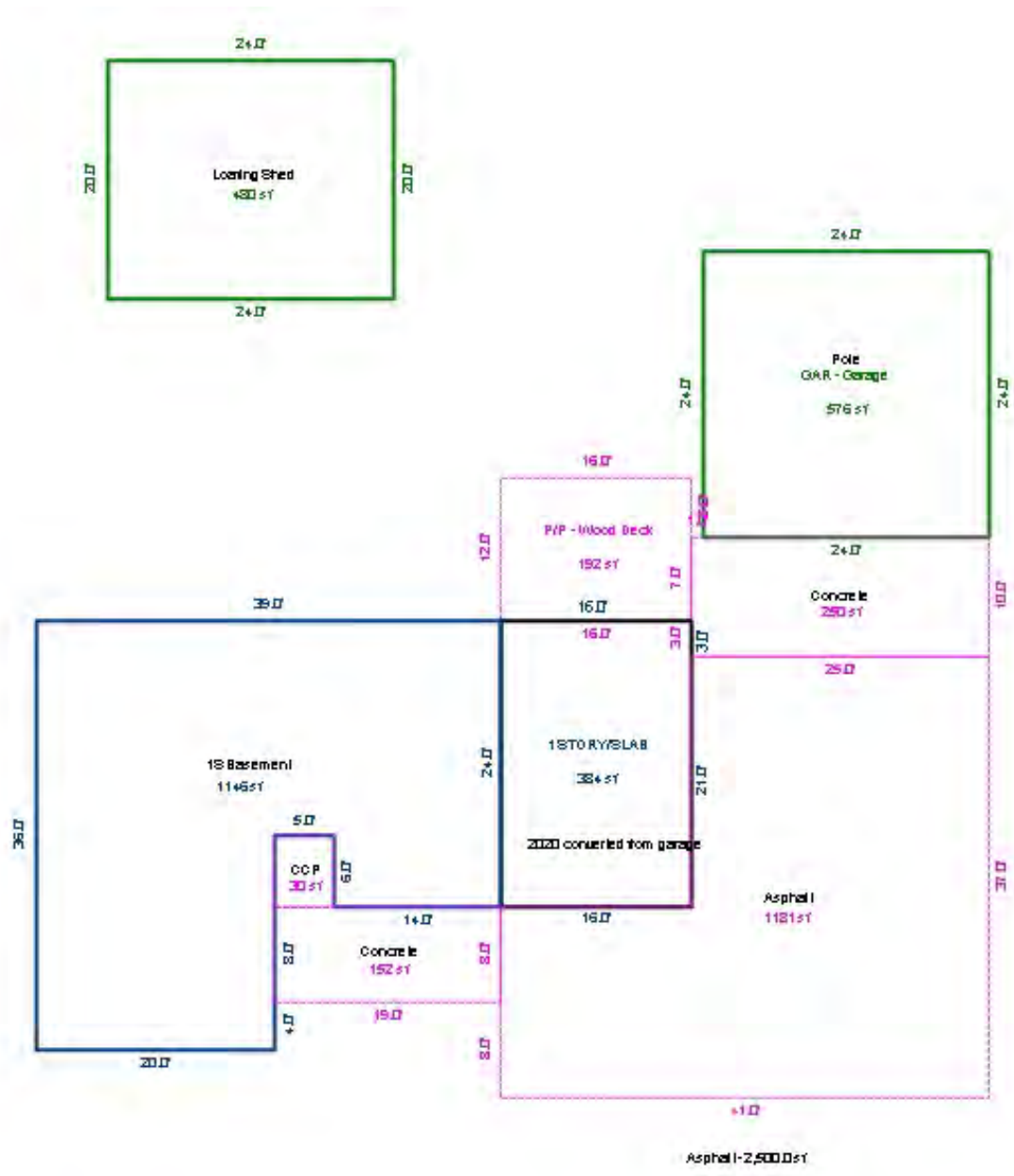
03/24/2026

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LACHONCE STEVE	GIBBS-CURROW JUDY A	229,900	08/20/2020	WD	03-ARM'S LENGTH	2020-02423	PROPERTY TRANSFER	100.0					
CARLSON CHARLES E TRUST	LACHONCE STEVE	90,000	10/18/2019	WD	03-ARM'S LENGTH	2019-03278	PROPERTY TRANSFER	100.0					
CARLSON CHARLES E REVOCABL	CARLSON CHARLES E TRUST	0	11/30/2018	AFF	06-COURT JUDGEMENT	SOCSEC	PROPERTY TRANSFER	100.0					
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVERI	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
5960 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Remodel		11/12/2019		2019-0642		100%			
Owner's Name/Address		P.R.E. 100% 08/20/2020		MAP #:									
GIBBS-CURROW JUDY A 5960 S LACHANCE RD CADILLAC MI 49601		2026 Est TCV 328,970 TCV/TFA: 215.01											
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 330.12 380.02 0.8822 0.9873 110 100 31,629								
					330 Actual Front Feet, 2.88 Total Acres Total Est. Land Value = 31,629								
REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC. 6/20/2023 SPLIT PART TO -20 FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE. FORMERLY SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L		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 Concrete 6.96 402 0 0							
						D/W/P: Asphalt Paving 3.10 3681 0 0							
						Metal Prefab 14.42 480 50 3,461							
				Topography of Site			Residential Local Cost Land Improvements						
							Description Rate Size % Good Cash Value						
							LAND IMPROVE 5000 5,000.00 1 100 5,000						
							Total Estimated Land Improvements True Cash Value = 8,461						
				Level			Work Description for Permit 2019-0642, Issued 11/12/2019: REMODEL S.F HOME WOOD FRAME BLOCK FOUDTION GAS HEAT MECH N/A						
Rolling													
Low													
High													
Landscaped													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan				X	Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other
		Who When What			2026	15,800	148,700	164,500			119,549C		
		TPC 04/30/2021 INSPECTED			2025	12,900	134,800	147,700			116,407C		
		TPC 03/13/2020 INSPECTED			2024	12,900	116,300	129,200			112,907C		
		TPC 01/03/2020 INSPECTED			2023	12,600	112,600	125,200			111,827C		

*** 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.										
GIBBS-CURROW JUDY A	DYKHOUSE KEVIN & AMY	19,030	10/11/2023	WD	32-SPLIT VACANT	2023-02755	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
5928 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New Construction		08/01/2025		PB25-0150		100%								
		P.R.E. 100% 10/13/2023																
Owner's Name/Address		MAP #:																
DYKHOUSE KEVIN & AMY 9970 W CADILLAC RD CADILLAC MI 49601		2026 Est TCV 81,171 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	130.33	345.32	1.0102	0.9639	110 100	13,960							
					A 200' @ 110/FF	61.73	493.44	1.0102	1.0539	110 100	7,229							
					192 Actual Front Feet, 1.73 Total Acres						Total Est. Land Value =	21,189						
Tax Description					Work Description for Permit PB25-0150, Issued 08/01/2025: Pole Building. Bontrager Construction Completing the build. Building Systems Category Information: New Construction / Use and Occupancy Classification: Pole-Storage Building / Story-1: 2016 sf No Ele													
PCL A AS SHOWN IN BOOK OF SURVEY S-6 P 162 SEC32T22NR8W 1.73 AC																		
SPLIT ON 06/20/2023 FROM 009-032-023-00																		
Comments/Influences																		
Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;																		
Parent Parcel(s): 009-032-023-00;																		
Child Parcel(s): 009-032-023-23;																		

																		
		Topography of Site																
		X	Level Rolling Low High Landscaped Swamp															
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain															
		Who	When	What	2026	10,600	30,000	40,600			38,934C							
		TPC 10/30/2025	INSPECTED		2025	8,700	0	8,700			8,700S							
		TPC 04/22/2025	INSPECTED		2024	8,700	0	8,700			8,700S							
		TPC 04/30/2021	INSPECTED		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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2025 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat 1 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 49,259 Total Depr Cost: 48,766 Estimated T.C.V: 59,982 E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: GRG		Trim & Decoration												
Yr Built 2025	Remodeled 0	Ex	Ord								Min			
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 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)											
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2025

(11) Heating System: No Heating/Cooling

Ground Area = 0 SF Floor Area = 0 SF.

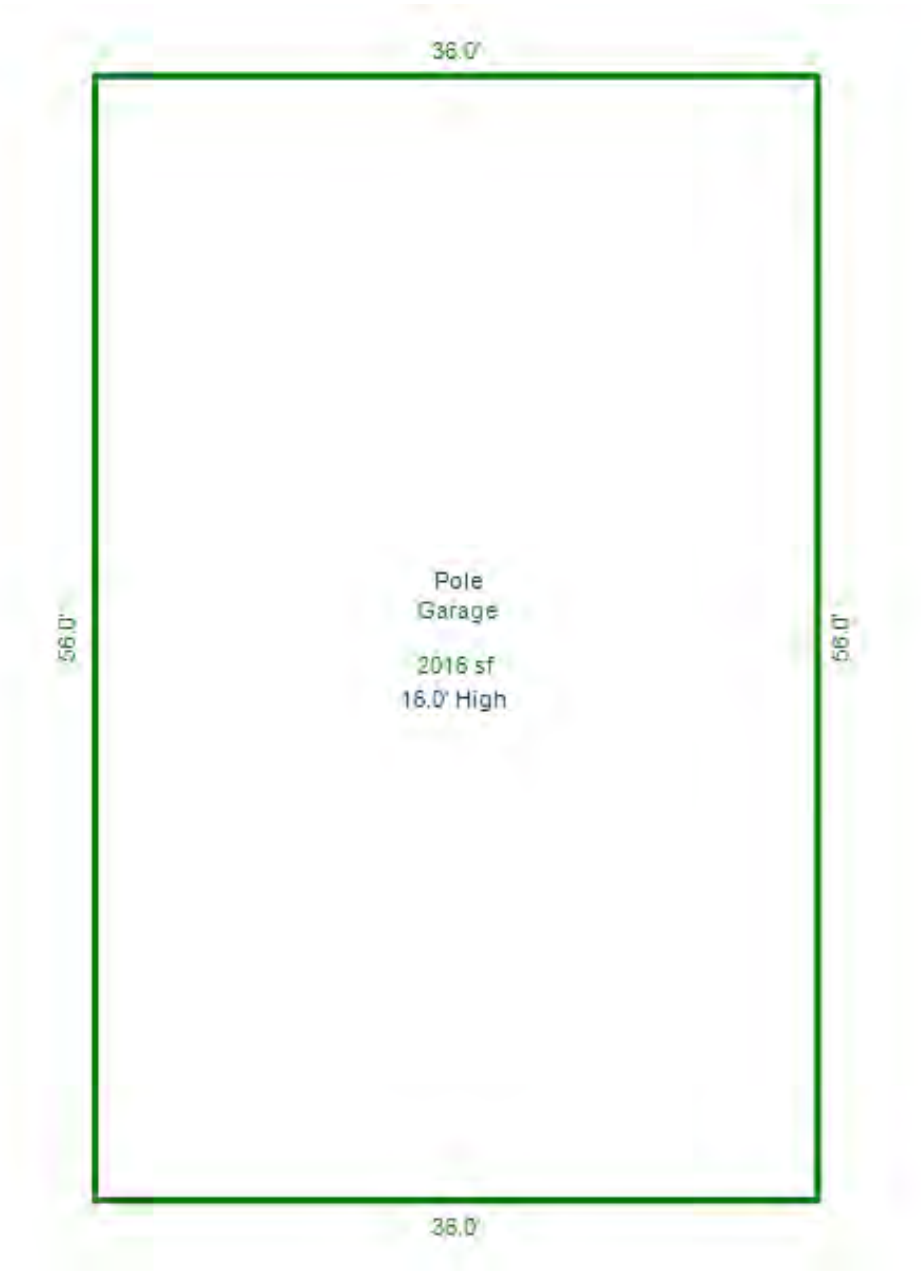
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments						
Garages						
Class: C Exterior: Pole (Unfinished)						
Door Opener				3	1,581	1,565
Base Cost				2016	47,678	47,201
Totals:					49,259	48,766

Notes:

ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 59,982

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



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

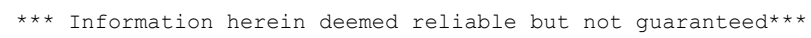
03/24/2026

*** 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 272 140 192	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G								
Building Style: 1S		Trim & Decoration		Size of Closets					Class: C -5 Effec. Age: 40 Floor Area: 1,408 Total Base New : 290,425 Total Depr Cost: 174,257 Estimated T.C.V: 214,336		E.C.F. X 1.230		Bsmnt Garage:		
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg		X	Ord		Small								
Room List		Doors:		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service								
(1) Exterior		(6) Ceilings		X Drywall			No./Qual. of Fixtures Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few								
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer								
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:								
X	Gable Hip Flat	Gambrel Mansard Shed	1	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														
Chimney: Block															

Cost Est. for Res. Bldg: 1 Single Family 1S
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1408 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
1 Story Siding Basement 1,408
Total: 204,238 122,546
Other Additions/Adjustments
Basement, Outside Entrance, Below Grade 1 2,727 1,636
Plumbing
Average Fixture(s) 1 1,422 853
3 Fixture Bath 1 4,478 2,687
Water/Sewer
1000 Gal Septic 1 4,689 2,813
Water Well, 50 Feet 1 3,344 2,006
Porches
WCP (1 Story) 272 10,004 6,002
Deck
Treated Wood 140 3,160 1,896
w/Roof (Roof portion) 192 3,195 1,917
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 624 25,272 15,163
Common Wall: 1 Wall 1 -2,589 -1,553
Class: C Exterior: Pole (Unfinished)
Door Opener 1 527 316
Base Cost 1152 27,245 16,347
Built-Ins
Appliance Allow. 1 2,713 1,628
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

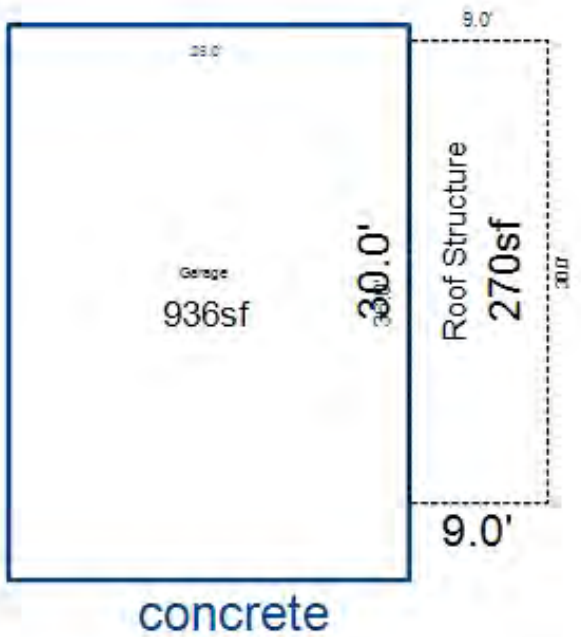
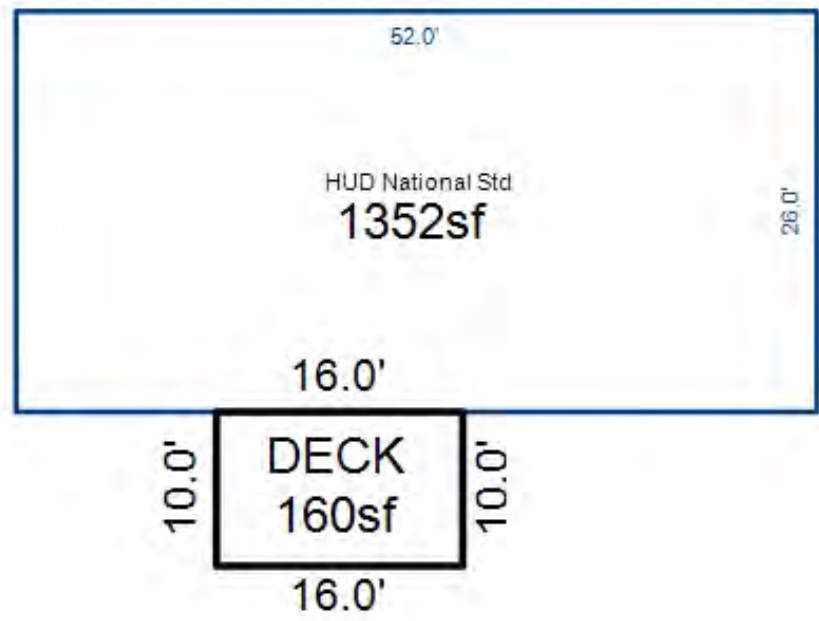
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVERLY	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0				
VERMILYEA WILLIAM V & BEVERLY		0	11/08/2010	OTH	05-CORRECTING TITLE	2010-5170 AFF M	PROPERTY TRANSFER	0.0				
		5,000	08/01/1998	WD	33-TO BE DETERMINED	321:1152	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5900 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 12/13/1999										
Owner's Name/Address		MAP #:										
VERMILYEA WILLIAM V & BEVERLY 5900 S LACHANCE RD CADILLAC MI 49601		2026 Est TCV 188,433 TCV/TFA: 139.37										
		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 250.00 495.00 0.9457 1.0547 110 100 27,431							
					250 Actual Front Feet, 2.84 Total Acres Total Est. Land Value = 27,431							
Tax Description												
SEC 32 T22N R8W (0*1998) N 200 FT OF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 2.2727A. & 2013-03848 WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
PUCHASE 50' FROM ADJACENT PIN												
		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	13,700	80,500	94,200			43,107C	
		TPC 04/30/2021	INSPECTED		2025	11,200	90,500	101,700			41,974C	
		TPC 12/27/2017	INSPECTED		2024	11,200	77,700	88,900			40,712C	
		TPC 10/29/2013	INSPECTED		2023	8,700	69,900	78,600			38,774C	
		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 1 Wood Stove Direct-Vented Gas	Area 160 20 270	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 1,352 Total Base New : 215,560 Total Depr Cost: 161,668 Estimated T.C.V: 160,052		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD			Drywall Paneled											Plaster Wood T&G		
Yr Built 1998		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 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation 1 Story Siding Piers Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Treated Wood w/Roof (Roof portion) Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Wood Stove Notes:		Cls C Blt 1998 Total: 153,999 115,499 1,422 1,066 4,478 3,358 4,689 3,517 3,344 2,508 3,446 2,584 896 672 4,196 3,147 936 33,874 25,405 1 2,713 2,035 1 2,503 1,877 Totals: 215,560 161,668 ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 160,052							
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation															
(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												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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



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

Parcel Number: 009-032-023-65

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

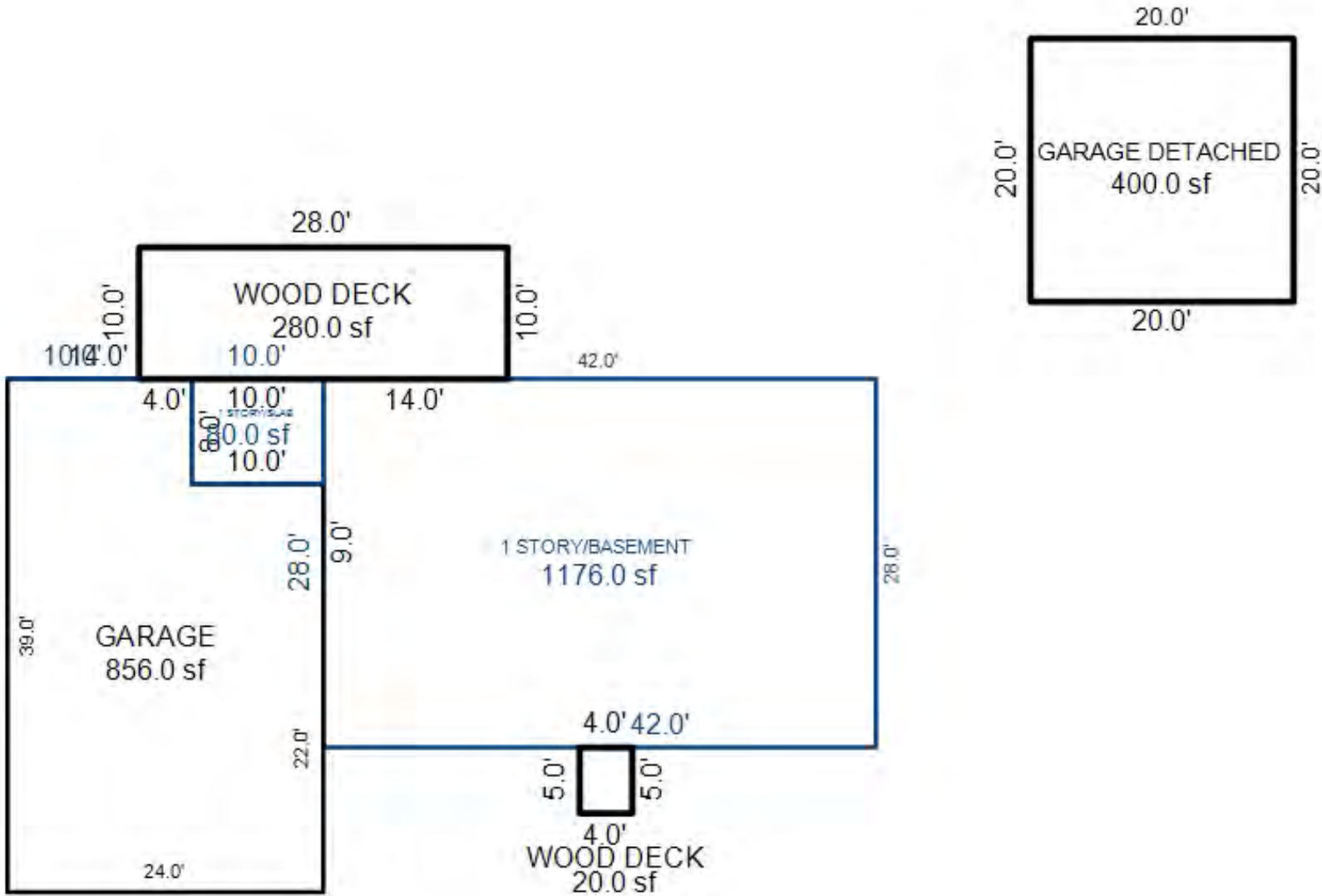
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROSS BECKA	CROSS BECKA L	0	08/30/2019	QC	09-FAMILY/RELATED ENTITY	2019-02811	PROPERTY TRANSFER	0.0
OEVERMAN CALVIN & BONNIE H	CROSS BECKA	106,200	12/11/2013	WD	03-ARM'S LENGTH	2013-04143 WD	PROPERTY TRANSFER	100.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date
5726 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		04/25/2005		20050078
		P.R.E. 100% 12/31/2013						
Owner's Name/Address		MAP #:						
CROSS BECKA L 10061 W CADILLAC CADILLAC MI 49601		2026 Est TCV 291,371 TCV/TFA: 231.98						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements			* Factors *			
					Description	Frontage	Depth	Front Depth
					A 200' @ 110/FF	220.00	200.00	0.9765 0.8409
					220 Actual Front Feet,	1.01	Total Acres	Total Est. Land Value =
					19,871			
					19,871			
					Land Improvement Cost Estimates			
					Description	Rate	Size %	Good
					D/W/P: 4in Ren. Conc.	8.17	125	0
					D/W/P: 3.5 Concrete	6.58	90	0
					Residential Local Cost Land Improvements			
					Description	Rate	Size %	Good
					LAND IMPROVE 2500	2,500.00	1	95
					Total Estimated Land Improvements True Cash Value =			
					2,375			
					Work Description for Permit 20050078, Issued 04/25/2005: 20x20 RELOCATION OF GRG			
					COMP @ 75% FOR 06 NO FURTHER INSPECTIONS NECESSARY.			
		Topography of Site			Year	Land Value	Building Value	Assessed Value
								Board of Review
								Tribunal/Other
								Taxable Value
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
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					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
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					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
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					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
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					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
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					2024	8,100	100,700	108,800
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					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	97,000
					2026	9,900	135,800	145,700
					2025	8,100	117,200	125,300
					2024	8,100	100,700	108,800
					2023	6,300	90,700	

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 280 20	Type Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 856 % 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: 25 Floor Area: 1,256 Total Base New : 291,740 Total Depr Cost: 218,801 Estimated T.C.V: 269,125		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1993	Remodeled 0	Ex	X										Ord	Min	
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 1256 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,176 1 Story Siding Slab 80 Total: 193,123 144,841		Other Additions/Adjustments Recreation Room 1200 22,764 17,073 Basement, Outside Entrance, Below Grade 1 2,727 2,045 Plumbing Average Fixture(s) 1 1,422 1,066 3 Fixture Bath 1 4,478 3,358 Water/Sewer 1000 Gal Septic 1 4,689 3,517 Water Well, 100 Feet 1 5,734 4,300 Deck Treated Wood 280 4,978 3,733 Treated Wood 20 896 672 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 856 31,586 23,689 Common Wall: 1 Wall 1 -2,589 -1,942 Door Opener 1 527 395 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 18,692 14,019 Built-Ins Appliance Allow. 1 2,713 2,035				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						
X	Many Avg. Few	X	Large Avg. Small								Basement: 1176 S.F. Crawl: 0 S.F. Slab: 80 S.F. Height to Joists: 0.0				
(3) Roof		1200	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														

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



03/24/2026

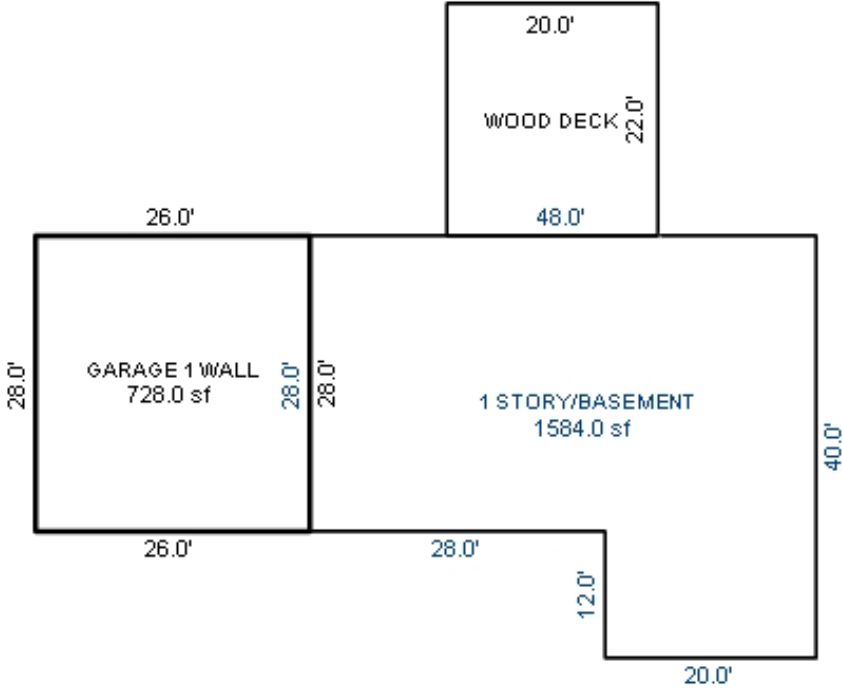
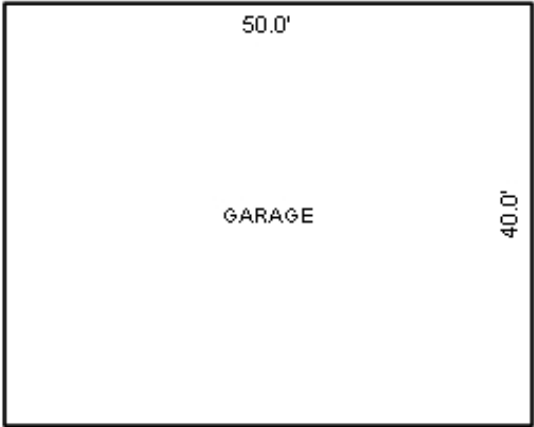
An aerial photograph of a two-story white house with a brown roof. The house features a large front porch with a railing and a small deck area. It is surrounded by a well-maintained green lawn and several tall evergreen trees. A paved driveway is visible on the right side of the property.

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<<<< 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***

Building Type				(3) Roof (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	Oil	Elec.		2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 84 763	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 770 % 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: 27 Floor Area: 2,512			Bsmnt Garage:												
Building Style: 1S					X	Drywall Paneled			Plaster Wood T&G		Trim & Decoration			Total Base New : 582,860 Total Depr Cost: 425,484 Estimated T.C.V: 523,345				E.C.F. X 1.230		Carpport Area: Roof:							
Yr Built 1999	Remodeled 0				X	Ex			Ord		Min	Size of Closets			Total Area = 2512 SF Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73			Cls C 5 Blt 1999									
Condition: Average				X				Lg		Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 2512 SF Floor Area = 2512 SF. Building Areas														
Room List				Doors:					Solid		H.C.	Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 5 Bedrooms			(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 2512 SF Floor Area = 2512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73 Building Areas															
(1) Exterior				Kitchen: Other: Other:				200 Amps Service				Stories Exterior Foundation Size Cost New Depr. Cost															
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No./Qual. of Fixtures				1 Story Siding Basement 2,512 Total: 380,578 277,820															
	Insulation			X	Drywall					No. of Elec. Outlets				Other Additions/Adjustments													
(2) Windows				(7) Excavation				(13) Plumbing				Plumbing															
X	Many Avg. Few	X	Large Avg. Small	Basement: 2512 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				Recreation Room Basement, Outside Entrance, Above Grade Plumbing				2000 37,940 27,696											
X	Wood Sash Metal Sash Vinyl Sash Double Hung			(8) Basement				1 2 Fixture Bath				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath				1 1,422 1,038											
X	Horiz. Slide			8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath				Water/Sewer 1000 Gal Septic Water Well, 100 Feet				3 13,434 9,807											
X	Casement				1 2 Fixture Bath				Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 2,996 2,187														
X	Double Glass Patio Doors Storms & Screens				1 2 Fixture Bath				Water/Sewer 1000 Gal Septic Water Well, 100 Feet				1 4,689 3,423														
X	Double Glass Patio Doors Storms & Screens				1 2 Fixture Bath				Water/Sewer 1000 Gal Septic Water Well, 100 Feet				1 5,734 4,186														
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Porches															
X	Gable		Gambrel	2000	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				CCP (1 Story)				84 2,536 1,851											
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Garages															
Chimney: Vinyl				Joists: Unsupported Len: Cntr. Sup:								Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
												Base Cost				770 35,443 25,873											
												Common Wall: 1 Wall				1 -2,589 -1,890											
												Door Opener				2 1,054 769											
												Class: C Exterior: Pole (Unfinished)															
												Door Opener				3 1,581 1,154											
												Base Cost				3200 75,680 55,246											
												Built-Ins															
												Appliance Allow.				2 5,426 3,961											
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Parcel Number: 009-033-001-00

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.		
LUCAS DAVID R & DONNA M	LUCAS DAVID R & DONNA M TR	0	04/14/2011	QC	09-FAMILY/RELATED ENTITY	2011-1371	PROPERTY TRANSFER	0.0		
GREGG LINDA J	LUCAS DAVID R & DONNA M	0	05/06/2004	WD	21-NOT USED/OTHER	04-0/2099	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 05/06/2004								
Owner's Name/Address		MAP #:								
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657		2026 Est TCV 93,960 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		
				Residentia INFERIOR@\$1400	40.00 Acres	1400	100			
				40.00 Total Acres				Total Est. Land Value =		
				Value						
				56,000						
				56,000						
Tax Description										
SEC 33 T22N R8W 40 A M/L NW/4 OF NE/4.										
Comments/Influences										
access thru 033-002-00..same owner 04 split 16.5 Ac. to 001-50 04 split 23.5 Ac. to 001-70										
										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2026	28,000	19,000	47,000			43,191C
				2025	28,000	17,100	45,100			42,056C
				2024	28,000	14,600	42,600			40,792C
				2023	28,000	14,200	42,200			38,850C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 960	Type Roof Cover Onl	Year Built: 1975 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: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 1440		
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts 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 1975		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)					
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				(14) Water/Sewer					
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						
Chimney:														

Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1975

(11) Heating System: No Heating/Cooling

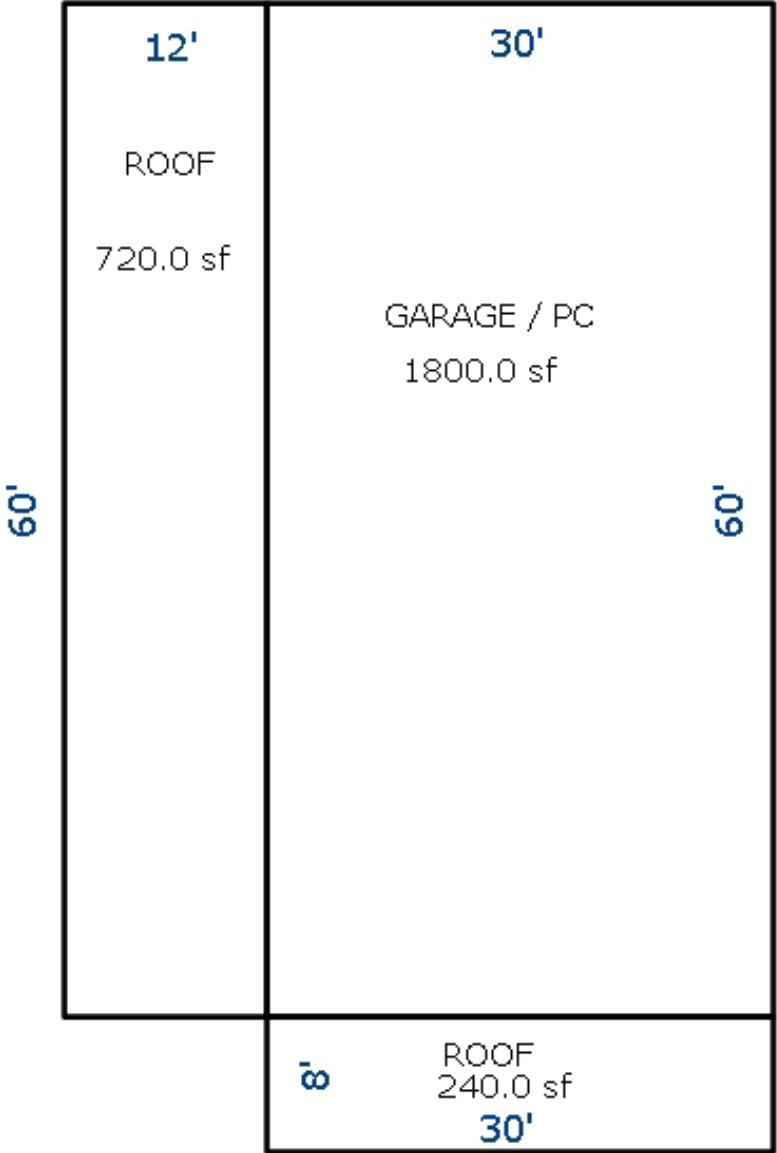
Ground Area = 0 SF Floor Area = 0 SF.

Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Deck						
w/Roof (Roof portion)				960	14,285	9,285
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost				1800	42,570	27,670
No Concrete Floor				1440	-9,374	-6,093
Totals:					47,481	30,862

Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 37,960

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



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Parcel Number: 009-033-001-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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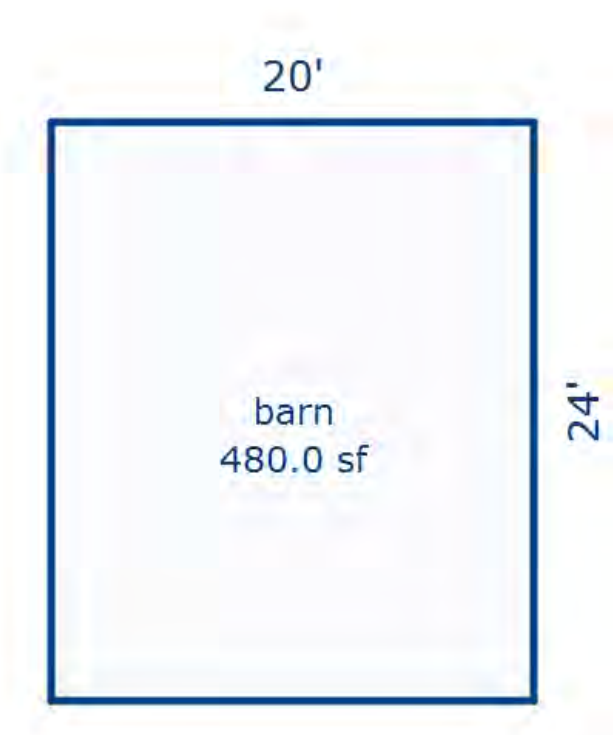
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.			
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL L & GRUBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00935	DEED	0.0			
OUWINGA ROGER & KAY TRUSTE	SECORD MICHAEL L & GRUBAUGH	42,000	02/07/2018	LC	03-ARM'S LENGTH	2018-00378	PROPERTY TRANSFER	100.0			
OUWINGA ROGER & KAY	OUWINGA ROGER & KAY, TRUST	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4409	DEED	0.0			
GREGG LINDA J	OUWINGA ROGER & KAY	50,000	05/06/2004	WD	21-NOT USED/OTHER	04-0/2100	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SECORD MICHAEL L & GRUBAUGH M 28730 ALLEN RD BROWNSTOWN MI 48183-4970		2026 Est TCV 100,553 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		16.50 Acres	5600	100		92,400	
						16.50 Total Acres		Total Est. Land Value =		92,400	
Tax Description											
SEC 33 T22N R8W N/2 OF NE/4 OF NE/4 EXC E 250 FT LYING S OFA LINE 50 FT S OF THE N SEC LINE OF SEC 33. 16.5 A M/L											
Comments/Influences											
ZERO SPLIT RIGHTS RECEIVED FROM PARENT TRAC. NO SPLITS UNTIL 2014. -PER DALES RESEARCH AT THE COUNTY EQ. -TIM											
		X	Dirt Road								
		X	Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
		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	46,200	4,100	50,300			23,229C
		TPC 04/22/2025	INSPECTED		2025	41,300	4,000	45,300			22,619C
		TPC 04/30/2021	INSPECTED		2024	24,800	4,000	28,800			21,939C
		TPC 12/27/2017	INSPECTED		2023	23,100	3,800	26,900			20,895C
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Sketch by Apex Sketch

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

Parcel Number: 009-033-001-70

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.			
GREGG LINDA J (MW)	RICHARDSON CHRISTOPHER & LISA	29,000	06/22/2007	WD	03-ARM'S LENGTH	2007/2426	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5228 S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST		New Construction		05/12/2025		PB25-0066	100%		
		P.R.E. 100% 02/14/2008		Garage		05/22/2008		20080181	100%		
Owner's Name/Address		MAP #:		New House		07/05/2007		20070415	Complete		
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651		2026 Est TCV 515,840 TCV/TFA: 350.91									
		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
					Residentia 8 - 17 @\$5600 9.91 Acres 5600 100						55,496
					9.91 Total Acres Total Est. Land Value =						55,496
Tax Description											
SEC 33 T22N R8W (5*2004) PCL 009-033-001-70 OF SURVEY IN BOOK OF SURVEYS 5-6 P 221 DESC AS: S/2 OF S/2 OF NE/4 OF NE/4. 9.9098 A M/L SPLIT ON 09/14/2006 INTO 009-033-001-80, 009-033-001-90;		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
Comments/Influences		X	Electric								
Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ; Parent Parcel(s): 009-033-001-70; Child Parcel(s): 009-033-001-80, 009-033-001-90;			Gas Curb Street Lights Standard Utilities Underground Utils.			Work Description for Permit PB25-0066, Issued 05/12/2025: 30x40x11 steel building on gravel base. Storage unit only - No electric or water. Building Systems Category Information: New Construction / Use and Occupancy Classification: Pole-Storage Building / S Work Description for Permit 20080181, Issued 05/22/2008: 24 X 28 WF DETACHED GRG 45% FOR 09. 10 RECHECK FOR 11.					
			Topography of Site			Work Description for Permit 20070415, Issued 07/05/2007: 2 Story Home w/attached Grg. 28 x 42. 35%for 08 Complete 09.					
		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	27,700	230,200	257,900		116,155C	
		TPC 10/02/2025	INSPECTED		2025	24,800	188,700	213,500		104,533C	
		TPC 04/22/2025	INSPECTED		2024	14,900	161,900	176,800		101,390C	
		TPC 04/30/2021	INSPECTED		2023	13,900	156,900	170,800		96,562C	
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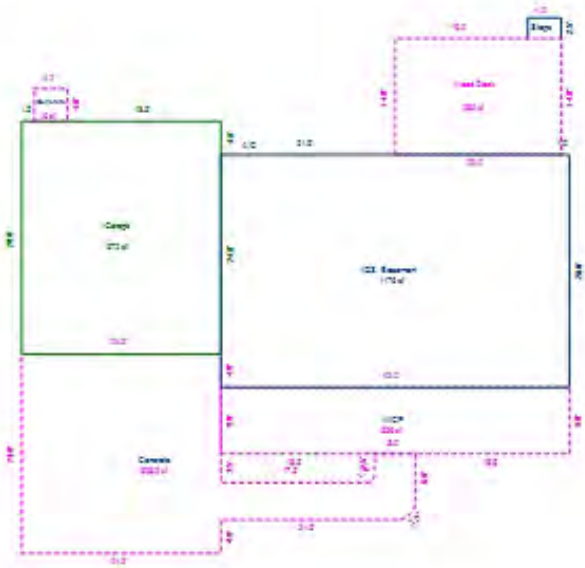
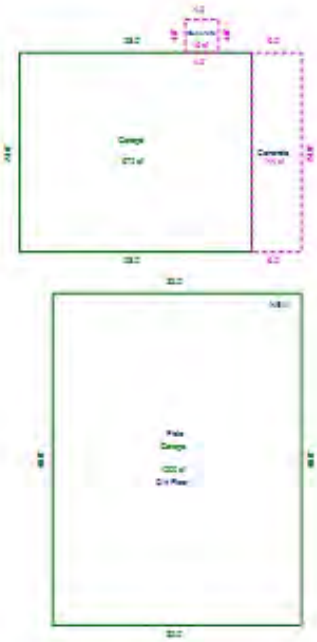


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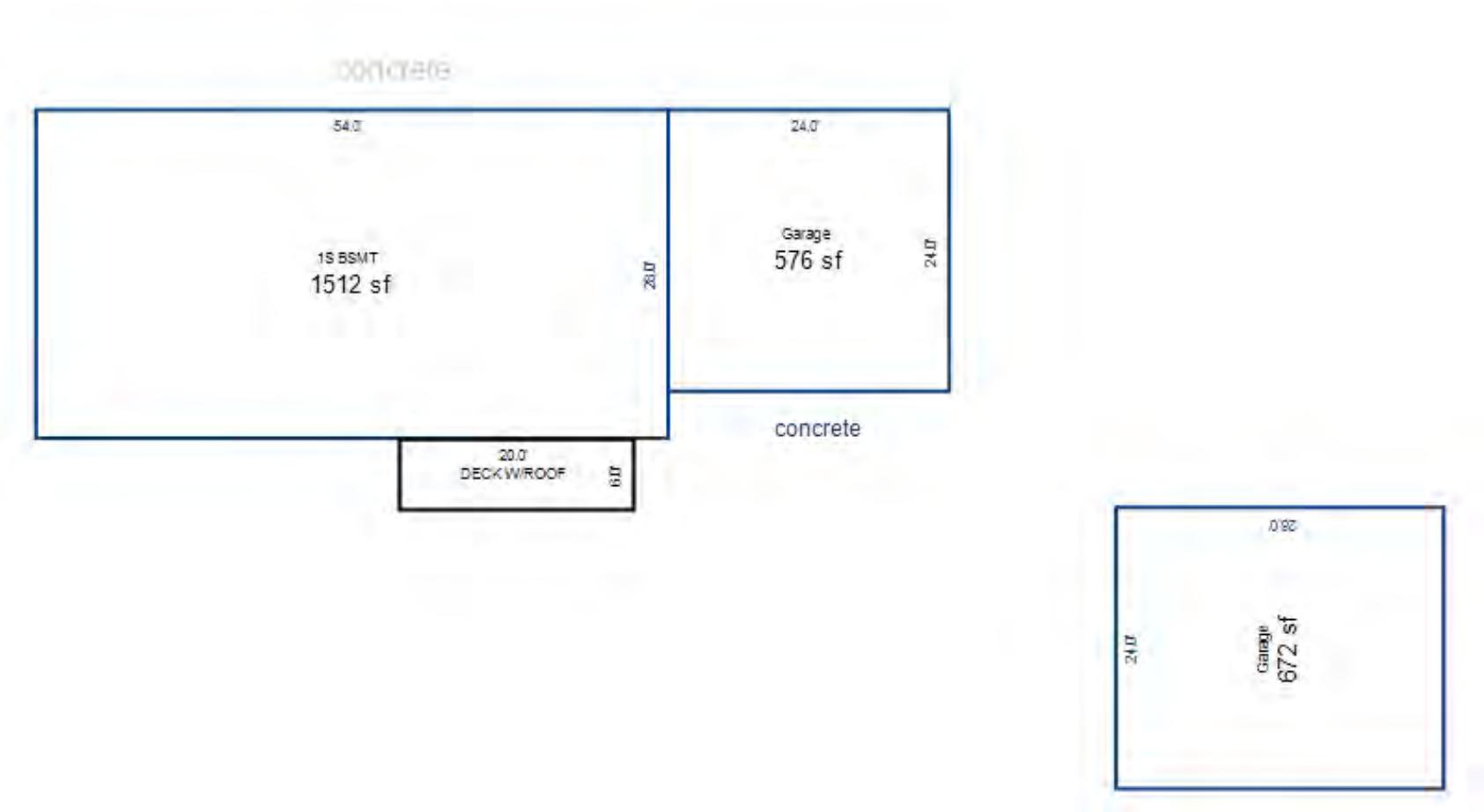
*** Information herein deemed reliable but not guaranteed***

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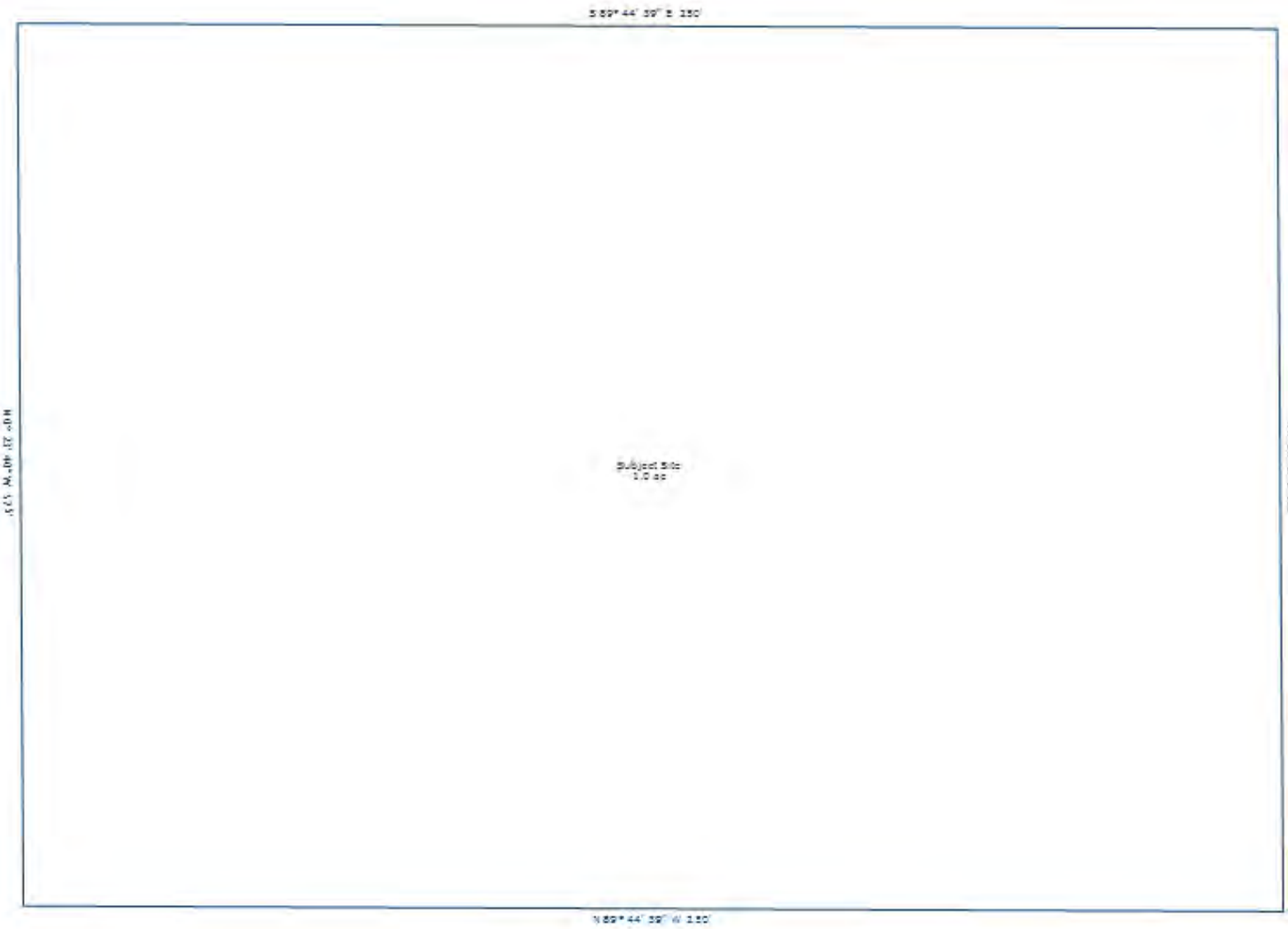
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUBAUGH	0		03/19/2021	WD	16-LC PAYOFF		2021-00936	DEED	0.0			
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000		05/14/2018	LC	03-ARM'S LENGTH		2018-01584	PROPERTY TRANSFER	0.0			
KLINE VICTOR J & ELLEN E T	KLINE ELLEN E HAMILTON	0		10/21/2010	QC	09-FAMILY/RELATED ENTITY		2010-4773QC	PROPERTY TRANSFER	0.0			
GREGG LINDA J	KLINE VICTOR J & ELLEN E T	19,000		08/20/2010	WD	03-ARM'S LENGTH		2010-3941WD	PROPERTY TRANSFER	100.0			
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 100% 12/14/2018 Qual. Ag.											
Owner's Name/Address		MAP #:											
SECORD MICHAEL & GRUGBAUGH 28730 ALLEN RD TRENTON MI 48183		2026 Est TCV 9,000											
			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 1 - 2 ACRES		1.00 Acres		9000		100		9,000
							1.00 Total Acres		Total Est. Land Value =				9,000
Tax Description													
SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO POB 1.00 A SPLIT ON 10/30/2017 TO 009-033-001-92 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Split/Comb. on 10/30/2017 completed 10/30/2017 TIM		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	4,500		0		4,500						411C
		2025	5,000		0		5,000						401C
		2024	8,000		0		8,000						389C
		2023	6,000		0		6,000						371C
Who When What		2026	4,500		0		4,500						411C
TPC 04/22/2025 INSPECTED		2025	5,000		0		5,000						401C
TPC 04/30/2021 INSPECTED		2024	8,000		0		8,000						389C
TPC 12/27/2017 INSPECTED		2023	6,000		0		6,000						371C
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Parcel Number: 009-033-001-92

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUGBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00936	DEED	0.0			
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	19-MULTI PARCEL ARM'S LEN	2018-01584	PROPERTY TRANSFER	0.0			
KLINE VICTOR J & ELLEN E T	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	09-FAMILY/RELATED ENTITY	2010-4773QC	PROPERTY TRANSFER	0.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 05/14/2018 Qual. Ag.									
Owner's Name/Address		MAP #:									
SECORD MICHAEL & GRUGBAUGH 28720 ALLEN RD BROWNSTOWN MI 48183-4970		2026 Est TCV 10,214									
		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 1 - 2 ACRES	1.00 Acres	9000	100			9,000
					AGRICULTRU SURPLUS 2600/	0.47 Acres	2600	100			1,214
					1.47 Total Acres Total Est. Land Value =						10,214
Tax Description											
SEC33 T22N R8W (0*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250 FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A SPLIT ON 10/30/2017 FROM 009-033-001-90; FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;		X									



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Parcel Number: 009-033-001-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GREGG LINDA	ANTCLIFF JOHN & MARY	13,000	06/17/2005	WD	32-SPLIT VACANT	05-0/2462	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
5020 S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST		Construction (new)		09/27/2024		PB24-0194		100%				
		P.R.E. 100% 07/04/2006		Pole Barn		04/29/2008		20080120		Complete				
Owner's Name/Address		MAP #:		Garage		08/25/2006		20060276		Complete				
ANTCLIFF JOHN & MARY 5020 S BLODGETT RD Lake City MI 49651		2026 Est TCV 241,924 TCV/TFA: 232.62		New House		07/06/2005		20050214		Complete				
		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 175.00 250.00 1.0339 0.8891 110 100						17,697			
					175 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value = 17,697			
Tax Description					Land Improvement Cost Estimates									
SEC 33 T22N R8W 1.004 AC (0*2005) E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.					Description						Rate	Size % Good	Cash Value	
Comments/Influences					D/W/P: 4in Ren. Conc.						7.33	200	50	733
05 Split 1 Ac from 001-70 for 06					Metal Prefab						15.08	120	50	905
					Total Estimated Land Improvements True Cash Value =						1,638			
					Work Description for Permit PB24-0194, Issued 09/27/2024: 8 x 8 deck addition - no roof.Building Systems Category Information: Construction(new) / Use and Occupancy Classification: Residential-R / Deck-1: 64 sf									
					Work Description for Permit 20080120, Issued 04/29/2008: 8 X 24 ADDITION OF LEAN-TO TO PB SI FOR 09 COMPLETE FOR 10.(ON REAR OF HOUSE)									
					Work Description for Permit 20060276, Issued 08/25/2006: 20x16 Detached Grg COMP. FOR 07.									
					Work Description for Permit 20050214, Issued 07/06/2005: 40x26 HSE 26x22 GRG 45% COMP. FOR 06. COMP FOR 07.									
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X Level												
		Rolling												
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What	2026	8,800	112,200	121,000			61,883C			
		TPC 10/29/2024	INSPECTED		2025	7,200	96,600	103,800			60,257C			
		TPC 10/03/2023	INSPECTED		2024	7,200	82,600	89,800			57,573C			
		TPC 12/27/2017	INSPECTED		2023	5,600	82,200	87,800			54,832C			



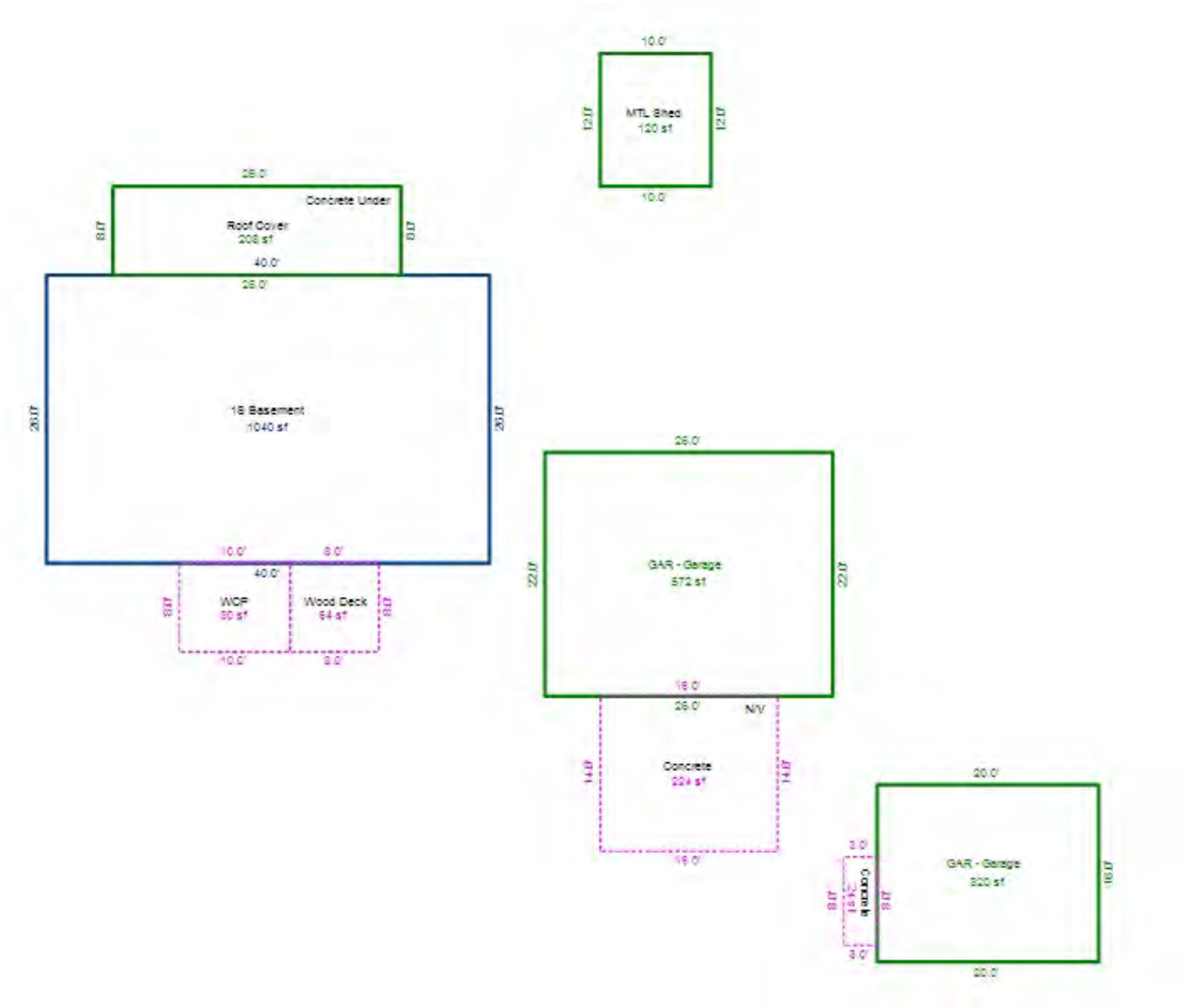
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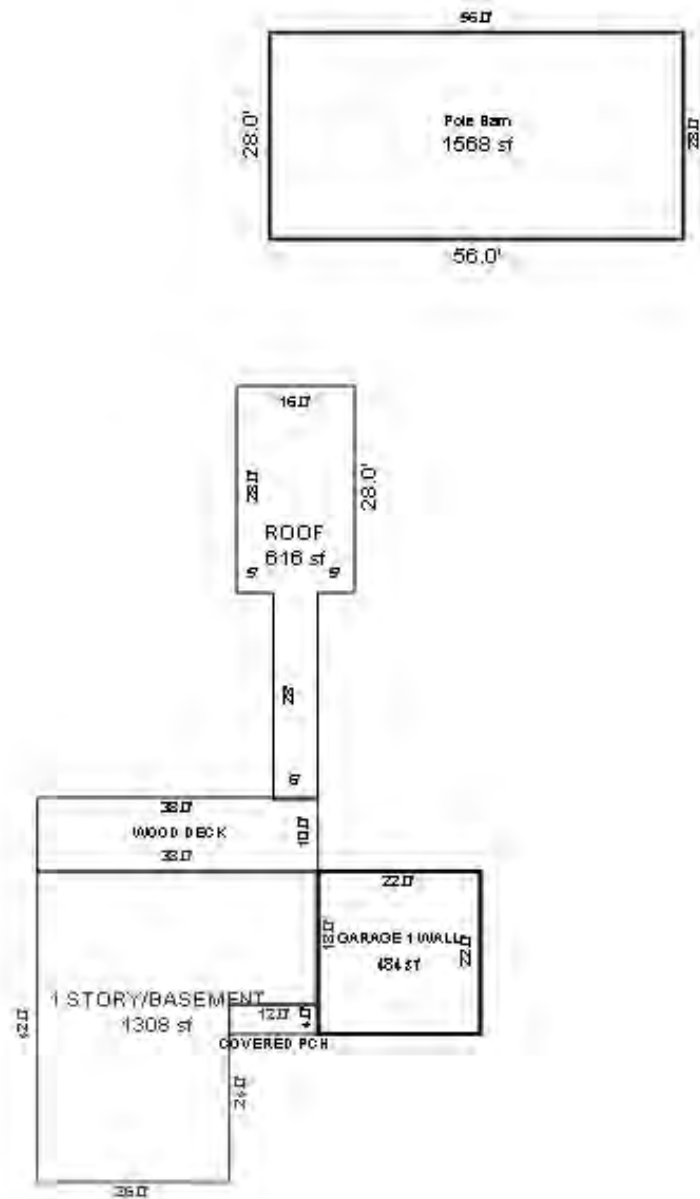
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.								
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status							
9350 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST			Alteration		10/27/2025		PE25-0240									
		P.R.E. 100% 12/16/2024																
Owner's Name/Address		MAP #:																
LUCAS FAMILY TRUST LUCAS DAVID R & DONNA M TRUSTEES 9350 W WATERGATE RD MC BAIN MI 49657		2026 Est TCV 327,742 TCV/TFA: 250.57																
		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				
						Residentia 18	-29	@\$5000	20.13	Acres	5000	100			100,655			
						20.13 Total Acres				Total Est. Land Value =				100,655				
Tax Description						Land Improvement Cost Estimates												
THAT PART OF S ½ OF NE ¼ LYING N OF A LINE BEG AT E ¼ COR TH NO°19'49"E, 1129.55FT, N89° 40'21"W 70FT, S0°19'49"W 227.71FT, S 53°20'52W 145.77FT, S 85°31'40" TO N-S ¼ LINE EXC THAT PART LYING E ¼ OF A LINE BEG AT E ¼ COR TH N°19"49"E 1129.55FT, N89°40"21W 70FT, S0°1949" W 227.71FT, S 53°20'52"W 145.77FT, S 85°31'40"W 1249.25FT, N0°16'23"E 617.02 FT TO N LINE OF S ½ OF NE 14 OF SEC 33 T22N R82W 20.1313A SPLIT ON 12/16/2024 FROM 009-033-002-00;						Description									Rate	Size	% Good	Cash Value
Comments/Influences						D/W/P: 3.5 Concrete									6.58	850	0	0
						Wood Frame									28.80	100	50	1,440
						Residential Local Cost Land Improvements												
						Description									Rate	Size	% Good	Cash Value
						LAND IMPROVE 1000									1,000.00	1	95	950
						Total Estimated Land Improvements True Cash Value =									2,390			
						Work Description for Permit PE25-0240, Issued 10/27/2025: Mechanical Permit PM25- Generator Install.												
						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	50,300	113,600	163,900				67,308C						
		TPC 05/30/2022	INSPECTED		2025	37,200	97,900	135,100				65,539C						
		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		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 48 380 616	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % 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 1976		Remodeled 0		Ex		X	Ord		Min	Size of Closets																																																																																																																
Condition: Average				Lg		X	Ord		Small	Central Air Wood Furnace																																																																																																																
Room List		Doors:			Solid	X	H.C.			(12) Electric 200 Amps Service																																																																																																																
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors																																																																																																																								
(1) Exterior		Kitchen: Other: Other:																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings								No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																
		X		Drywall						No. of Elec. Outlets Many X Ave. Few																																																																																																																
(2) Windows		(7) Excavation								(13) Plumbing 1 Average Fixture(s) 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	Basement: 1308 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	450		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																						
X	Asphalt Shingle	(10) Floor Support																																																																																																																								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,308</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>200,603</td> <td>120,361</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>450</td> <td>8,537</td> <td>5,122</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,422</td> <td>853</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,996</td> <td>1,798</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>2,813</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>3,440</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>48</td> <td>1,531</td> <td>919</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>380</td> <td>6,080</td> <td>3,648</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>616</td> <td>9,166</td> <td>5,500</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>484</td> <td>21,267</td> <td>12,760</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,589</td> <td>-1,553</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>1568</td> <td>37,083</td> <td>22,250</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>1,628</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,308			Total:				200,603	120,361		Size	Cost New	Depr. Cost	Recreation Room	450	8,537	5,122	Plumbing				Average Fixture(s)	1	1,422	853	2 Fixture Bath	1	2,996	1,798	Water/Sewer				1000 Gal Septic	1	4,689	2,813	Water Well, 100 Feet	1	5,734	3,440	Porches				CCP (1 Story)	48	1,531	919	Deck				Treated Wood	380	6,080	3,648	w/Roof (Roof portion)	616	9,166	5,500	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	484	21,267	12,760	Common Wall: 1 Wall	1	-2,589	-1,553	Class: C Exterior: Pole (Unfinished)				Base Cost	1568	37,083	22,250	Built-Ins				Appliance Allow.	1	2,713	1,628	Fireplaces						
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D & LISA J	1		01/10/2025	QC	21-NOT USED/OTHER		2025-00323	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
9350 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 01/01/2025												
Owner's Name/Address		MAP #:												
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 35,850												
		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		7.17 Acres		5000	100		35,850	
					7.17 Total Acres Total Est. Land Value = 35,850									
Tax Description		X SEC 33 T22N R8W (0*2025) ADDITIONAL PCL OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 221 DESC AS: BEG N 00 DEG 19'49"E 1129.55 FT, N 89 DEG 40'21"W 70 FT, S 00 DEG 19'49"W 227.71 FT, S 53 DEG 20'52"W 145.77 FT, S 85 DEG 31'40"W 485.53 FT FROM E 1/4 COR, TH S 85 DEG 31'40"W 288.72 FT, N 00 DEG 16'23"E 275 FT, S 85 DEG 31'37"W 475 FT, N 00 DEG 16'23"E 342.02 FT, S 89 DEG 02'48"E 761.70 FT, S 00 DEG 19'49"W 544.78 FTTO POB. 7.17A. SPLIT/COMBINED ON 12/16/2024 FROM 009-033-002-00;												
		4 completed ; 3-002-00; -002-01, -----			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					17,900S
		TPC 05/30/2022 INSPECTED			2025		13,300	0	13,300					13,300S
		TPC 04/30/2021 INSPECTED			2024		0	0	0					0
					2023		0	0	0					0

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D & LISA J	0		01/10/2025	WD	16-LC PAYOFF		2025-00324	DEED	0.0			
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D & LISA J	30,000		11/13/2019	LC	03-ARM'S LENGTH		2019-03551	PROPERTY TRANSFER	100.0			
LUCAS DAVID R	LUCAS DAVID R & DONNA M TH	0		04/12/2011	QC	21-NOT USED/OTHER		2011-1439QC	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 100% 11/13/2019											
Owner's Name/Address		MAP #:											
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 55,440											
			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 3 - 7	@\$9000	6.16	Acres	9000	100	55,440	
						6.16 Total Acres						Total Est. Land Value =	55,440
Tax Description													
SEC 33 T22N R8W (4*TRACT*2006) PCL 009-033-003-00 OF SURVEY IN BOOK OF SURVEYS 5-6 P 221 DESC AS: E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E SEC LINE 1129.55 FT N OF 1/4 POST TH 5 89 DEG 40'21"W 70 FT TH S 00 DEG 19'49"W 227.71 FT TH S 53 DEG 20'52"W 145.77 FT TH S 85 DEG 31'40"W TO N & S 1/4 LINE EXC BEG NO DEG 23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N 0 DEG 23'40"W 150 FT, S 89 DEG 47'13"E 330 FT, S 0 DEG 23'40"E 150 FT TO POB. 6.16A.		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										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value	
		2026	27,700		0		27,700					8,988C	
		2025	18,500		0		18,500					8,752C	
		2024	9,200		0		9,200					8,489C	
		2023	9,200		0		9,200					8,085C	
Who When What		2026	27,700		0		27,700					8,988C	
TPC 12/27/2017 INSPECTED		2025	18,500		0		18,500					8,752C	
TPC 07/26/2010 INSPECTED		2024	9,200		0		9,200					8,489C	
		2023	9,200		0		9,200					8,085C	

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D &	0		01/10/2025	WD	16-LC PAYOFF		2025-00324	DEED	0.0				
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D &	30,000		11/13/2019	LC	19-MULTI PARCEL ARM'S LEN		2019-03551	PROPERTY TRANSFER	100.0				
LUCAS DAVID R	LUCAS DAVID R & DONNA M TH	0		04/12/2011	QC	21-NOT USED/OTHER		2011-1439QC	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status			
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 11/13/2019												
Owner's Name/Address		MAP #:												
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651		2026 Est TCV 10,260												
			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 1 - 2.99@	\$9000	1.14	Acres	9000	100			10,260
						1.14 Total Acres				Total Est. Land Value =				10,260
Tax Description														
SEC 33 T22N R8W (0*2006) PCL 009-033-003-90 OF SURVEY IN BOOK OF SURVEYS 5-6 P 221 DESC AS: BEG N O DEG 23'40"W 1161.07 FT N OF E 1/4 COR, TH N 89 DEG 47'13"W 330 FT, N O DEG 23'40"W 150 FT, S 89 DEG 47'13"E 330 FT, S 0 DEG 23'40"E 150 FTTO POB. 1.14A. 2006 SPLIT OF 009-033-003-00 ON 11/07/2006		X												
Comments/Influences														
Split/Comb. on 10/12/2006 completed 10/12/2006 RAY 009-033-003-00; 009-033-003-90;														
														

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
OUWINGA ROGER L & KAY F	OUWINGA ROGER L & KAY F TR	0		10/01/2025	QC	14-INTO/OUT OF TRUST		2025-03295	DEED	0.0		
OUWINGA ROGER	OUWINGA ROGER & KAY, TRUST	0		11/04/2005	QC	21-NOT USED/OTHER		05-0/4410	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status	
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 07/22/1994										
Owner's Name/Address		MAP #:										
OUWINGA ROGER & KAY TRUST 9150 W WATERGATE MC BAIN MI 49657		2026 Est TCV 22,789										
			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	237.50	275.00	0.9579	0.9106	110 100	22,789
						238 Actual Front Feet, 1.50 Total Acres						Total Est. Land Value = 22,789
Tax Description		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
						2026	11,400	0	11,400			2,772C
						2025	9,300	0	9,300			2,700C
						2024	9,300	0	9,300			2,619C
			2023	7,300	0	7,300			2,495C			
		Who	When	What	2026	11,400	0	11,400			2,772C	
		TPC 04/22/2025	INSPECTED		2025	9,300	0	9,300			2,700C	
		TPC 04/30/2021	INSPECTED		2024	9,300	0	9,300			2,619C	
		TPC 12/27/2017	INSPECTED		2023	7,300	0	7,300			2,495C	

Lake Township Missaukee Parcel Map Parcel: 000-000-000-00

0 100 Feet Aerial 4/2025

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Missaukee, Michigan

Parcel Number: 009-033-004-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

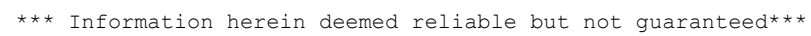
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
OUWINGA ROGER L & KAY F	OUWINGA ROGER L & KAY F TR	0	10/01/2025	QC	14-INTO/OUT OF TRUST	2025-03296	DEED	0.0		
OUWINGA ROGER & KAY TRUSTE		0	07/21/2010	OTH	09-FAMILY/RELATED ENTITY	2010-3099TRUST	PROPERTY TRANSFER	0.0		
OUWINGA ROGER L	OUWINGA ROGER & KAY, TRUST	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4410	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
9150 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:								
OUWINGA ROGER L & KAY F TRUST 9150 W WATERGATE RD MC BAIN MI 49657		2026 Est TCV 283,432 TCV/TFA: 150.28								
		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 235.70 275.00 0.9598 0.9106 110 100 22,659					
					236 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =					22,659
Tax Description										
. SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N 275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.		X								
Comments/Influences										
		X								

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

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<<<< Calculations too long.  See Valuation printout for complete pricing. >>>>
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Parcel Number: 009-033-005-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MICH STATE HWY COMM		2026 Est TCV 0										
	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 18	-29	@\$5000	20.47	Acres	5000	100		102,350
				20.47 Total Acres Total Est. Land Value = 102,350								
Tax Description												
. SEC 33 T22N R8W BEG ON E SEC LINE												
454.54 FT N OF E 1/4 POST TH S 89 DEG 36'												
20" W 70 FT N 23' 40" W 140.95 FT N 60												
DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W												
2623.07 FT S 5 DEG 11' 52" E 65 FT S 84												
DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45												
FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11'												
52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT												
S 52 DEG 37' 44" W 333.35 FT N ON SEC												
LINE400 FT S 60 DEG 4' 26" E 215.96 FT N												
84.48' 8" E 2226.32 FT N 5 DEG 11' 52"												
E65 FT N 84 DEG 48'08"E 50 FT, S 5 DEG												
11'52"E 65 FT, N 84 DEG 48'08"E 2635.68												
FT, N 52 DEG 37'27"E 145.77 FT, N 23'40"												
W 227.71 FT, N 89 DEG 36'20"E 70 FT, S ON												
SEC LINE 675 FT TO POB. 20.47A.												
Comments/Influences												

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

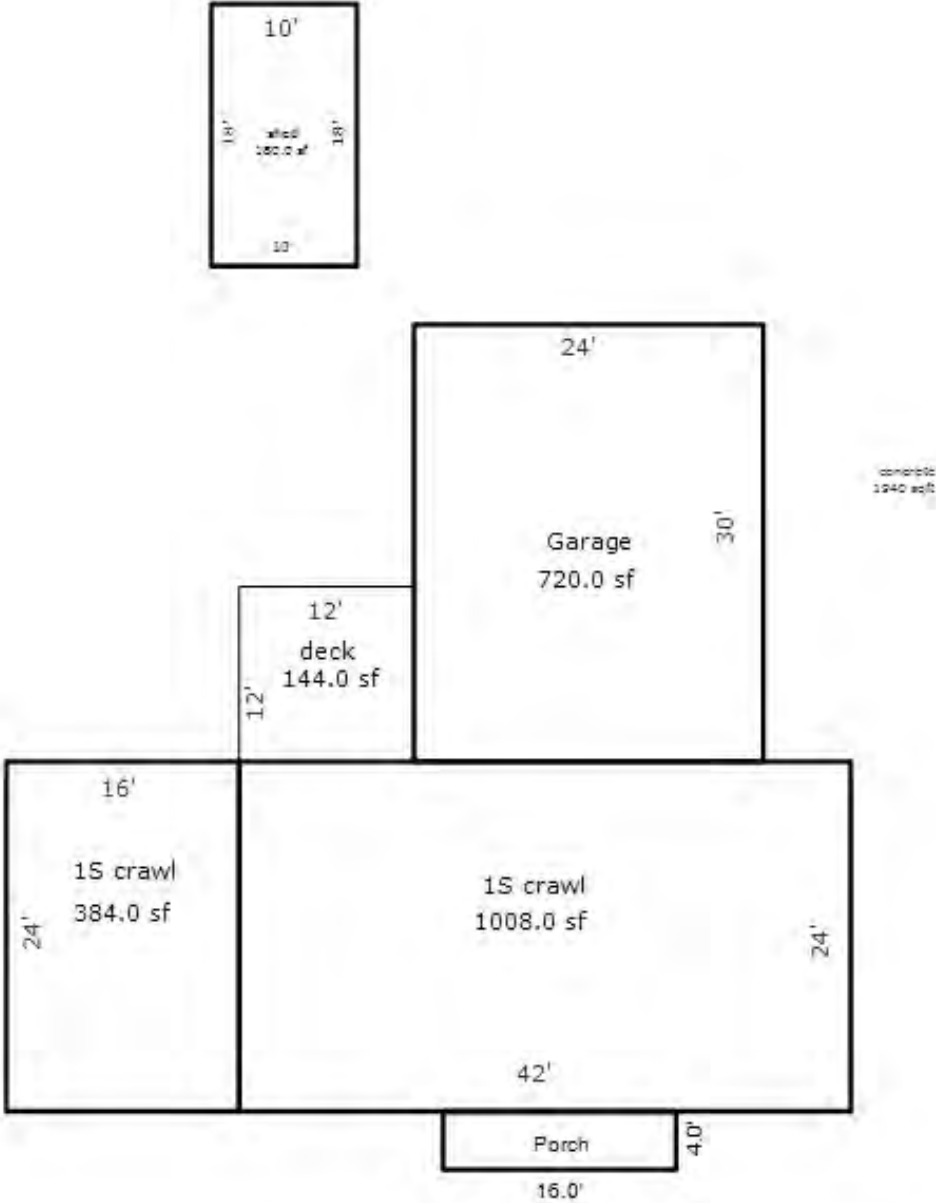
03/24/2026

A photograph of a white, single-story house with a green roof and a large white barn with a green roof, situated on a grassy field with trees in the background. The house has several windows and a small porch. The barn is a large, rectangular structure with a gambrel roof. The property is surrounded by tall trees and a clear blue sky.

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

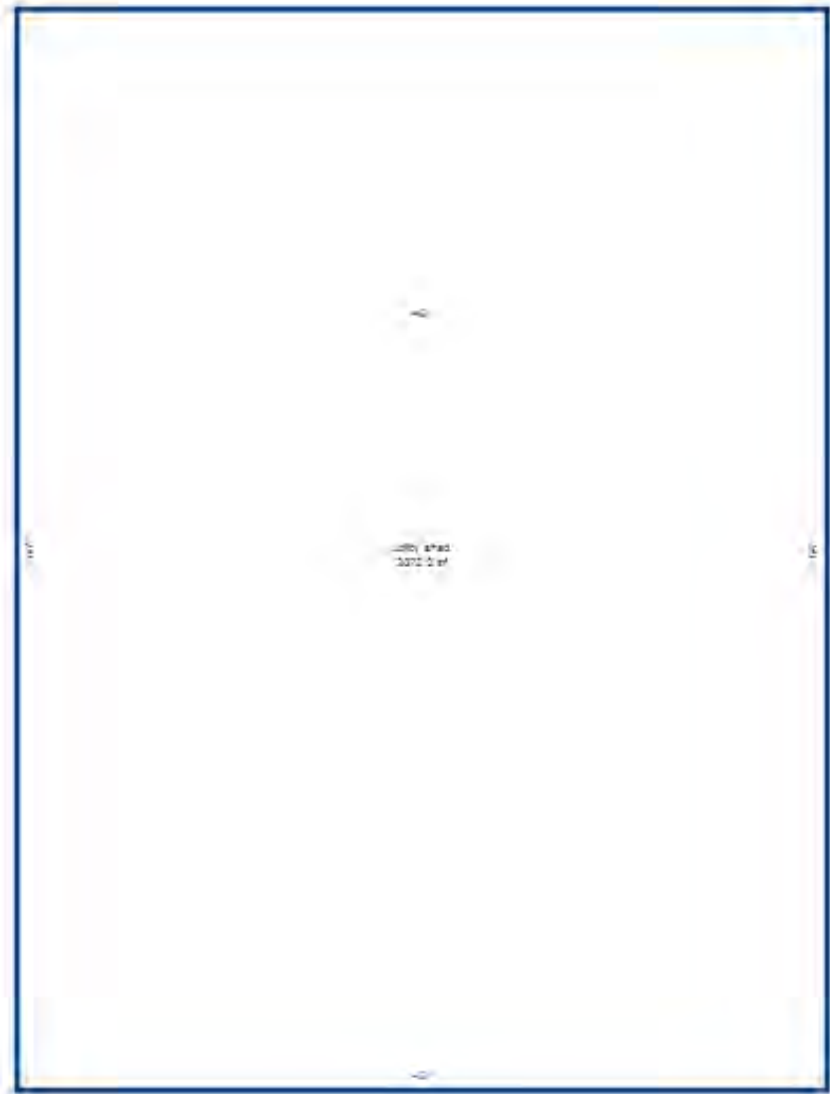
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 64 144	Type CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,392 Total Base New : 201,980 Total Depr Cost: 143,592 Estimated T.C.V: 163,695		E.C.F. X 1.140		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Drywall											Plaster	Wood T&G
Yr Built 1978	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:		100 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 1978	
		X	Tile	Ex. X Ord. Min			Ground Area = 1392 SF Floor Area = 1392 SF.							
				No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
				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 1 Story Siding		Crawl Space Crawl Space		1,008 384		Total: 163,500 118,580	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1392 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)		1		1,185		770	
		(9) Basement Finish					Water/Sewer							
							1000 Gal Septic		1		4,386		2,851	
							Water Well, 50 Feet		1		3,344		2,174	
							Porches							
							CCP (1 Story)		64		1,822		1,184	
							Deck							
							Treated Wood		144		3,146		2,045	
							Garages							
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
							Base Cost		720		25,121		16,329	
							Common Wall: 1 Wall		1		-2,421		-1,574	
							Built-Ins							
							Appliance Allow.		1		1,897		1,233	
									Totals:		201,980		143,592	
							Notes: MODULAR							
									ECF (101 AGRICULTURE) 1.140 =>		TCV:		163,695	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										

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



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

Building Type	Farm Utility Storage Shed				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 224				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	64 x 48 = 3072				
Cost New	\$ 24,483				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	\$ 13,466				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750				
% Good	55				
Est. True Cash Value	\$ 10,099				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10099 / All Cards: 10099					



Parcel Number: 009-033-006-60

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.				
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LEN	2021-03036	PROPERTY TRANSFER	100.0				
KOINONIA LIVING CENTER INC	ROLAND STREET DEVELOPMENT	340,000	11/30/2010	WD	03-ARM'S LENGTH	2010-5308WD	PROPERTY TRANSFER	100.0				
KOINONIA LIVING CENTER INC		0	08/03/2010	OTH	33-TO BE DETERMINED	2010-3960	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status			
9343 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial			08/16/2011	2011-0435	100%			
		P.R.E. 0%		Carport			11/10/2004	20040445	Complete			
Owner's Name/Address		MAP #:										
FIELD OF DREAMZ LLC 12142 PENINSULA DR TRAVERSE CITY MI 49686		2026 Est TCV 780,079 TCV/TFA: 67.49										
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements			* Factors *							
					Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description					INFO FOR SIZE 0 250.00 435.60 1.0000 0.0000 0 100* 0							
SEC 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			COMMERCIAL 2-4A 9000 2.50 Acres 9000 100 22,500						
Comments/Influences					* denotes lines that do not contribute to the total acreage calculation. 250 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 22,500							
		X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value							
					D/W/P: Asphalt Paving 2.67 33000 100 88,110							
					Total Estimated Land Improvements True Cash Value = 88,110							
		Topography of Site			Work Description for Permit 2011-0435, Issued 08/16/2011: DUPLEX, GAS WECT CRAWL & POURED FOUNDATION, A/C, 1 S 4 BDRM, 4 BATH Work Description for Permit 20040445, Issued 11/10/2004: 60x19 CARPORT COMP. FOR 06							
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	11,300	378,700	390,000				277,599C
		TPC 04/30/2021	INSPECTED		2025	11,300	316,800	328,100				270,301C
		TPC 05/13/2019	INSPECTED		2024	18,800	264,200	283,000				262,174C
		TPC 12/27/2017	INSPECTED		2023	8,800	292,100	300,900				249,690C

Site Touring Map/View

Parcel: 000



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 Missaukee, Michigan

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

Desc. of Bldg/Section: CAL 148 - 10 UNITS Calculator Occupancy: Multiple Residences										<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Low Cost Total Floor Area: 6450 # of Units: 10 Overall Building Height: 10 Base Rate for Upper Floors = 65.86 (10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.22 100% Adjusted Square Foot Cost for Upper Floors = 83.08 Total Floor Area: 6,450 Base Cost New of Upper Floors = 535,866 Reproduction/Replacement Cost = 535,866 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 380,465																
Class: D,Siding Floor Area: 6,450 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost <table border="1"> <tr> <td>High</td> <td></td> <td>Above Ave.</td> <td></td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>					High		Above Ave.		Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 100% Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 6450 Total # Units: 10 Has Elevators:									
High		Above Ave.		Ave.	X	Low																				
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels <table border="1"> <tr> <th>Item Description</th> <th>Cost</th> <th># or</th> <th>Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </table> (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1310.00 10 1.000 1.000 13,100					Item Description	Cost	# or	Height	Storys	Cost	Col.	Rate	SqFt	Adj.	Adj.	Cost
Item Description	Cost	# or	Height	Storys	Cost																					
Col.	Rate	SqFt	Adj.	Adj.	Cost																					
2002 Year Built Remodeled					Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels <table border="1"> <tr> <th>Item Description</th> <th>Cost</th> <th># or</th> <th>Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> </tr> </table> (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1310.00 10 1.000 1.000 13,100					Item Description	Cost	# or	Height	Storys	Cost	Col.	Rate	SqFt	Adj.	Adj.	Cost
Item Description	Cost	# or	Height	Storys	Cost																					
Col.	Rate	SqFt	Adj.	Adj.	Cost																					
10 Overall Bldg Height					* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					(40) Exterior Wall: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																
Comments: 2/18/2015 APPROXIMATELY 1000SQFT 1 BDRM & 2BDRM UNITS -TIM					* Sprinkler Info * Area: Type: Low																					

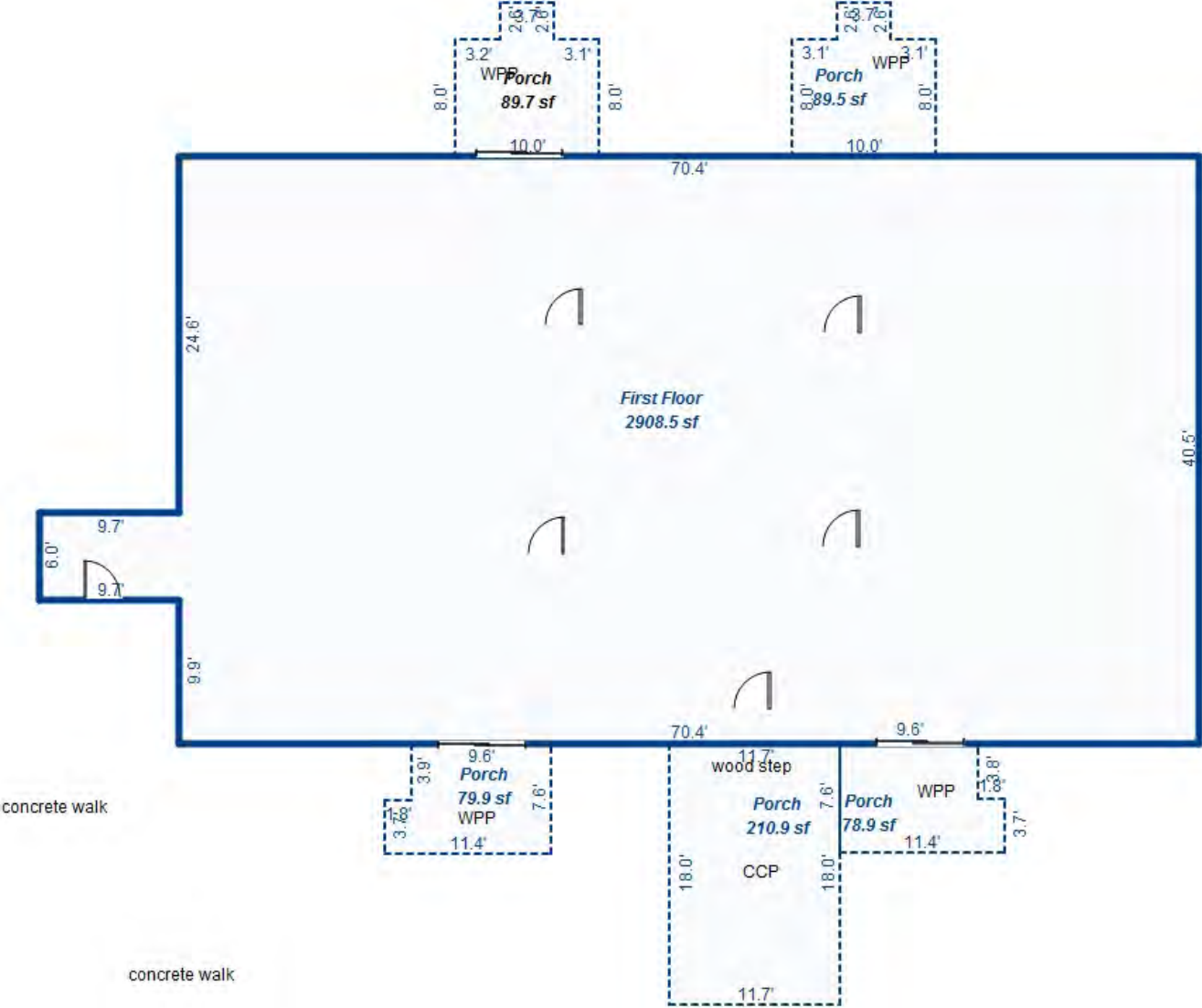
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:					
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average	Many Unfinished	Many Unfinished	10 Appliance Allowance, Multiple R				
(3) Frame:				3-Piece Baths				Wash Bowls	Many Unfinished	Many Unfinished	Many Unfinished	Many Unfinished					
				2-Piece Baths				Water Heaters	Typical	Typical	Typical	Typical					
				Shower Stalls				Wash Fountains									
				Toilets				Water Softeners									
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:					
								X Wood Dome and Deck				Thickness Bsmnt Insul.					
(5) Floor Cover:				(10) Heating and Cooling:								800 SqFt, Wood					
				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: 2011 CONVERSION TO 4 UNITS Calculator Occupancy: Multiple Residences										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Siding Floor Area: 2,908 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Siding Quality: Low Cost									
										Total Floor Area: 2908 # of Units: 4 Overall Building Height: 12									
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 69.71									
										(10) Heating system: Complete H.V.A.C. Cost/SqFt: 18.22 100% Adjusted Square Foot Cost for Upper Floors = 87.93									
2002 Year Built 2011 Remodeled										Total Floor Area: 2,908 Base Cost New of Upper Floors = 255,701									
										Reproduction/Replacement Cost = 255,701 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 181,548									
12 Overall Bldg Height										<<<<<< Segregated Cost Computations >>>>>>									
										Costs taken from Segregated Cost Section 2: Multiples & Motels									
Comments: 2011 CONVERTED TO MULTIPLE UNIT FROM CLUBHOUSE										Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost									
										(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1310.00 4 1.000 1.000 5,240									
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor										Total Cost of Lump-Sum Items = 5,240									
										<<<<<< 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:									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									
										(39) Miscellaneous:									
										4 Appliance Allowance, Multiple Re.									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									

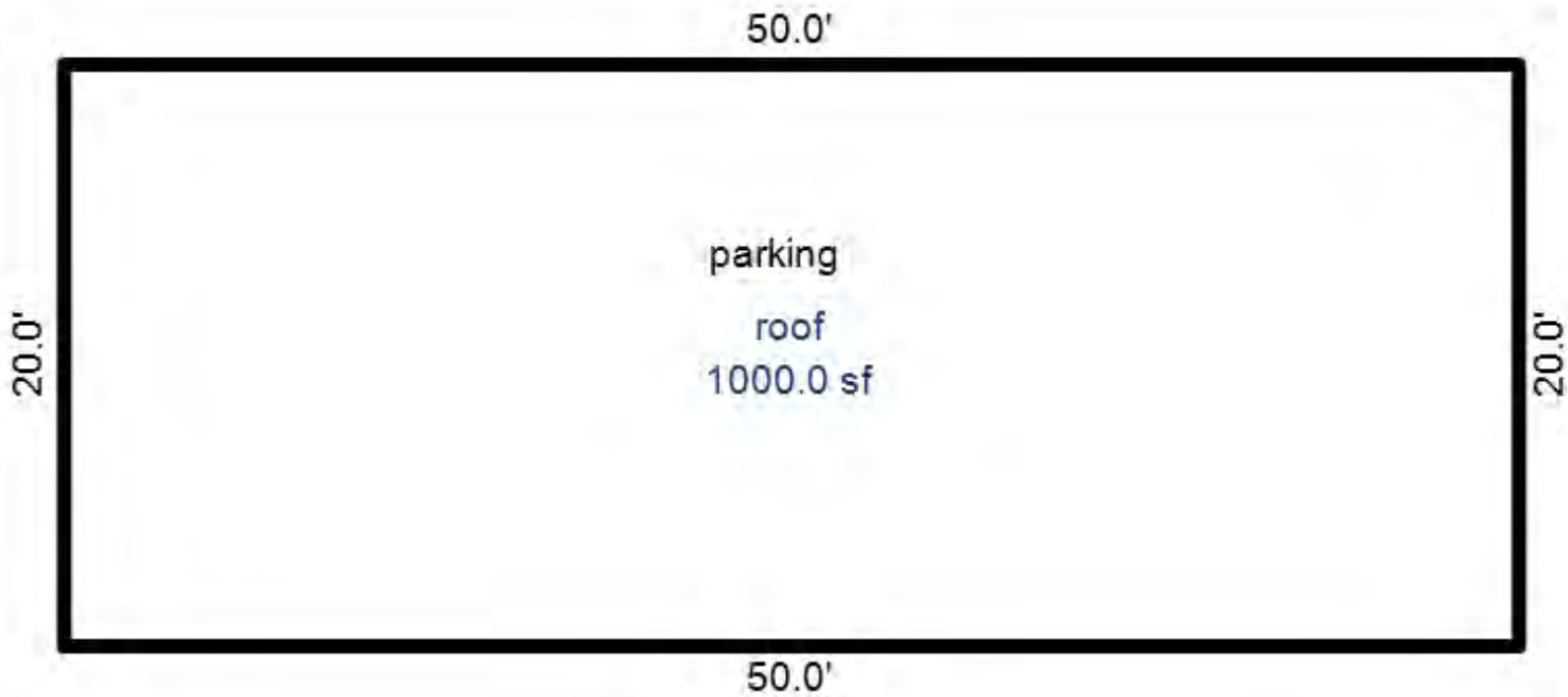


Sketch by Apex Sketch

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

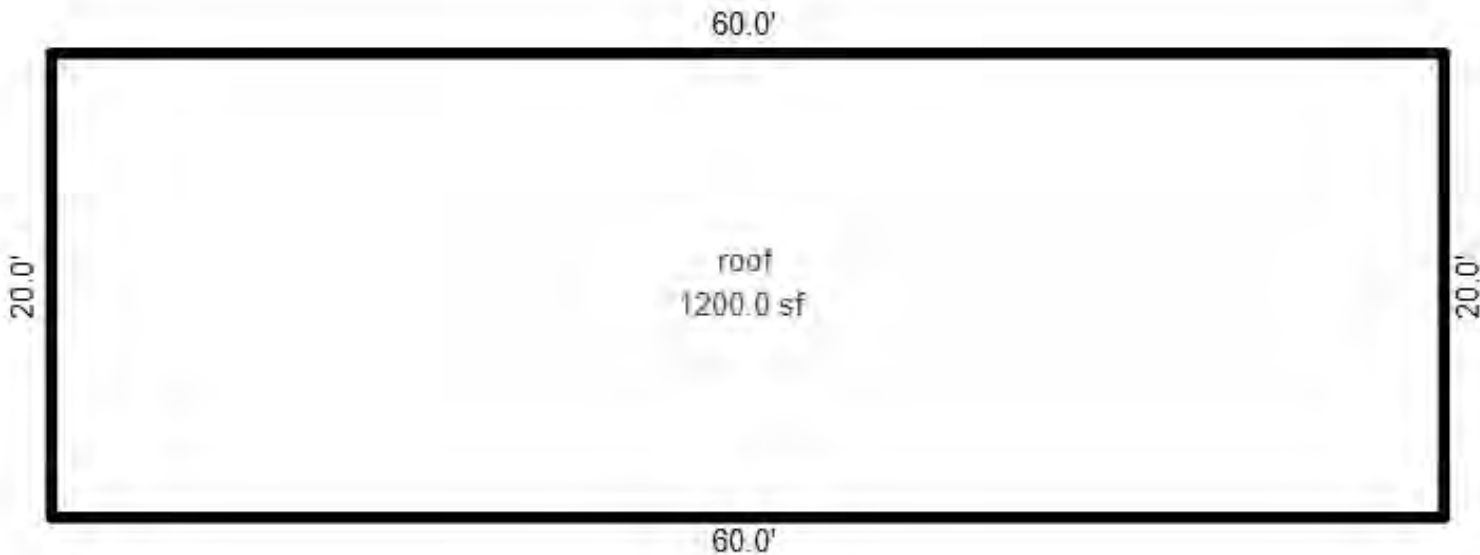
Desc. of Bldg/Section: CARPORT										Calculator Cost Computations										>>>>																													
Calculator Occupancy: Sheds - Equipment 3 Wall Shed										Class: D,Pole Quality: Average																																							
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100 2005 Year Built Remodeled Overall Bldg Height Comments:										Construction Cost										Stories: 1 Story Height: 8 Perimeter: 140																													
										High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 28.38																													
										** ** Calculator Cost Data ** **										(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%																													
										Quality: Average										Adjusted Square Foot Cost for Upper Floors = 28.38																													
										Heat#1: No Heating or Cooling 100%																																							
Heat#2: No Heating or Cooling 0%										Total Floor Area: 1,000 Base Cost New of Upper Floors = 28,380																																							
Ave. SqFt/Story: 1000										Reproduction/Replacement Cost = 28,380																																							
Ave. Perimeter: 140										Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0																																							
Has Elevators:										Total Depreciated Cost = 19,298																																							
*** Basement Info ***										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 20,456																																							
Area:										Replacement Cost/Floor Area= 28.38 Est. TCV/Floor Area= 20.46																																							
Perimeter:																																																	
Type:																																																	
Heat: Hot Water, Radiant Floor																																																	
* Mezzanine Info *																																																	
Area #1:																																																	
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* Sprinkler Info *																																																	
Area:																																																	
Type: Average																																																	
(1) Excavation/Site Prep:										(7) Interior:										(11) Electric and Lighting:										(39) Miscellaneous:																			
(2) Foundation:										(8) Plumbing:										Outlets:										Fixtures:																			
X Poured Conc. Brick/Stone Block										Many Above Ave. Average Typical Few None										Few Average										Few Average																			
(3) Frame:										Total Fixtures 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										(40) Exterior Wall:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler										(14) Roof Cover:										Thickness Bsmnt Insul.																			

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



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

Parcel Number: 009-033-006-70

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

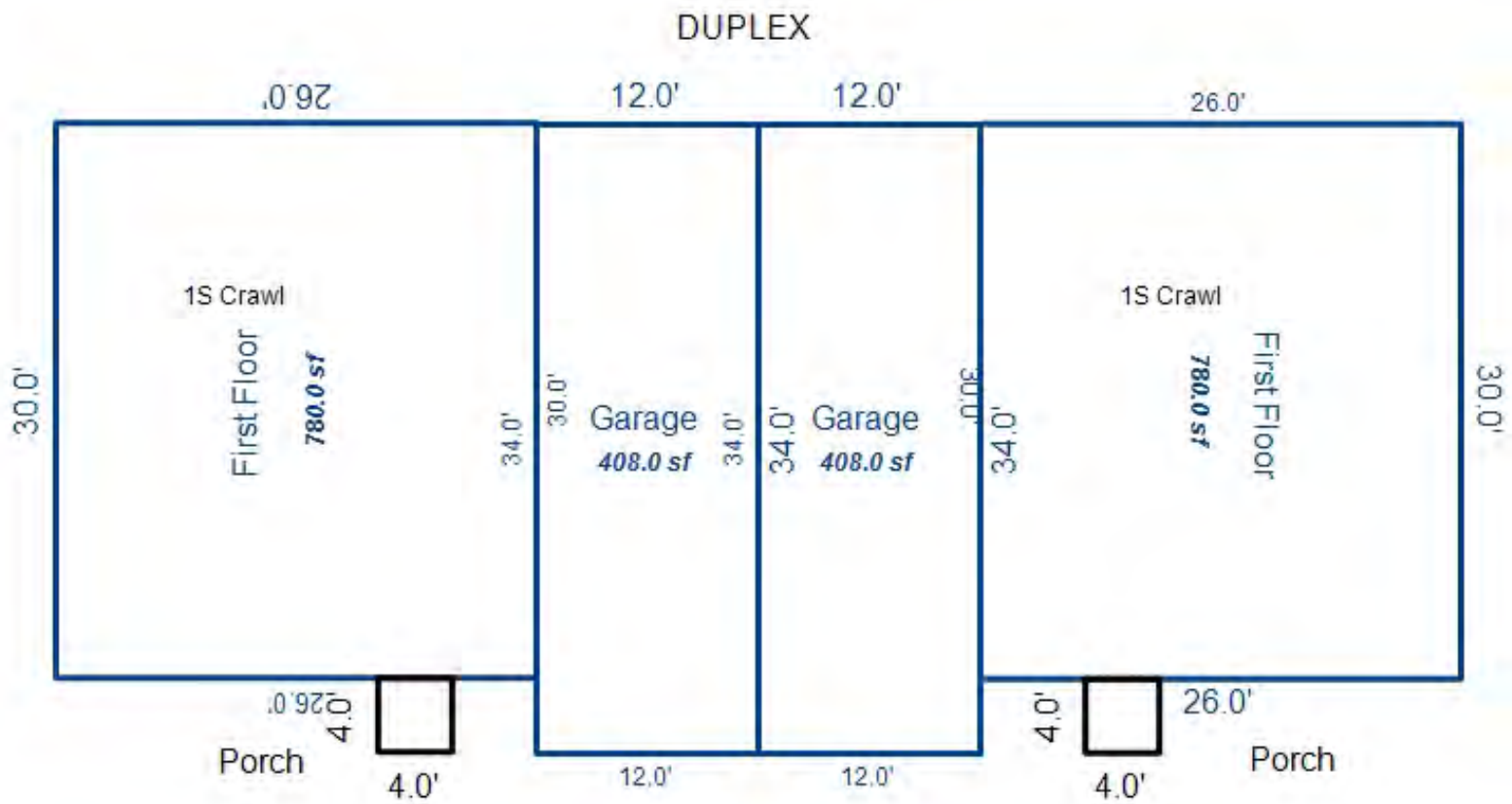
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LEN	2021-03036	PROPERTY TRANSFER	100.0						
HICKS MICHAEL J ETAL	ROLAND STREET DEVELOPMENT	86,000	11/24/2014	WD	03-ARM'S LENGTH	2014-03925	PROPERTY TRANSFER	100.0						
HICKS MICHAEL, MATTHEW & M	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	10-FORECLOSURE	2010-4069QC	PROPERTY TRANSFER	0.0						
SPRAGG JAMES A & PATRICIA	HICKS MICHAEL, MATTHEW & N	230,000	11/22/2004	WD	03-ARM'S LENGTH	04-0/4791	DEED	100.0						
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status				
9419 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		06/14/2006		20060155		Complete				
		P.R.E. 0%		New House		10/04/2005		20050345		Complete				
Owner's Name/Address		MAP #:												
FIELD OF DREAMZ LLC 12142 PENINSULA DR TRAVERSE CITY MI 49686		2026 Est TCV 527,146 TCV/TFA: 168.96												
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements				* Factors * 250X300								
						Description Frontage Depth Front Depth Rate %Adj. Reason Value								
						INFO FOR SIZE 0 250.00 300.04 1.0000 0.0000 0 100* 0								
						COMMERCIAL 2-4A 9000 1.72 Acres 9000 100 15,498								
						* denotes lines that do not contribute to the total acreage calculation.								
						250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value = 15,498								
						Land Improvement Cost Estimates								
						Description Rate Size % Good Cash Value								
						D/W/P: Asphalt Paving 2.89 6400 100 18,496								
						Total Estimated Land Improvements True Cash Value = 18,496								
						Work Description for Permit 20060155, Issued 06/14/2006: 26x30 Duplex 45% FOR 07 complete for 08 .								
						Work Description for Permit 20050345, Issued 10/04/2005: 26X60 MULTI FAMILY W/AC & 24X34 GRG 45% COMP. FOR 06. COMP. FOR 07								
Tax Description														
SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB N TO POB 2.19AC. M/L SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80; SPLIT ON 10/16/2010 INTO 009-033-006-79;														
Comments/Influences														
00 SPLIT FOR 006-00 FOR 01 00 SPLIT 0.75 AC. TO 006-90 FOR 03 D TO ROLL FOR 05 FOR 06 07 15900 ADJ 54100 ADD'N FOR 0 completed AYER REQUEST; 3-006-70; -006-79; ----- 06-79 CE. WEST 690 FT. THEREOF, OF THE OUTH OF HWY. M-55														
														
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan														
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 04/30/2021		INSPECTED				2026	7,700	255,900	263,600			174,170C
		TPC 05/13/2019		INSPECTED				2025	7,700	225,600	233,300			169,592C
		TPC 05/06/2018		INSPECTED				2024	11,300	182,900	194,200			164,493C
								2023	6,300	158,600	164,900			156,660C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																											
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G																																																																																																												
	Yr Built 2005	Remodeled 0	Ex	Ord	Min																																																																																																										
Condition: Average		Size of Closets		Lg		Ord	Small	Class: CD Effec. Age: 15 Floor Area: 780 Total Base New : 291,124 Total Depr Cost: 247,454 Estimated T.C.V: 244,979		E.C.F. X 0.990		Bsmnt Garage:																																																																																																			
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace		(12) Electric																																																																																																								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		Ord.	Min																																																																																																					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		Ave.	Few	(13) Plumbing																																																																																																					
	Wood/Shingle Aluminum/Vinyl Brick Insulation			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		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																											
	Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																																																																																													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																													
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																																								
Chimney:																																																																																																															
Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 780 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>780</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>170,276</td> <td>72,367</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>2</td> <td></td> <td>2,371</td> <td>2,015</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td>3,721</td> <td>3,163</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>8,792</td> <td>7,473</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,415</td> <td>4,603</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>408</td> <td>20,327</td> <td>17,278</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,421</td> <td>-2,058</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>468</td> <td>398</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>408</td> <td>20,327</td> <td>17,278</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,421</td> <td>-2,058</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>468</td> <td>398</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,897</td> <td>1,612</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>CCP (1 Story)</td> <td>16</td> <td>740</td> <td>629</td> </tr> <tr> <td>CCP (1 Story)</td> <td>16</td> <td>740</td> <td>629</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	780			Total:				170,276	72,367	Average Fixture(s)	Size	Cost New	Depr. Cost	2		2,371	2,015	3 Fixture Bath		3,721	3,163	Water/Sewer				2000 Gal Septic	1	8,792	7,473	Water Well, 100 Feet	1	5,415	4,603	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	408	20,327	17,278	Common Wall: 1 Wall	1	-2,421	-2,058	Door Opener	1	468	398	Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	408	20,327	17,278	Common Wall: 1 Wall	1	-2,421	-2,058	Door Opener	1	468	398	Built-Ins				Appliance Allow.	1	1,897	1,612	Porches				CCP (1 Story)	16	740	629	CCP (1 Story)	16	740	629
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																										
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Built-Ins																																																																																																															
Appliance Allow.	1	1,897	1,612																																																																																																												
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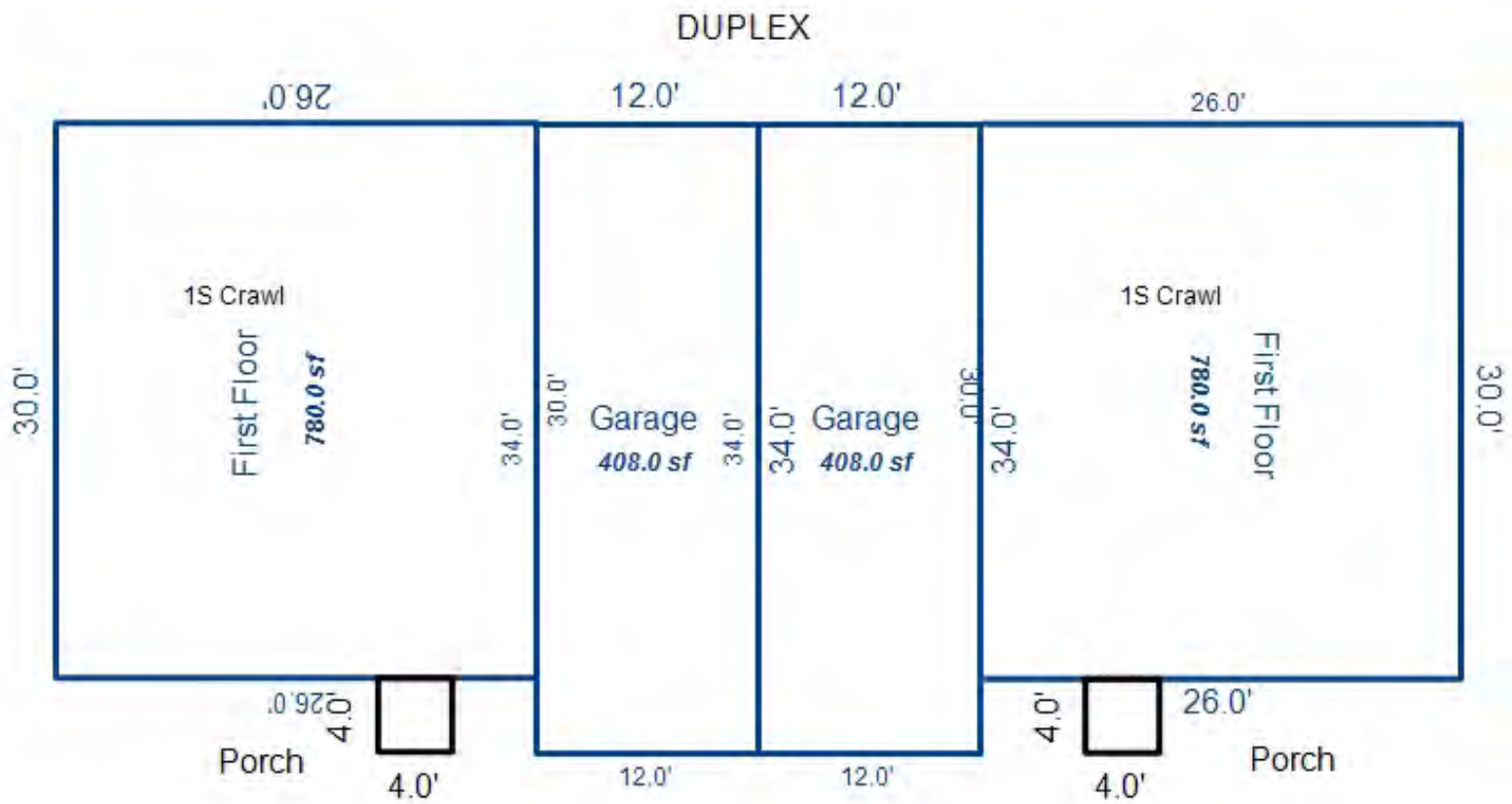
*** Information herein deemed reliable but not guaranteed***



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	2 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 16 16	Type CCP (1 Story) CCP (1 Story)	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 408 % 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: 15 Floor Area: 780 Total Base New : 294,918 Total Depr Cost: 250,680 Estimated T.C.V: 248,173		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:																																																																																																			
		Drywall Paneled	Plaster Wood T&G																																																																																																												
	Trim & Decoration																																																																																																														
Building Style: 1S					Ex	Ord	Min																																																																																																								
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Condition: Average		Size of Closets																																																																																																													
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		Kitchen: Other: Other:		0 Amps Service																																																																																																											
(1) Exterior				No./Qual. of Fixtures																																																																																																											
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Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 780 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																																																																																																											
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(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic																																																																																																											
Gable Hip Flat		Gambrel Mansard Shed		1 2000 Gal Septic																																																																																																											
Asphalt Shingle		(10) Floor Support		Lump Sum Items:																																																																																																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																													
Cost Est. for Res. Bldg: 2 Duplex 1S Cls CD Blt 2005 Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 780 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>780</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>170,276</td> <td>72,367</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>2</td> <td></td> <td>2,371</td> <td>2,015</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td>3,721</td> <td>3,163</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>8,792</td> <td>7,473</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,415</td> <td>4,603</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>408</td> <td>20,327</td> <td>17,278</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,421</td> <td>-2,058</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>468</td> <td>398</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>408</td> <td>20,327</td> <td>17,278</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,421</td> <td>-2,058</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>468</td> <td>398</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>2</td> <td>3,794</td> <td>3,225</td> </tr> <tr> <td colspan="4">Porches</td> </tr> <tr> <td>CCP (1 Story)</td> <td>16</td> <td>740</td> <td>629</td> </tr> <tr> <td>CCP (1 Story)</td> <td>16</td> <td>740</td> <td>629</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	780			Total:				170,276	72,367	Average Fixture(s)	Size	Cost New	Depr. Cost	2		2,371	2,015	3 Fixture Bath		3,721	3,163	Water/Sewer				2000 Gal Septic	1	8,792	7,473	Water Well, 100 Feet	1	5,415	4,603	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	408	20,327	17,278	Common Wall: 1 Wall	1	-2,421	-2,058	Door Opener	1	468	398	Class: CD Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	408	20,327	17,278	Common Wall: 1 Wall	1	-2,421	-2,058	Door Opener	1	468	398	Built-Ins				Appliance Allow.	2	3,794	3,225	Porches				CCP (1 Story)	16	740	629	CCP (1 Story)	16	740	629
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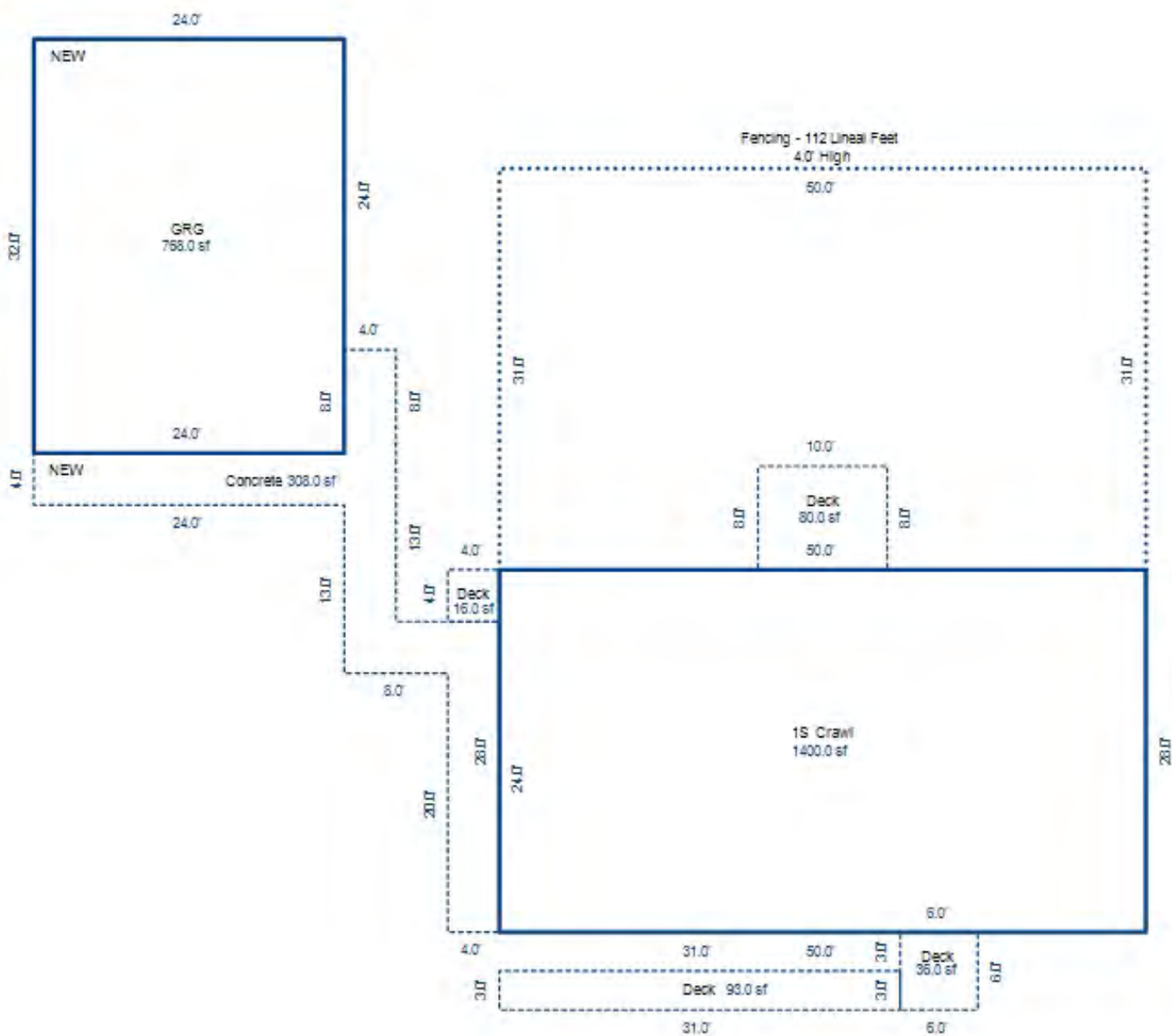


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
NEBLOCK THOMAS & MOLLY TRU	BLOK DEREK & STACEY	130,000	09/16/2020	WD	03-ARM'S LENGTH	2020-02681	PROPERTY TRANSFER	100.0				
NEBLOCK THOMAS C TRUST	NEBLOCK THOMAS & MOLLY TRU	0	03/19/2020	QC	09-FAMILY/RELATED ENTITY	2020-01180	PROPERTY TRANSFER	0.0				
SPRAGG JAMES A & PATRICIA	NEBLOCK THOMAS C TRUST	82,000	05/23/2017	WD	03-ARM'S LENGTH	2017-01710	PROPERTY TRANSFER	100.0				
SPRAGG JAMES A & PATRICIA		0	07/20/2010	QC	09-FAMILY/RELATED ENTITY	2010-4069QC	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
9419 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		10/10/2017		2017-0509		100%		
		P.R.E. 100% 09/16/2020										
Owner's Name/Address		MAP #:										
BLOK DEREK & STACEY 9419 W WATERGATE RD MC BAIN MI 49657		2026 Est TCV 237,358 TCV/TFA: 163.02										
		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		
					A 200' @ 110/FF 130.00 224.50 1.1137 0.8655 110 100 13,785							
					130 Actual Front Feet, 0.67 Total Acres Total Est. Land Value = 13,785							
Tax Description												
-79: THE EAST 300 FT OF THE WEST 690 FT EXCEPT THE EAST 170 FT THEREOF OF SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 AND EXCEPT THE SOUTH 250 FT THEREOF SEC 33 T22N R8W, .67 ACRES MOL HISTORY-SEC 33 T22N R8W (0*2000) E 300 FT OF W 690 FT OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 EXC E 170 FT THOF & EXC S 250 FT THOF. .67A. 2008 Parcel 009-033-006-70 Split on 05/15/2008 2010 Split of 009-033-006-70 on 12/20/2010 -80: THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW 1/4 OF 		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			Work Description for Permit 2017-0509, Issued 10/10/2017: NEW RESI R4 POLE OOD FRAME POLES N/A OTHER ITEMS. 1 STORIES.							
		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	6,900	111,800	118,700			75,969C	
		TPC 08/01/2020 INSPECTED			2025	5,600	96,200	101,800			73,972C	
		JWV 12/09/2017 INSPECTED			2024	3,300	82,500	85,800			71,748C	
		TPC 05/05/2017 INSPECTED			2023	3,300	74,200	77,500			68,332C	
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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: 2017 Car Capacity: Class: CD Exterior: Pole 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: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G					129	Treated Wood	
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 2003		
Yr Built	Remodeled	Ex	X	Ord		Min	Ex.	X	Ord.		Min			
2003	2017													
Condition: Average		Lg		X	Ord		Many	X	Ave.		Few			
Room List		Doors:			Solid	X	H.C.	(12) Electric						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen:		Other:		150 Amps Service						
(1) Exterior		Kitchen:		Other:		Other:		No. of Elec. Outlets						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall			(13) Plumbing						
(2) Windows		(7) Excavation		Basement: 0 S.F.		Crawl: 1456 S.F.		Slab: 0 S.F.		Height to Joists: 0.0				
X	Many Avg.	X	Large Avg.	Few		Small		1 Average Fixture(s)						
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		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		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)				
X	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic		2000 Gal Septic		(14) Water/Sewer						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						
Chimney:		Joists:		Unsupported Len:		Cntr.Sup:								

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



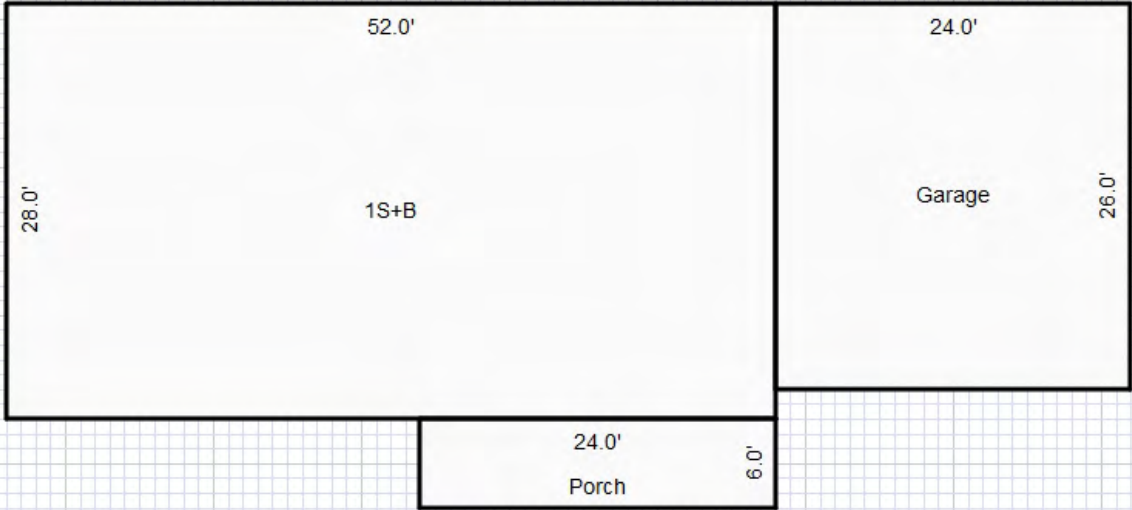
*** Information herein deemed reliable but not guaranteed***

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 Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/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: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																				
Building Style: BOCA/STATE				X Drywall Paneled		Plaster Wood T&G		Trim & Decoration																					
Yr Built 2001		Remodeled 0		Ex		X	Ord		Min		Size of Closets																		
Condition: Average				Lg		X	Ord		Small																				
Room List				Doors:			Solid		X	H.C.		Central Air Wood Furnace																	
	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				Kitchen: Other: Other:				(12) Electric																	
								150 Amps Service																					
(1) Exterior				(6) Ceilings				No./Qual. of Fixtures																					
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall					No. of Elec. Outlets				Ex. X Ord. Min																
Insulation								Many X Ave. Few																					
(2) Windows				(7) Excavation				(13) Plumbing																					
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				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																									
				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																									
(3) Roof				(9) Basement Finish				(14) Water/Sewer																					
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 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.Snp:																									

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



Sketch by APEN Sketch

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

Parcel Number: 009-033-006-85

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KLUNDER JODI	KLUNDER TRUST	0	09/02/2025	WD	14-INTO/OUT OF TRUST	2025-02551	DEED	0.0			
SPRAGG JAMES A & PATRICIA	KLUNDER JODI	20,500	08/28/2023	WD	03-ARM'S LENGTH	2023-02302	PROPERTY TRANSFER	100.0			
HICKS MICHAEL J, MATTHEW J,	SPRAGG JAMES A & PATRICIA	0	05/04/2010	QC	23-PART OF REF	2010-1502QC	PROPERTY TRANSFER	100.0			
SPRAGUE JAMES	HICKS MICHAEL J, MATTHEW J,	19,500	12/15/2005	WD	03-ARM'S LENGTH	06-0/4898	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W WATEGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
KLUNDER TRUST 1460 S LAKESHORE DR LAKE CITY MI 49651		2026 Est TCV 33,872									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				I 200' @ 250/	120.00	390.00	1.1362	0.9937	250 100	33,872	
				120 Actual Front Feet, 1.07 Total Acres						Total Est. Land Value =	33,872
Tax Description											
SEC 33 T22N R8W (0*2004) E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55. 1.09 A M/L		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							
		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	16,900	0	16,900		9,529C	
		TPC 07/11/2023	INSPECTED		2025	13,500	0	13,500		9,279C	
		TPC 04/30/2021	INSPECTED		2024	9,000	0	9,000		9,000S	
		TPC 05/06/2018	INSPECTED		2023	7,500	0	7,500		3,856C	
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-033-006-90

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.			
SUMMIT INVESTMENTS LLC	MISSAUKEE ENTERPRISES LLC	450,000	04/27/2023	MLC	03-ARM'S LENGTH	2023-01203	PROPERTY TRANSFER	100.0			
RENDON BRUCE R LIVING TRUS	SUMMIT INVESTMENTS LLC	370,000	10/21/2012	WD	03-ARM'S LENGTH	2012-03413	PROPERTY TRANSFER	100.0			
RENDON BRUCE R & DAIRE (HW	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0			
		17,000	09/01/2002	WD	03-ARM'S LENGTH	02-0:4385	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status	
9475 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MISSAUKEE ENTERPRISES LLC 1460 S LAKESHORE DR LAKE CITY MI 49651		2026 Est TCV 594,204 TCV/TFA: 148.55									
		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 0 270.00 444.00 1.0000 0.0000 0 100* 0							
				COMMERCIAL 2-4A 9000 2.75 Acres 9000 100 24,768							
				* denotes lines that do not contribute to the total acreage calculation.							
				270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 24,768							
Tax Description											
SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.							
Comments/Influences											
07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.		X				Land Improvement Cost Estimates					
		X				Description Rate Size % Good Cash Value					
		X				D/W/P: Asphalt Paving 3.07 7500 100 23,025					
						Total Estimated Land Improvements True Cash Value = 23,025					
				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	12,400	284,700	297,100			237,814C
		TPC 12/12/2023	INSPECTED		2025	12,400	235,900	248,300			231,562C
		TPC 04/30/2021	INSPECTED		2024	10,100	214,500	224,600			224,600S
		TPC 12/27/2017	INSPECTED		2023	10,100	237,500	247,600			194,339C

Parcel Shape 2023, Aerial 5/2021, 2021 Sketch Files

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Map

Lake Township/Missaukee Parcel Map

Parcel: 020-022-000-02

0 50 100 Feet

North Arrow

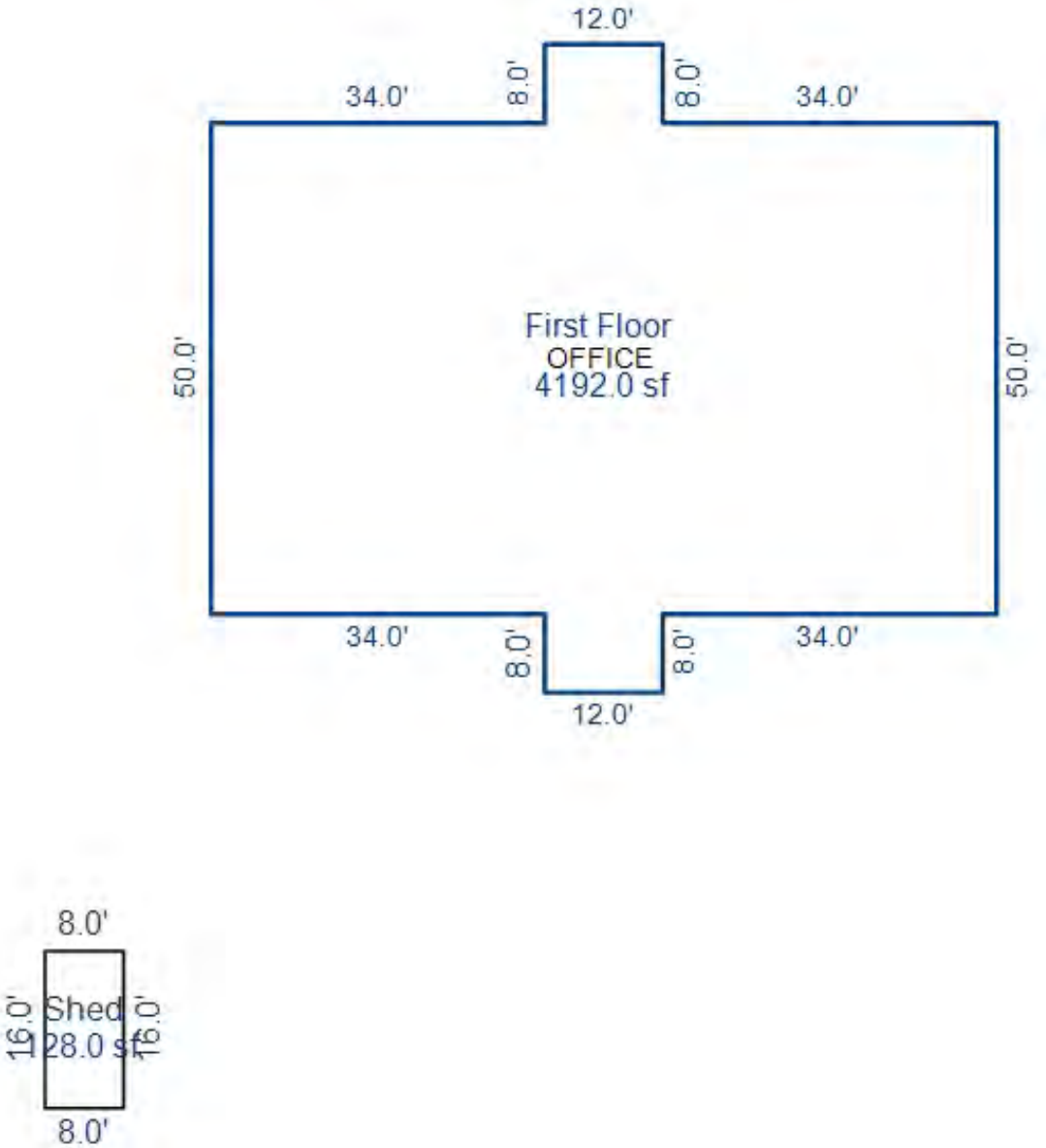
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings										<<<<<< Calculator Cost Computations >>>>>>									
Class: D Floor Area: 4,000 Gross Bldg Area: 4,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Class: D Quality: Average									
					High Above Ave. X Ave. Low					Stories: 1 Story Height: 10 Perimeter: 260									
					** ** Calculator Cost Data ** **					Overall Building Height: 10									
					Quality: Average					Base Rate for Upper Floors = 129.17									
Depr. Table : 2.25% Effective Age : 20 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100					Heat#1: Package Heating & Cooling 100%					Storage Basement Basement, Base Rate for Basement = 46.93									
					Heat#2: Forced Air Furnace 0%					(Basement Fireproofing Rate = 0.00)									
					Ave. SqFt/Story: 4000					(10) Heating system: Package Heating & Cooling Cost/SqFt: 26.37 100%									
					Ave. Perimeter: 260					Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00									
2002 Year Built Remodeled					Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 155.54									
					*** Basement Info ***					Adjusted Square Foot Cost for Basement = 46.93									
					Area: 4000					Total Floor Area: 4,000 Base Cost New of Upper Floors = 622,160									
					Perimeter: 260					Basement Area: 4,000 Base Cost New of Basement = 187,720									
10 Overall Bldg Height					Type: Storage Basement					Reproduction/Replacement Cost = 809,880									
					Heat: No Heating or Cooling					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0									
					* Mezzanine Info *					Total Depreciated Cost = 510,224									
					Area #1:					<<<<<< Segregated Cost Computations >>>>>>									
Comments:					Type #1:					Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals									
					Area #2:					Cost # or Height Storys									
					Type #2:					Item Description Col. Rate SqFt Adj. Adj. Cost									
					* Sprinkler Info *					(39) Miscellaneous									
					Area:					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
					Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc.					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few				
					3-Piece Baths					Wash Bowls					Average				
					2-Piece Baths					Water Heaters					Many				
					Shower Stalls					Wash Fountains					Many				
					Toilets					Water Softeners					Unfinished				
(4) Floor Structure:										Flex Conduit					Incandescent				
					(9) Sprinklers:					Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
					Gas					Coal					Thickness				
					Oil					Stoker					Bsmnt Insul.				
					Hand Fired					(14) Roof Cover:									
					Boiler														
(6) Ceiling:																			



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ALWARD WILLIAM P	CONWAY WILLIAM & NICOLE	188,000	07/02/2019	WD	03-ARM'S LENGTH	2019-02055	PROPERTY TRANSFER	100.0			
THIEBAUT PETER J & LORI A	ALWARD WILLIAM P	148,400	09/02/2016	WD	31-SPLIT IMPROVED	2016-02906	PROPERTY TRANSFER	100.0			
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA E	0	11/20/2012	WD	03-ARM'S LENGTH	2012-03704 WD	DEED	100.0			
WONSEY RONALD D & MONIKA E	THIEBAUT PETER J & LORI A	0	09/12/2012	WD	03-ARM'S LENGTH	2012-03705WD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5045 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		09/10/2010		20100522		100%	
		P.R.E. 100% 07/08/2019		MH		09/04/2008		20080526		Complete	
Owner's Name/Address		MAP #:									
CONWAY WILLIAM & NICOLE 5045 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 380,598 TCV/TFA: 234.36									
		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 318.84 416.00 0.8899 1.0099 110 100 31,520						
					319 Actual Front Feet, 3.04 Total Acres Total Est. Land Value = 31,520						
Tax Description											
SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE. 318.84 FEET TO THE POINT		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		X	Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Work Description for Permit 20080526, Issued 09/04/2008: 28 X 58 MHD COMP. FOR 09.						
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2026	15,800	174,500	190,300			108,700C
		TPC 05/31/2019	INSPECTED		2025	12,900	150,200	163,100			105,843C
		TPC 12/27/2017	INSPECTED		2024	12,900	129,700	142,600			102,661C
		TPC 08/29/2016	INSPECTED		2023	10,000	117,700	127,700			97,773C
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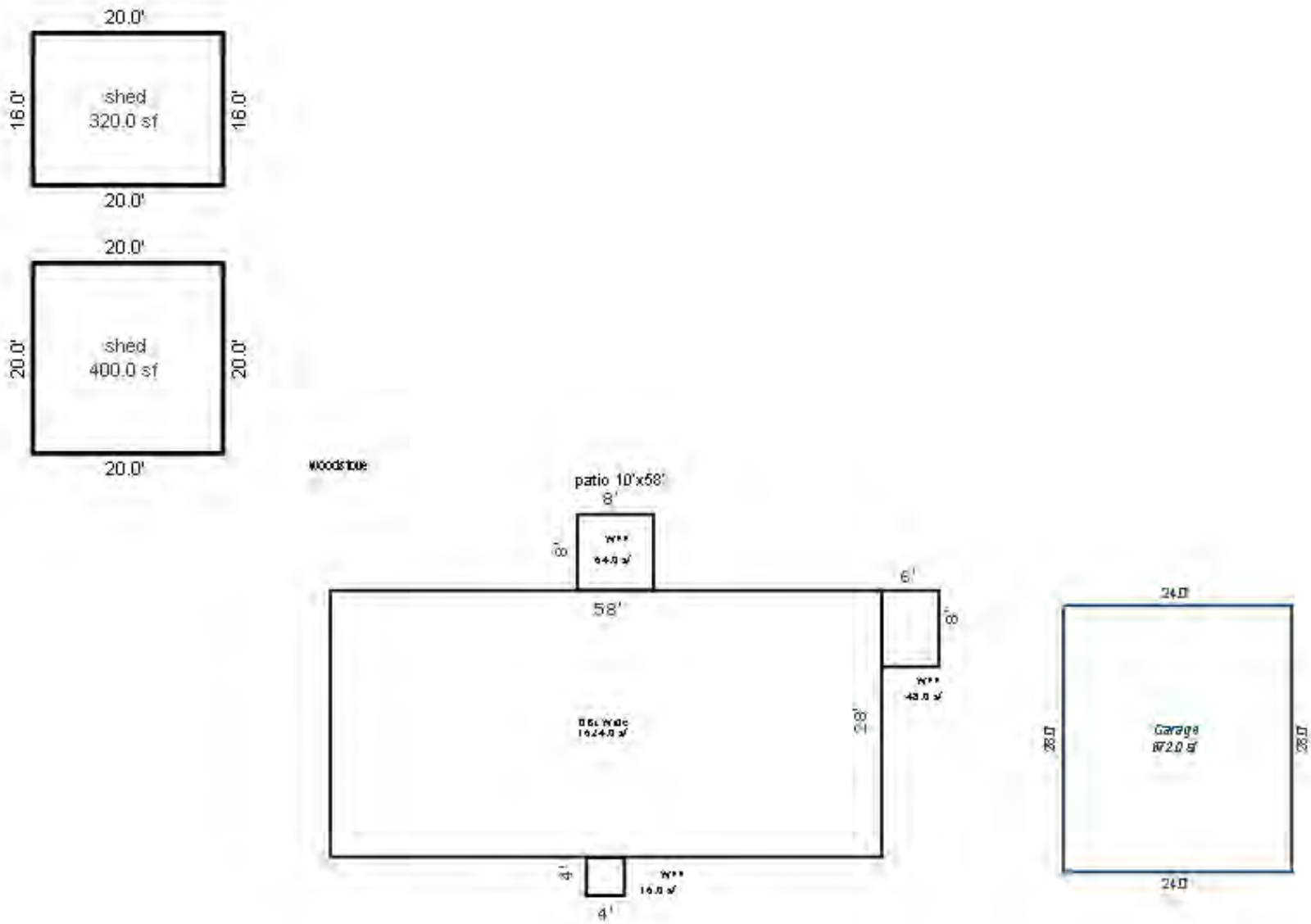


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<<<< Calculations too long. See Valuation printout for complete pricing. >>>>



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

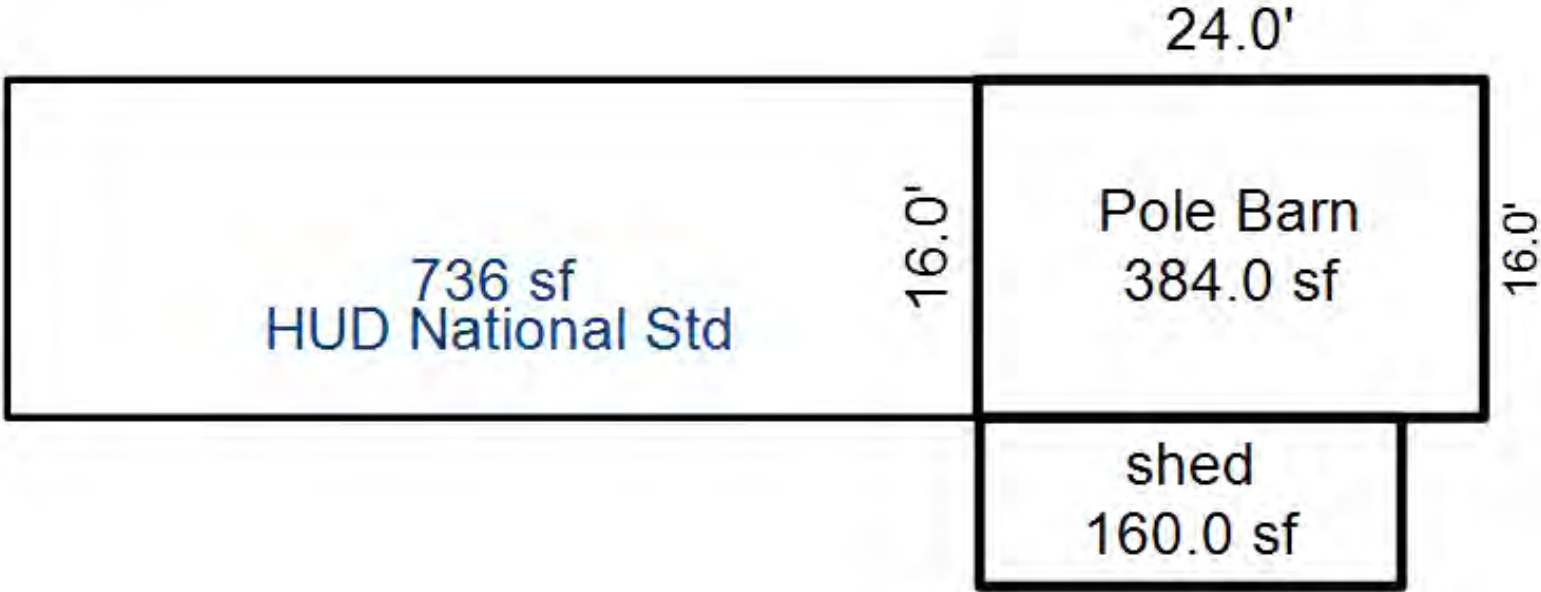
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STAATS DALELYN E & CROSS R	PARKER AMBER N	45,000	07/10/2023	QC	21-NOT USED/OTHER	2023-01991	DEED	100.0			
STAATS DALELYNN E	STAATS DALELYN E & CROSS E	1	09/11/2019	QC	09-FAMILY/RELATED ENTITY	2019-02851	DEED	50.0			
THIEBAUT & STAATS	STAATS DALELYNN	1	12/18/2017	QC	09-FAMILY/RELATED ENTITY	2017-03988	PROPERTY TRANSFER	0.0			
THIEBAUT PETER J & LORI A	THIEBAUT & STAATS DALELYNN	1	10/26/2016	QC	09-FAMILY/RELATED ENTITY	2016-03567	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5221 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Repair		10/25/2024		PE24-0215		100%	
Owner's Name/Address		P.R.E. 0%		MAP #:							
PARKER AMBER N 5221 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 75,053 TCV/TFA: 101.97									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * 237 X 416						
		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					Residentia 3 - 7 @\$9000 2.26 Acres 9000 100 20,367						
					2.26 Total Acres Total Est. Land Value = 20,367						
		X			Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
X			Wood Frame 20.84 160 25 833								
			Total Estimated Land Improvements True Cash Value = 833								
			Work Description for Permit PE24-0215, Issued 10/25/2024: Service inspection after electrical fire.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
7 completed		X	Ravine								
		X	Wetland								
		X	Flood Plain								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	10,200	27,300	37,500			25,199C
		TPC 04/30/2021	INSPECTED		2025	6,800	21,400	28,200			24,537C
		TPC 05/06/2018	INSPECTED		2024	3,400	20,400	23,800			23,800S
		TPC 12/27/2017	INSPECTED		2023	5,500	19,600	25,100			18,993C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater									
Building Style: HUD			Drywall Paneled		Plaster Wood T&G									
Yr Built 1940		Remodeled 0			Ex		Ord		Min		Trim & Decoration			
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				0 Amps Service					
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures				Ex.				Ord.	Min
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No. of Elec. Outlets				Many				Ave.	Few
	Insulation				(13) Plumbing				1 Average Fixture(s)					
(2) Windows		(7) Excavation			1 3 Fixture Bath				2 Fixture Bath					
Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 736 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1000 Gal Septic Water Well, 100 Feet					
Few		Small		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Garages			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer				Public Water Public Sewer Water Well					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:					
Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:							
	Asphalt Shingle													
Chimney:														

Cost Est. for Res. Bldg: 1 Single Family HUD				Cls D-10 Blt 1940			
(11) Heating System: Wall/Floor Furnace							
Ground Area = 736 SF Floor Area = 736 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
Building Areas							
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story	Siding	Crawl Space	736				
Total:			77,739	42,763			
Other Additions/Adjustments							
Plumbing							
Average Fixture(s)			1	988	543		
Water/Sewer							
1000 Gal Septic			1	4,109	2,260		
Water Well, 100 Feet			1	5,150	2,832		
Garages							
Class: D Exterior: Pole (Unfinished)							
Base Cost			384	9,300	5,115		
Built-Ins							
Appliance Allow.			1	1,607	884		
Totals:			98,893	54,397			
Notes:							
ECF (4012 RURAL METES & BOUNDS) 0.990 => TCv:				53,853			

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Parcel Number: 009-033-007-20

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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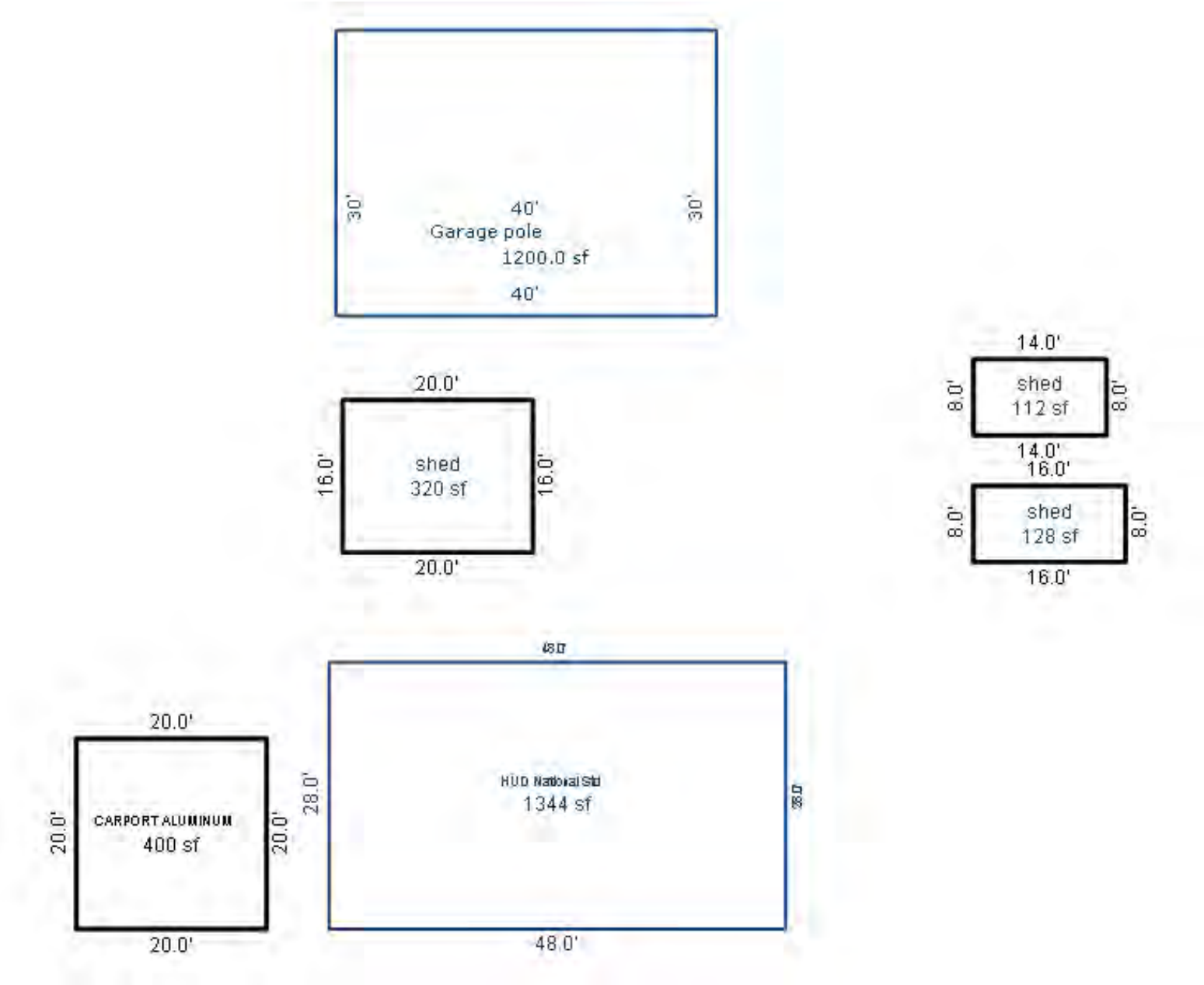
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY/RELATED ENTITY	2022-03367	DEED	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY/RELATED ENTITY	202203367	PROPERTY TRANSFER	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY/RELATED ENTITY	2020-02184	DEED	0.0			
THIEBAUT PETER J & LORI A	EISENGA BRYAN & DIANE	138,000	01/25/2018	WD	32-SPLIT VACANT	2018-00244	PROPERTY TRANSFER	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
5221 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 10/24/2022 Qual. Ag.									
Owner's Name/Address		MAP #:									
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		2026 Est TCV 196,727									
		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 18 - 29 Acres	21.66 Acres	3800	100			82,327
					AGRICULTRU SURPLUS 2600/	44.00 Acres	2600	100			114,400
					AGRICULTRU ROW	0.12 Acres	0	100			0
					65.78 Total Acres		Total Est. Land Value =				196,727
Tax Description											
LEGAL DESCRIPTION: REMAINDER PARCEL SEC 33 T22N R.8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR., THE E 1456 FT, S 208FT, W 1040 FT. S 208FT. W 416 FT. N 368 FT TO POB. AND EXCEPT A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER. OF SAID SECTION; THENCE S89DEG 05'22"E ALONG THE NORTH SECTION LINE, 416.02 7"W PARALLEL WITH 14.64 FEET; 00 FEET TO SAID E N00DEG 19'57'E FEET TO THE											
N ON FILE***											
7 completed											
3-007-10;											
-007-20;											

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		TPC 04/30/2021 INSPECTED			2025	85,300	0	85,300			85,300S
		TPC 12/27/2017 INSPECTED			2024	103,800	0	103,800			83,430C
		TPC 12/18/2017 INSPECTED			2023	79,700	0	79,700			79,458C

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		
5079 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 05/01/1997										
Owner's Name/Address		MAP #:										
WONSEY RONALD D 5079 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 161,648 TCV/TFA: 120.27										
		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	
					A 200' @ 110/FF	208.00	383.00	0.9902	0.9892	110 100	22,412	
					208 Actual Front Feet, 1.83 Total Acres Total Est. Land Value =						22,412	
Tax Description					Land Improvement Cost Estimates							
					Description	Rate	Size	% Good	Cash Value			
					Water	18.53	320	50	2,965			
					Sewer	19.19	240	50	2,303			
					Total Estimated Land Improvements True Cash Value =						5,268	
SEC 33 T22N R8W BEG S 00 DEG 19'57"E 318.84 FT FROM NW COR OF NW 1/4, TH S 89 DEG 40'03"E 416 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG 40'03"W 416 FT, N 00 DEG 19'57"E 208 FT TO POB. 1.99A. SPLIT ON 05/16/2024 FROM 009-033-007-80; 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 05/16/2024 completed 05/16/2024 TIM ; Parent Parcel(s): 009-033-007-80; Child Parcel(s): 009-033-007-81, 009-033-007-90;		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
					2026	11,200	69,600	80,800			38,456C	
					2025	9,200	58,600	67,800			37,445C	
					2024	0	0	0			0	
					2023	0	0	0			0	
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		TPC 05/30/2022	INSPECTED									
		TPC 04/30/2021	INSPECTED									

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
WONSEY RONALD D	EISENGA BRYAN R & DIANE K	32,305		09/06/2024	WD	32-SPLIT VACANT		2024-02230	PROPERTY TRANSFER	100.0					
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST													
		P.R.E. 100% 09/10/2024 Qual. Ag.													
Owner's Name/Address		MAP #:													
EISENGA BRYAN R & DIANE K 8101 S LUCAS RD MC BAIN MI 49657		2026 Est TCV 12,912													
			Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
		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		
					AGRICULTRU 3 -7 Acres		2.48 Acres	3800	100		9,435				
					AGRICULTRU INFERIOR		2.48 Acres	1400	100		3,476				
					4.97 Total Acres				Total Est. Land Value =		12,912				
Tax Description		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				
SEC 33 T22N R8W BEG S 00 DEG 19'57"W 318.84 FT & S 89 DEG 40'03"E 416 FT FROM NW COR OF NW 1/4, TH S 89 DEG 40'03"E 1040 FT, S 00 DEG 19'57"W 208 FT, N 89 DEG 40'03"W 1040 FT, N 00 DEG 19'57"E 208 FT TO POB. 4.97A. SPLIT ON 05/14/2024 FROM 009-033-007-80; Comments/Influences					2026	6,500	0	6,500			5,853C				
Split/Comb. on 05/16/2024 completed 05/16/2024 TIM ; Parent Parcel(s): 009-033-007-80; Child Parcel(s): 009-033-007-81, 000-000-000-00					2025	5,700	0	5,700			5,700S				
					2024	0	0	0			0				
					2023	0	0	0			0				
					Who		When	What	2026	6,500	0	6,500			5,853C
					TPC 05/30/2022 INSPECTED		2025	5,700	0	5,700			5,700S		
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***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
GUNNERSON MATTHEW	HOLTON LAWRENCE & SARAH	57,128	06/09/2014	LC	16-LC PAYOFF	2014-01991	DEED	100.0						
BANK OF NEW YORK MELLON	GUNNERSON MATTHEW	25,000	11/05/2012	CD	11-FROM LENDING INSTITUTI	2012-03546	PROPERTY TRANSFER	100.0						
BAUM CODY J & ANGELA	BANK OF NEW YORK MELLON	0	07/30/2012	AFF	01-ABANDONMENT	2012-02625	DEED	0.0						
BAUM CODY J & ANGELA	SHERIFF	51,808	04/20/2012	SD	10-FORECLOSURE	2012-01595	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status					
5111 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 06/24/2014												
Owner's Name/Address		MAP #:												
HOLTON LAWRENCE & SARAH 5111 S LACHANCE RD LAKE CITY MI 49651		2026 Est TCV 165,412 TCV/TFA: 127.24												
		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 208.00 416.00 0.9902 1.0099 110 100 22,880									
					208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 22,880									
Tax Description														
SEC 33 T22N R8W BEG 580 FT N OF SW COR OF N 1/2 OF NW 1/4 TH E 416 FT N 208 FT W 416 FT S 208 FT TO POB. 1.9864 A.		X												
Comments/Influences														
		X												
		X												
		Topography of Site												
		X												
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
Who When What		2026	11,400	71,300	82,700			39,152C						
TPC 12/27/2017 INSPECTED		2025	9,400	60,200	69,600			38,123C						
TPC 12/04/2015 INSPECTED		2024	9,400	51,600	61,000			36,977C						
TPC 06/17/2013 INSPECTED		2023	7,300	50,000	57,300			35,217C						

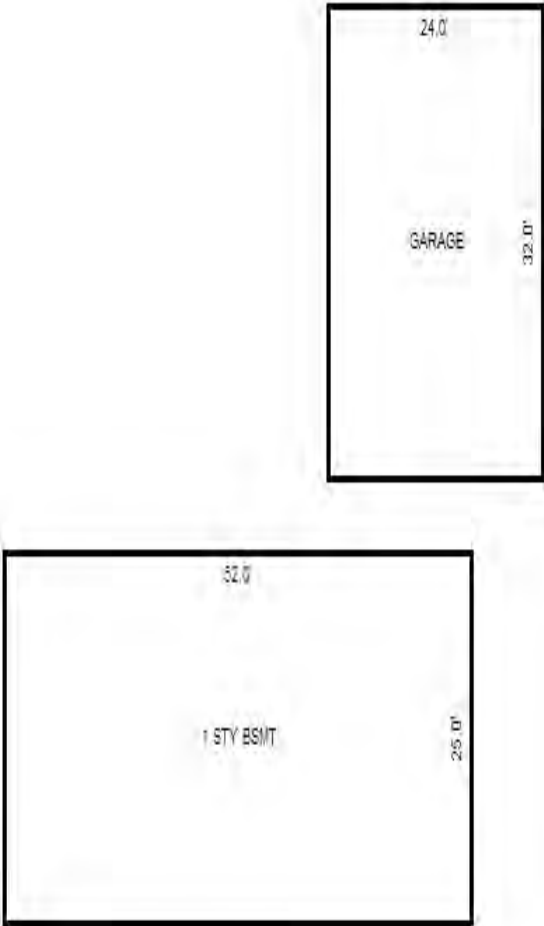
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*** Information herein deemed reliable but not guaranteed***

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



Sketch by Apex IV™

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

Parcel Number: 009-033-009-00

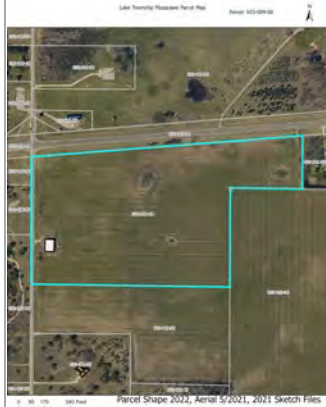
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
MERRITT LOWELL F & PHYLLIS	MERRITT JAMES M TRUST	215,001	06/01/2021	WD	03-ARM'S LENGTH	2021-01951	PROPERTY TRANSFER	0.0						
MERRITT LOWELL F	MERRITT LOWELL F & PHYLLIS	0	11/09/2010	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH DEED		0.0						
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 06/05/1996 Qual. Ag.												
Owner's Name/Address		MAP #:												
MERRITT JAMES M TRUST 11361 34 RD CADILLAC MI 49601		2026 Est TCV 137,321												
		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 IRRIGATED	4000/	28.81	Acres	4000	100	115,240			
					28.81 Total Acres						Total Est. Land Value =	115,240		
Tax Description														
. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.		X			Dirt Road									
					Gravel Road									
					Paved Road									
					Storm Sewer									
					Sidewalk									
					Water									
					Sewer									
Comments/Influences					X	Electric								
					Gas									
					Curb									
					Street Lights									
					Standard Utilities									
					Underground Utils.									
STEEL FRAME BLDG COMP FOR 96					X	Electric								
					Gas									
					Curb									
					Street Lights									
					Standard Utilities									
					Underground Utils.									
					Topography of Site									
					X	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	57,600	11,100	68,700			40,631C
					TPC	04/30/2021	INSPECTED	2025	57,600	9,700	67,300			39,563C
					TPC	12/27/2017	INSPECTED	2024	67,700	9,100	76,800			38,374C
					TPC	12/07/2015	INSPECTED	2023	53,300	12,300	65,600			36,547C
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Building Type	Farm Implement/Equipment				
Year Built	1995				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 280				
Height	10				
Heating System	Space Heaters, Fan				
Length/Width/Area	80 x 60 = 4800				
Cost New	\$ 65,424				
Phy./Func./Econ. %Good	60/75/100 45.0				
Depreciated Cost	\$ 29,441				
+ 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	\$ 22,081				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22081 / All Cards: 22081					



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

Parcel Number: 009-033-009-20

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

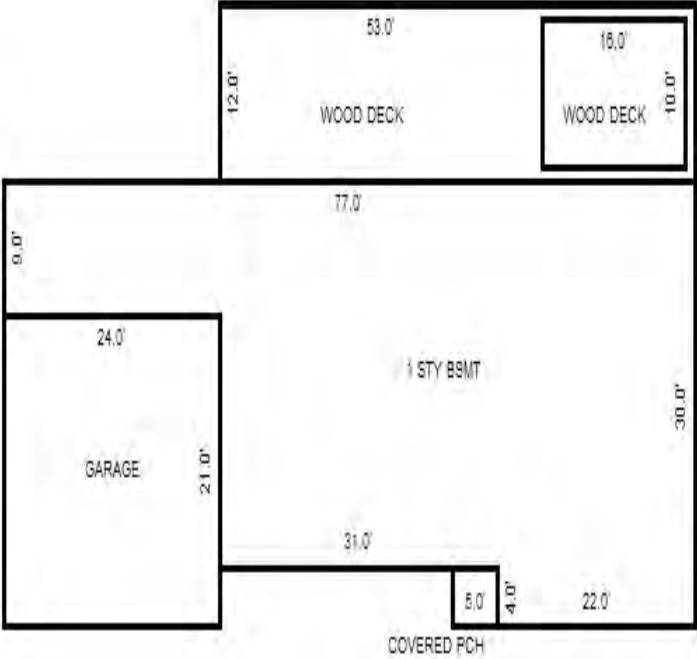
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FEDERAL NATIONAL MORTGAGE	LEROY PAUL & GRACE (HW)	129,500	09/19/2008	WD	21-NOT USED/OTHER	2008/3574	DEED	100.0		
DORE KEVIN P & BETH ANNE	FEDERAL NATIONAL MORTGAGE	172,952	05/27/2008	WD	21-NOT USED/OTHER	2008/1986	DEED	0.0		
MEYERING DALE H & ELIZABET	DORE KEVIN P & BETH ANNE	173,000	11/03/2004	WD	03-ARM'S LENGTH	04-0/4554	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
9525 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 09/19/2008								
Owner's Name/Address		MAP #:								
LEROY PAUL & GRACE 9525 W WATERGATE RD MC BAIN MI 49657		2026 Est TCV 325,935 TCV/TFA: 193.78								
		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 410.00 481.71 0.8357 1.0476 110 100 39,484					
					410 Actual Front Feet, 4.53 Total Acres Total Est. Land Value = 39,484					
Tax Description					Land Improvement Cost Estimates					
. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.		X			Description Rate Size % Good Cash Value					
Comments/Influences					D/W/P: 3.5 Concrete 6.58 576 50 1,895					
					Total Estimated Land Improvements True Cash Value = 1,895					

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood Oil Coal Elec. Steam			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/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 20 636 160		Type CCP (1 Story) Treated Wood Treated Wood		Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,682 Total Base New : 330,497 Total Depr Cost: 231,346 Estimated T.C.V: 284,556							E.C.F. X 1.230			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S			X	Drywall Paneled			Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1682 SF Floor Area = 1682 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 Basement Living Area Exterior Brick Veneer Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Porches CCP (1 Story) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Size 1,682 Total: 700 104 1 1 1 1		Cost New 250,168 1 1,422 4,478 4,689 5,734 8,516 3,446 21,864 -2,589 2,713 988		Depr. Cost 175,116 1,205 1,909 995 3,135 3,282 4,014 5,961 2,412 15,305 -1,812 1,899 692				
Yr Built 1989			Remodeled 0	Size of Closets			X	Ex		Ord		Min	No Heating/Cooling			No Conc. Floor: 0							
Condition: Average			Trim & Decoration			X	Lg		Ord		Small	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1682 SF Floor Area = 1682 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 Basement Living Area Exterior Brick Veneer Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Porches CCP (1 Story) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Size 1,682 Total: 700 104 1 1 1 1		Cost New 250,168 1 1,422 4,478 4,689 5,734 8,516 3,446 21,864 -2,589 2,713 988		Depr. Cost 175,116 1,205 1,909 995 3,135 3,282 4,014 5,961 2,412 15,305 -1,812 1,899 692	
Room List			Doors:		Solid	X	H.C.	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1682 SF Floor Area = 1682 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 Basement Living Area Exterior Brick Veneer Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Porches CCP (1 Story) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Size 1,682 Total: 700 104 1 1 1 1		Cost New 250,168 1 1,422 4,478 4,689 5,734 8,516 3,446 21,864 -2,589 2,713 988		Depr. Cost 175,116 1,205 1,909 995 3,135 3,282 4,014 5,961 2,412 15,305 -1,812 1,899 692					
	Basement	(5) Floors			Kitchen: Other: Other:			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						
	1st Floor	Kitchen:			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									
	2nd Floor	Other:			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									
	4 Bedrooms	Other:			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									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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					
X	Wood/Shingle	(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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									
	Aluminum/Vinyl	Kitchen:			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									
	Brick	Other:			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									
	Stone	Other:			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									
	Insulation	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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						
(2) Windows			(7) Excavation			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			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					
X	Many		Large	Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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							
	Avg.	X	Avg.	Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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							
	Few		Small	Basement: 1682 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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							
X	Wood Sash	(8) Basement			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									
	Metal Sash	Conc. Block			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									
	Vinyl Sash	Poured Conc.			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									
	Double Hung	Stone			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									
X	Horiz. Slide	Treated Wood			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									
	Casement	Concrete Floor			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									
	Double Glass	(9) Basement Finish			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									
	Patio Doors	Recreation SF			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									
	Storms & Screens	Living SF			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									
(3) Roof			700	Walkout Doors (B)			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							
X	Gable		Gambrel	No Floor SF			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							
	Hip		Mansard	Walkout Doors (A)			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							
	Flat		Shed	(10) Floor Support			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							
X	Asphalt Shingle	Joists:			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									
Chimney: Metal			Unsupported Len:			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								
			Cntr.Sup:			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								

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



Sketch by Apex IV™

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

Parcel Number: 009-033-009-25

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

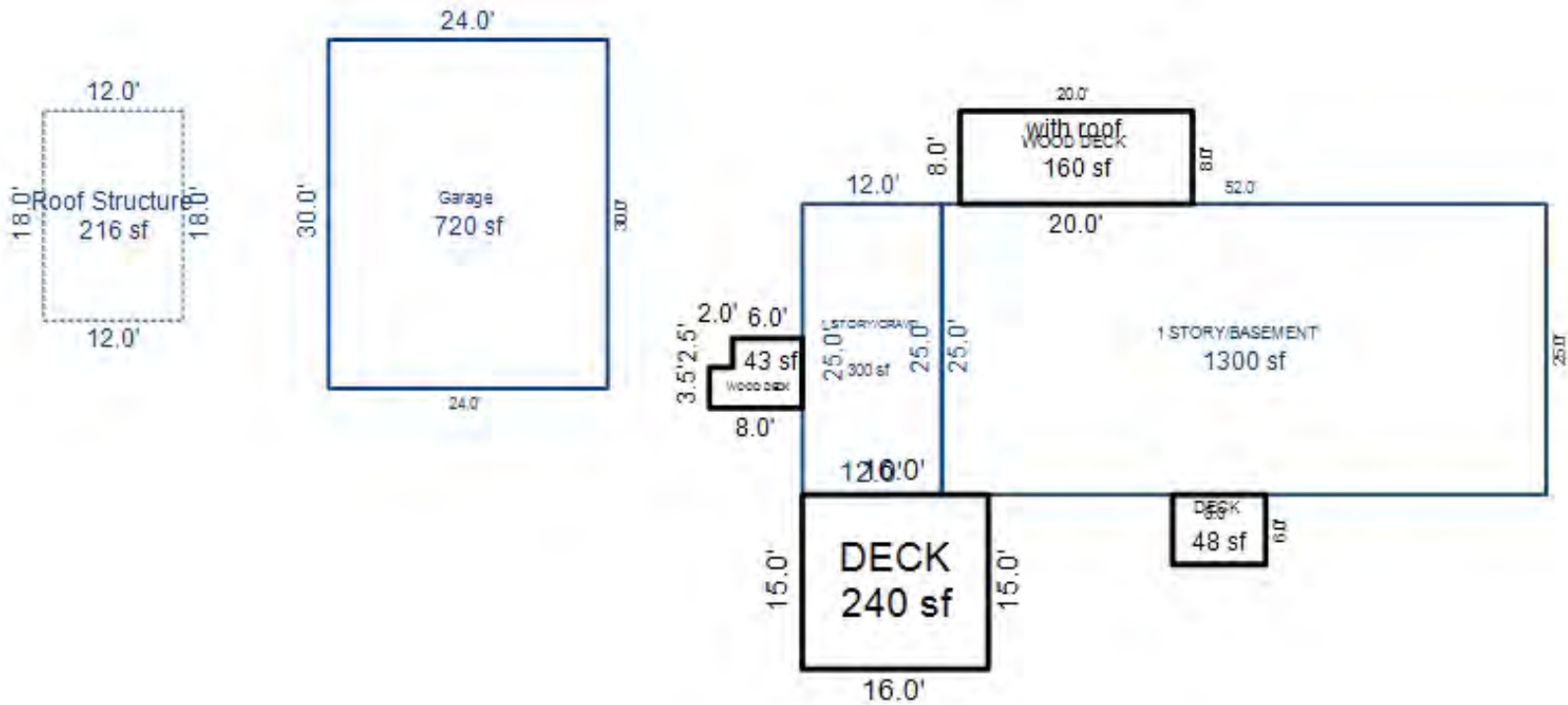
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
9629 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Deck/Porch	06/15/2004	20040192	Complete																														
Owner's Name/Address	P.R.E. 100% 07/22/1994	MAP #:																																	
STRZYNSKI STANLEY JR 9629 W WATERGATE MC BAIN MI 49657	2026 Est TCV 262,106 TCV/TFA: 163.82																																		
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	Public Improvements	* Factors * <table> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 110/FF</td> <td>430.00</td> <td>346.45</td> <td>0.8258</td> <td>0.9647</td> <td>110</td> <td>100</td> <td></td> <td>37,683</td> </tr> <tr> <td colspan="8">430 Actual Front Feet, 3.42 Total Acres</td> <td>Total Est. Land Value = 37,683</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 110/FF	430.00	346.45	0.8258	0.9647	110	100		37,683	430 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 37,683
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
A 200' @ 110/FF	430.00	346.45	0.8258	0.9647	110	100		37,683																											
430 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 37,683																											
Tax Description	X Electric	Land Improvement Cost Estimates <table> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.47</td> <td>200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>21.76</td> <td>216</td> <td>50</td> <td>2,350</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,350</td> </tr> </tbody> </table>							Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.47	200	0	0	Wood Frame	21.76	216	50	2,350	Total Estimated Land Improvements True Cash Value =				2,350							
Description	Rate	Size	% Good	Cash Value																															
D/W/P: 4in Concrete	6.47	200	0	0																															
Wood Frame	21.76	216	50	2,350																															
Total Estimated Land Improvements True Cash Value =				2,350																															

*** 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.		
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0		09/01/2023	AFF	21-NOT USED/OTHER		2023-02750	DEED	0.0		
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0		02/23/2022	QC	09-FAMILY/RELATED ENTITY		202203367	PROPERTY TRANSFER	0.0		
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0		05/08/2019	QC	09-FAMILY/RELATED ENTITY		2020-02184	DEED	0.0		
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0		05/08/2019	QC	09-FAMILY/RELATED ENTITY		2020-02184	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 10/24/2022 Qual. Ag.										
Owner's Name/Address		MAP #:										
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		2026 Est TCV 56,582										
			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	14.89 Acres	3800	100				56,582
					14.89 Total Acres						Total Est. Land Value =	56,582
Tax Description												
. SEC 33 T22N R8W (2*2007) PCLS A, J & I OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P 68 DES AS: BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W 658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 AC. M/L SPLIT ON 05/23/2007 INTO 009-033-009-55; SPLIT ON 07/01/2008 INTO 009-033-009-50; SPLIT ON 12/08/2008 INTO 009-033-009-41, 009-033-009-44, 009-033-009-47;		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										
8 completed ; 3-009-30; -009-41, 009-47; ----- 8 completed ; 3-009-30; -009-50; ----- 7 completed ; 3-009-30;		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	28,300	0	28,300				21,730C
		TPC 04/30/2021 INSPECTED			2025	23,800	0	23,800				21,159C
		TPC 12/27/2017 INSPECTED			2024	29,000	0	29,000				20,523C
		TPC 05/08/2017 INSPECTED			2023	26,100	0	26,100				19,546C

03/24/2026

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

Parcel Number: 009-033-009-44

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.			
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY/RELATED ENTITY	202203367	PROPERTY TRANSFER	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY/RELATED ENTITY	2020-02184	DEED	0.0			
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0	12/02/2014	AFF	33-TO BE DETERMINED	2015-00362	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 10/24/2022 Qual. Ag.									
Owner's Name/Address		MAP #:									
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		2026 Est TCV 18,848									
		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		4.96 Acres	3800	100	18,848	
						4.96 Total Acres	Total Est. Land Value =		18,848		
Tax Description											
PA 116 2014 SEC 33 T22N, R8W (0*2008) PCL		X	Dirt Road								
G OF SURVEY RECORDED IN BOOK OF SURVEYS			Gravel Road								
S-5 P68 DESC AS: BEG N0°28'27"W 657.12 FT			Paved Road								
& N89°59'22"E 658.77 FT FROM SW COR SEC			Storm Sewer								
33 TH N0°28'00"W 328.26 FT, S89°57'46"E			Sidewalk								
658.81 FT, S0°27'33"E 327.95 FT,		X	Water								
N89°59'22"W 658.77 FT TO POB. 4.96 AC.			Sewer								
M/L			Electric								
SPLIT ON 12/08/2008 FROM 009-033-009-30;			Gas								
Comments/Influences			Curb								
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Split/Comb. on 12/08/2008 completed		Topography of									
12/08/2008 RAY		Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
		X	Wetland								
			Flood Plain								
			EASEMENT ACCESS								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			2026	9,400	0	9,400			7,238C		
		2025	7,900	0	7,900			7,048C			
		2024	9,700	0	9,700			6,837C			
		2023	8,700	0	8,700			6,512C			
		2026	9,400	0	9,400			7,238C			
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		2023	8,700	0	8,700			6,512C			
		2026	9,400	0	9,400			7,238C			
		2025	7,900	0	7,9						

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

03/24/2026

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Parcel Number: 009-033-009-50

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

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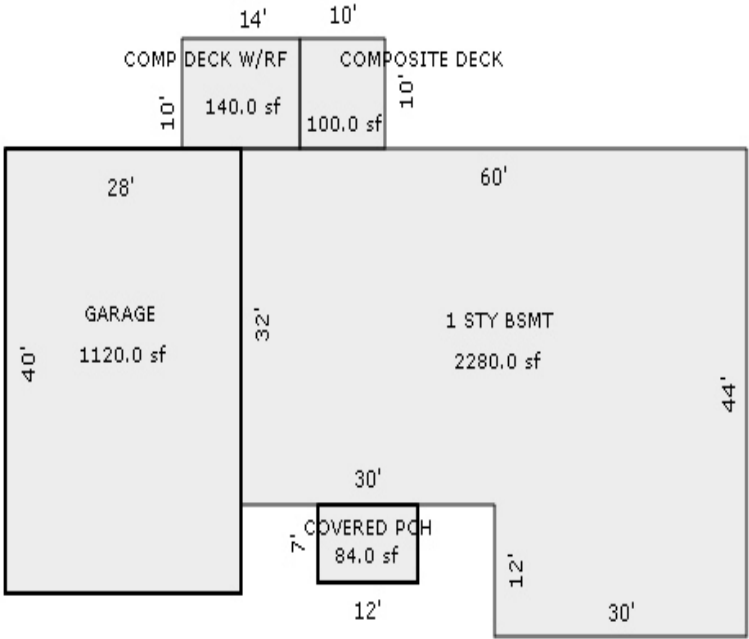
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
ALDERDEN WILLIAM B & SUSAN	THOM MICHAEL W & TAMI L (H	33,000	02/27/2008	WD	32-SPLIT VACANT	2008/568	DEED	100.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
9820 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	02/24/2009	20090041	Complete			
	P.R.E. 100% 05/01/2010								
Owner's Name/Address	MAP #:								
THOM MICHAEL W & TAMI L 9820 W CADILLAC RD MC BAIN MI 49657	2026 Est TCV 532,931 TCV/TFA: 233.74								
	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	658.77	656.50	0.7423	1.1319	110 100	60,883
			659 Actual Front Feet, 9.93 Total Acres						Total Est. Land Value = 60,883
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good		Cash Value	
			D/W/P: 4in Ren. Conc.	8.17	1500	0		0	
			D/W/P: 3.5 Concrete	6.58	140	0		0	
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good		Cash Value	
			LAND IMPROVE 1000	1,000.00	2	95		1,900	
			Total Estimated Land Improvements True Cash Value = 1,900						
			Work Description for Permit 20090041, Issued 02/24/2009: 32 x 60 HOUSE W/28 X 40 ATT GRG COMPLETE FOR 10.						
	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What	2026	30,400	236,100	266,500		134,996C
	TPC 12/27/2017	INSPECTED		2025	24,900	200,200	225,100		131,447C
				2024	24,900	171,900	196,800		127,495C
				2023	19,400	166,600	186,000		121,424C



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Parcel Number: 009-033-009-55

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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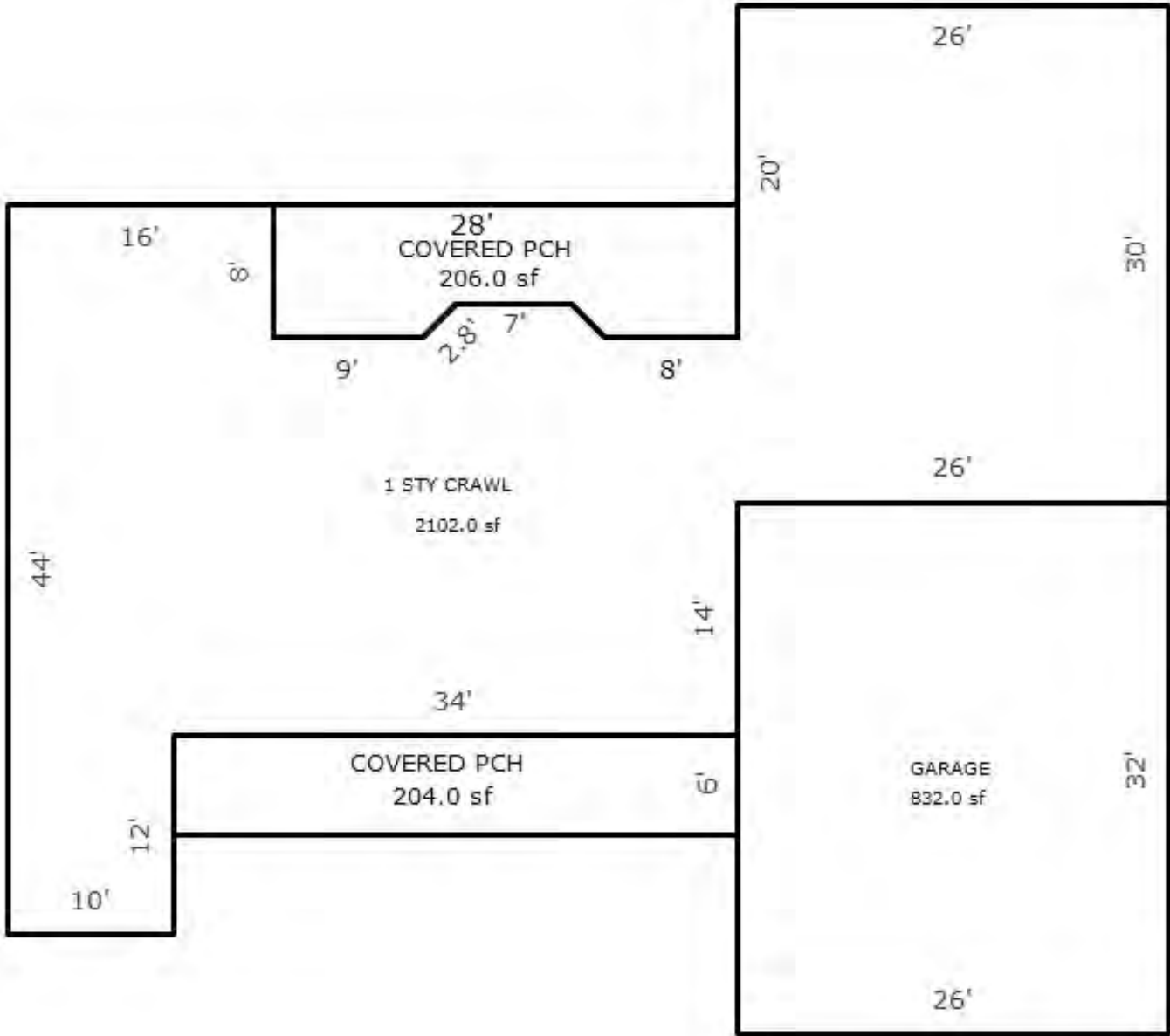
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.		
KEELER SAMANTHA & MICHAEL	REPINE JUSTIN A & RACHEL M	390,000	03/28/2024	WD	03-ARM'S LENGTH	2024-00601	PROPERTY TRANSFER	100.0		
GRABENDIKE MARY ELLEN & HA	KEELER SAMANTHA & MICHAEL	340,000	10/11/2022	WD	03-ARM'S LENGTH	2022-03282	PROPERTY TRANSFER	100.0		
GRABENDIKE MARY ELLEN	GRABENDIKE MARY ELLEN &	1	01/22/2022	QC	09-FAMILY/RELATED ENTITY	2022-00162	DEED	0.0		
GRAMES (HW) & GRABENDIKE (	GRABENDIKE MARY ELLEN	0	08/01/2008	QC	21-NOT USED/OTHER	2008/2863	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
5721 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		08/26/2008		20080488		100%
		P.R.E. 100% 07/29/2024								
Owner's Name/Address		MAP #:								
REPINE JUSTIN A & RACHEL M 5721 S LACHANCE RD CADILLAC MI 49601		2026 Est TCV 437,868 TCV/TFA: 208.31								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					Residentia 8 - 17 @\$5600 9.39 Acres 5600 100					52,601
					9.39 Total Acres Total Est. Land Value =					52,601
Tax Description										
SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007		X			Dirt Road					
. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L. SPLIT ON 05/23/2007 FROM 009-033-009-30;		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	26,300	192,600	218,900		194,103C
		TPC 09/10/2022	INSPECTED		2025	23,500	165,500	189,000		189,000S
		TPC 05/06/2018	INSPECTED		2024	14,100	142,100	156,200		156,200S
		TPC 12/27/2017	INSPECTED		2023	13,200	145,700	158,900		158,900S
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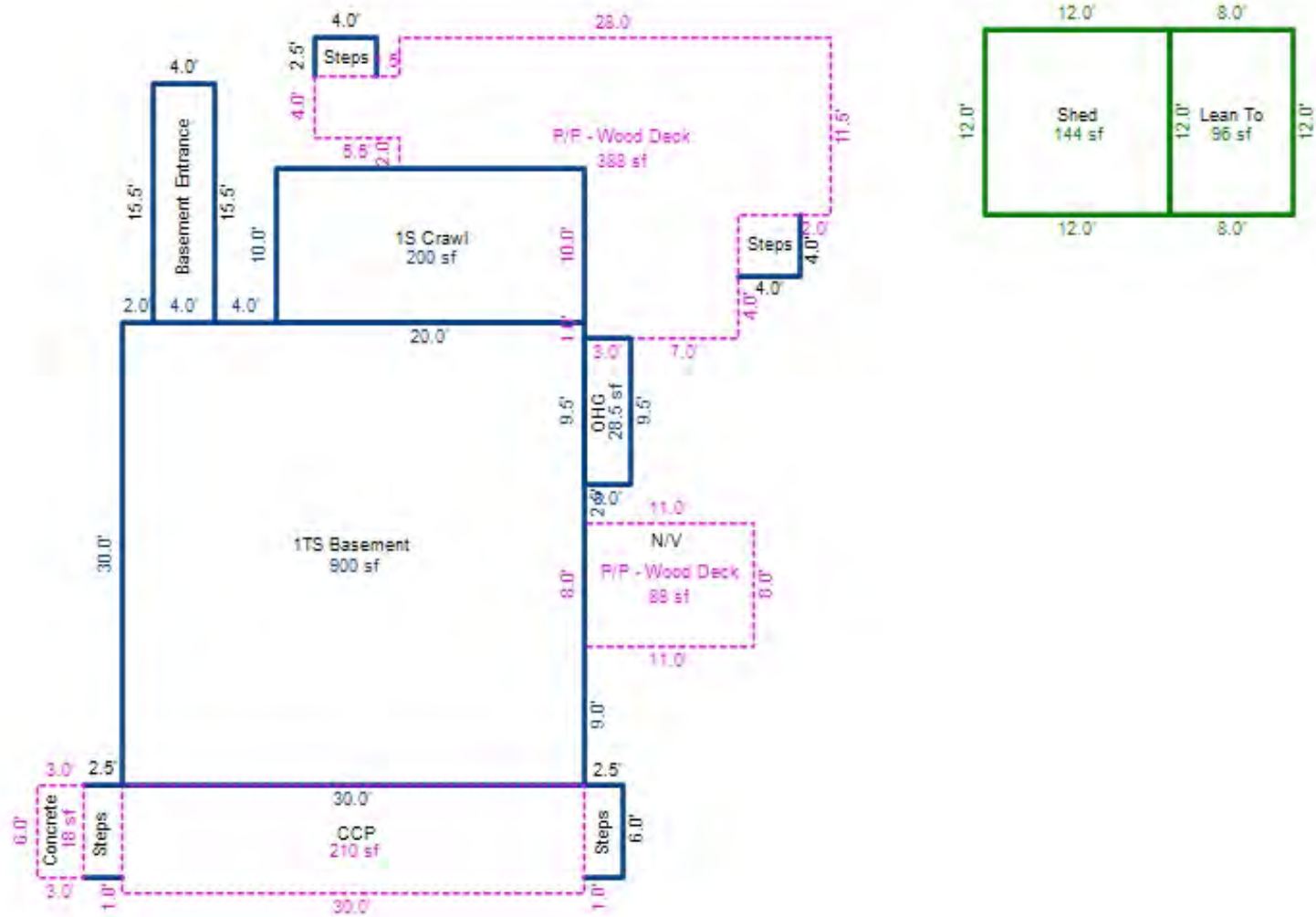
03/24/2026

A large, white, two-story house with a prominent chimney and a covered porch, surrounded by trees and a lawn. The house has a gabled roof and a small balcony on the upper floor. A large tree stands in the foreground, partially obscuring the view of the house. The lawn is green and well-maintained.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 210 28 388 88	Type CCP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,620 Total Base New : 248,113 Total Depr Cost: 161,272 Estimated T.C.V: 198,365		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.5S			Drywall Paneled										X	Plaster Wood T&G	
Yr Built 1930 1976	Remodeled 2024	Ex											Ord	X	Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace		(12) Electric 150 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		
	Basement 1st Floor 2nd Floor 3 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 = 1080 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Basement 1,080 Total: 214,677 139,539		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,727 1,773 Plumbing Average Fixture(s) 1 1,422 924 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 50 Feet 1 3,344 2,174 Porches CCP (1 Story) 210 5,790 3,763 WGEP (1 Story) 28 4,733 3,076 Foundation: Shallow 28 -449 -292 Deck Treated Wood 388 6,161 4,005 Treated Wood 88 2,306 1,499 Built-Ins Appliance Allow. 1 2,713 1,763 Totals: 248,113 161,272					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation				(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 198,365							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1080 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:		Joists: Unsupported Len: Cntr.Sup:							
X	Asphalt Shingle	(9) Basement Finish													
(3) Roof		(10) Floor Support				Chimney: Brick		Totals: 248,113 161,272							
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)											

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



Parcel Number: 009-033-009-63

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

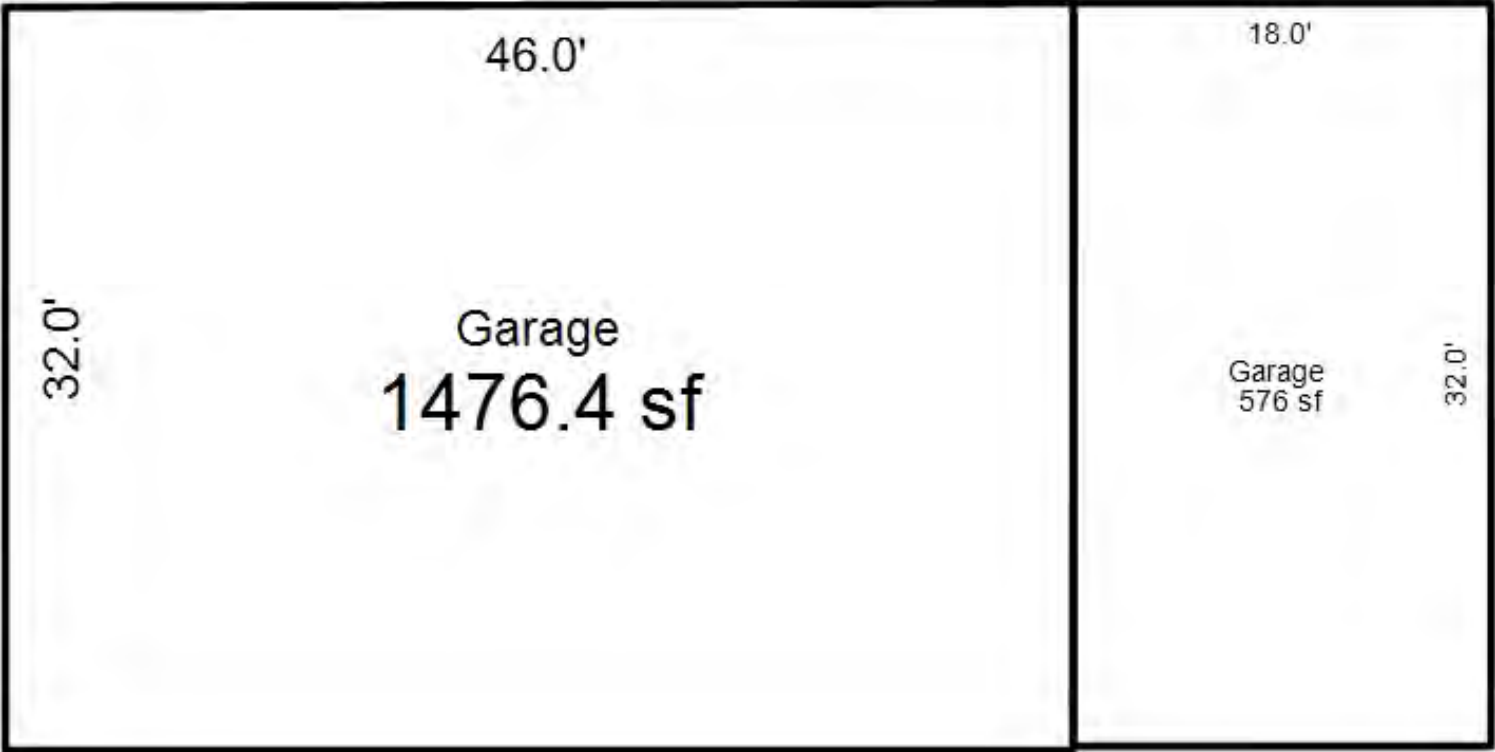
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER NORINE L TRUST	DYKHOUSE KEVIN & AMY	55,000	06/01/2011	OTH	21-NOT USED/OTHER	2011-01821	PROPERTY TRANSFER	100.0
		14,000	01/01/2002	WD	33-TO BE DETERMINED	02-0:0058	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST						
		P.R.E. 100% 06/01/2011						
Owner's Name/Address		MAP #:						
DYKHOUSE KEVIN & AMY 9970 WEST CADILLAC RD CADILLAC MI 49601		2026 Est TCV 110,422 TCV/TFA: 0.00						
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors * 240.29 X 208.71				
				Description Frontage Depth Front Depth Rate %Adj. Reason Value				
				A 200' @ 110/FF 240.29 208.71 0.9552 0.8499 110 100 21,457				
				240 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 21,457				
Tax Description								
SEC 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.		X						
Comments/Influences		X						
REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04 REMOVE FINISH GRG FROM LARGER PART FOR 08. 97 SPLIT FROM 009-60 & 65 FOR 98 00 00' 00" 1 1/2 TO 000 04 FOR 04		X						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG			Drywall Paneled		Plaster Wood T&G										
Yr Built 2003		Remodeled 0			Ex		Ord	X	Min						
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors:		Solid	X		H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.		Ord.	X	Min						
(2) Windows		(7) Excavation			No. of Elec. Outlets										
	Many Avg.		Large Avg.		Many	X	Ave.		Few						
X	Few	X	Small		(13) Plumbing										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		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 GRG										Cls C		Blt 2003	
(11) Heating System: Space Heater													
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													
1000 Gal Septic										1		4,689 3,751	
Water Well, 100 Feet										1		5,734 4,587	
Garages													
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
Common Wall: 1 Wall										1		-2,589 -2,071	
Door Opener										2		1,054 843	
Base Cost										1472		51,270 41,016	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
Base Cost										576		28,771 23,017	
Door Opener										1		527 422	
Totals:												89,456 71,565	
Notes:													
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:												88,025	

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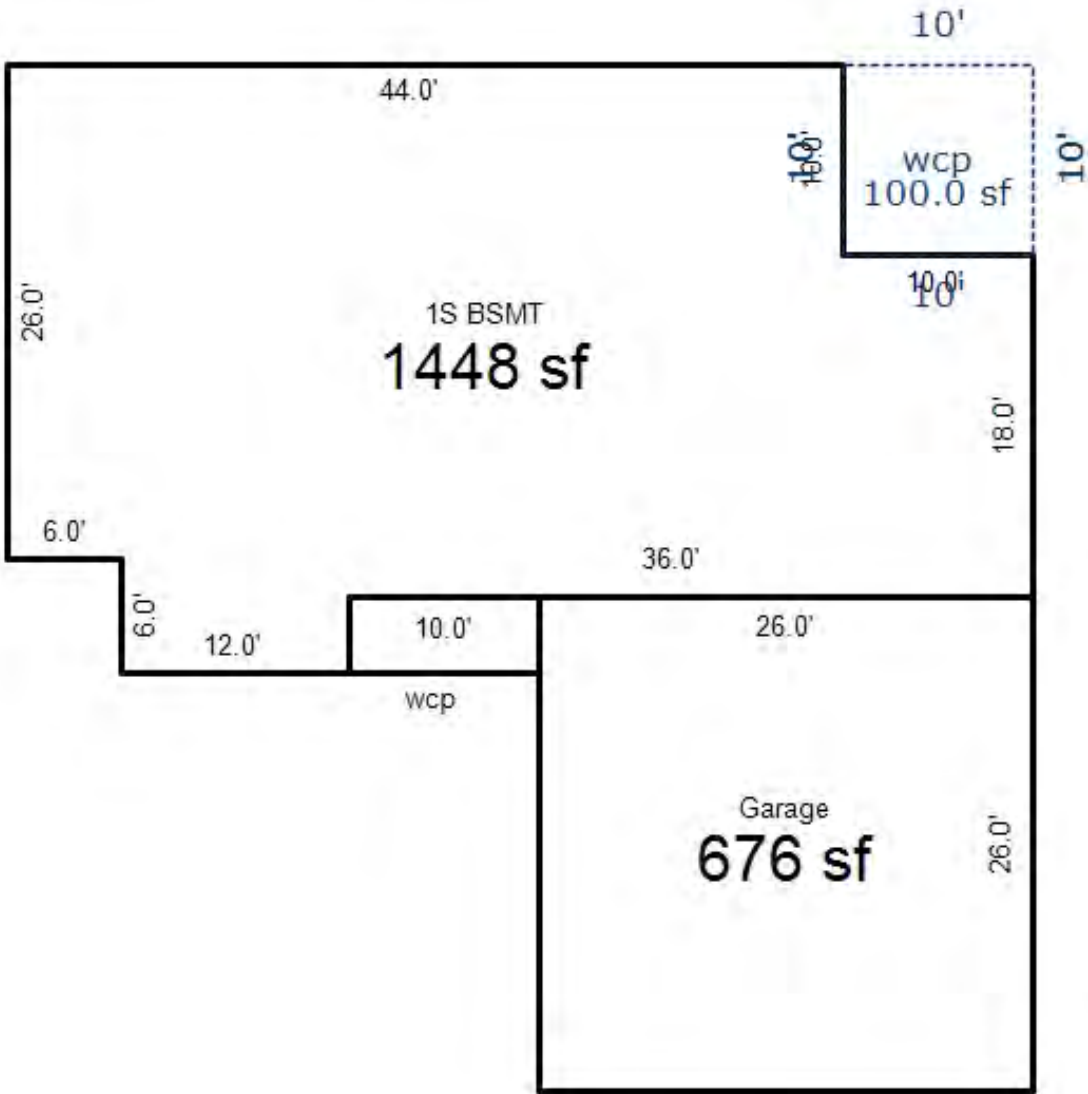
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
		10,900	05/01/2003	WD	33-TO BE DETERMINED	03-0:2320	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
9970 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 11/30/2003								
Owner's Name/Address		MAP #:								
DYKHOUSE KEVIN & AMY 9970 W CADILLAC ROAD CADILLAC MI 49601		2026 Est TCV 323,623 TCV/TFA: 223.50								
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *						
SEC 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Comments/Influences			Gravel Road	A 200' @ 110/FF 208.70 208.70 0.9894 0.8499 110 100 19,304						
NEW HOME FOR 04			Paved Road	209 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 19,304						
03 SPLIT FROM 009-63 FOR 04		X	Storm Sewer	Land Improvement Cost Estimates						
			Sidewalk	Description Rate Size % Good Cash Value						
			Water	D/W/P: 4in Ren. Conc. 8.17 2260 0 0						
		X	Sewer	Residential Local Cost Land Improvements						
			Electric	Description Rate Size % Good Cash Value						
			Gas	LAND IMPROVE 2500 2,500.00 1 94 2,350						
			Curb	Total Estimated Land Improvements True Cash Value = 2,350						
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2026	9,700	152,100	161,800			82,054C
			Low	2025	7,900	129,600	137,500			79,897C
			High	2024	7,900	111,300	119,200			77,495C
			Landscaped	2023	6,100	107,900	114,000			73,805C
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 12/27/2017	INSPECTED							
		TPC 11/13/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 40 100	Type WCP (1 Story) WCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % 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: 15 Floor Area: 1,448 Total Base New : 288,853 Total Depr Cost: 245,503 Estimated T.C.V: 301,969		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		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		
(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 = 1448 SF Floor Area = 1448 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 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) WCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener Built-Ins Appliance Allow. Notes:		Cls C 5 Blt 2003 Size 1,448 Total: 231,121 1,422 4,478 4,689 5,734 2,880 5,025 32,326 -2,589 1,054 2,713 Totals: 288,853		Depr. Cost 196,431 1,209 3,806 3,986 4,874 2,448 4,271 27,477 -2,201 896 2,306 245,503			
(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	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Basement: 1448 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			
(3) Roof		(10) Floor Support					Joists: Unsupported Len: Cntr.Sup:									
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney:																

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



Parcel Number: 009-033-009-65

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

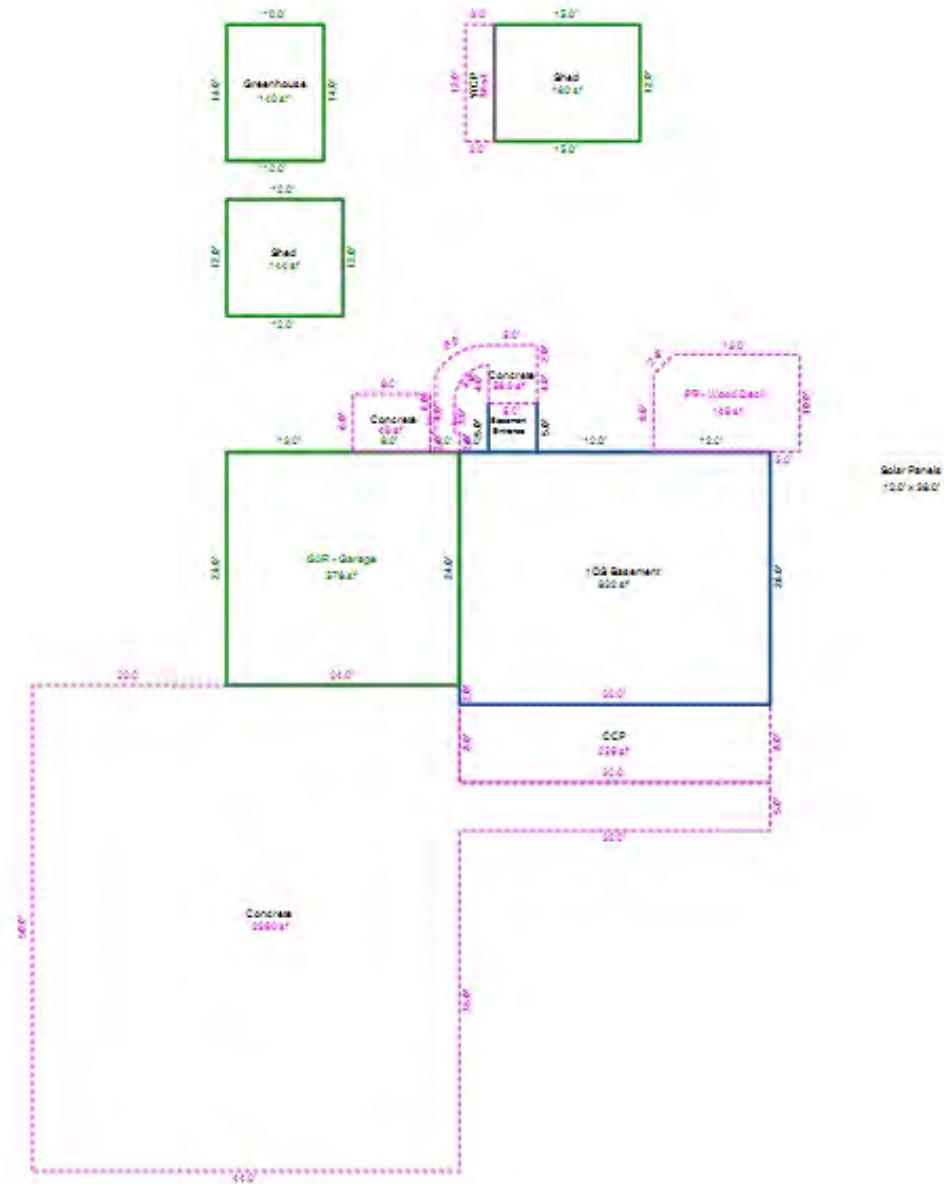
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
EURICH BRADLEY J & BETH A	DEZEEUW BROOKE & TINA-MARIE	127,500	12/04/2014	WD	03-ARM'S LENGTH	2014-04008	PROPERTY TRANSFER	100.0	
	EURICH	128,500	08/01/2002	WD	33-TO BE DETERMINED	02-0:3627	DEED	0.0	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
5895 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		SOLAR	06/17/2022	2022-0383	100%			
	P.R.E. 100% 12/13/2014								
Owner's Name/Address	MAP #:								
DEZEEUW BROOKE & TINA-MARIE J 5895 S LACHANCE RD CADILLAC MI 49601	2026 Est TCV 257,928 TCV/TFA: 248.01								
	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	208.70	658.70	0.9894	1.1328	110 100	25,731
			209 Actual Front Feet, 3.16 Total Acres						Total Est. Land Value = 25,731
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good		Cash Value	
			D/W/P: 4in Ren. Conc.	8.17	2360	50		9,640	
			D/W/P: 3.5 Concrete	6.58	137	50		450	
			Wood Frame	25.46	180	50		2,291	
			Wood Frame	23.76	284	50		3,374	
			Total Estimated Land Improvements True Cash Value = 15,755						
			Work Description for Permit 2022-0383, Issued 06/17/2022: SOLAR ARAYAT S.F. HOME 12X38 = 456 SQFT.						
	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	12,900	116,100	129,000		75,669C
	JWV	09/06/2022	INSPECTED	2025	10,500	100,500	111,000		73,680C
	TPC	04/30/2021	INSPECTED	2024	10,500	87,400	97,900		71,465C
	TPC	12/27/2017	INSPECTED	2023	8,200	84,300	92,500		68,062C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 256 36 148	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Drywall Paneled		Plaster Wood T&G							
Building Style: 1.5S		Trim & Decoration												
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation													
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	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	450	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1 Average Fixture(s)												
		2 3 Fixture Bath												
		2 Fixture Bath												
		Softener, Auto												
		Softener, Manual												
		Solar Water Heat												
		No Plumbing												
		Extra Toilet												
		Extra Sink												
		Separate Shower												
		Ceramic Tile Floor												
		Ceramic Tile Wains												
		Ceramic Tub Alcove												
		Vent Fan												
		(14) Water/Sewer												
		Public Water												
		Public Sewer												
		1 Water Well												
		1 1000 Gal Septic												
		2000 Gal Septic												
		Lump Sum Items:												
		Class: C												
		Effec. Age: 20												
		Floor Area: 1,040												
		Total Base New : 219,961												
		Total Depr Cost: 175,969												
		Estimated T.C.V: 216,442												
		Cost Est. for Res. Bldg: 1 Single Family 1.5S												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 832 SF Floor Area = 1040 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1.25 Story Siding Basement 832												
		Total: 158,281 126,624												
		Other Additions/Adjustments												
		Recreation Room 450 8,537 6,830												
		Plumbing												
		Average Fixture(s)												
		3 Fixture Bath 1 4,478 3,582												
		Water/Sewer												
		1000 Gal Septic 1 4,689 3,751												
		Water Well, 100 Feet 1 5,734 4,587												
		Porches												
		CCP (1 Story) 256 6,820 5,456												
		WCP (1 Story) 36 2,691 2,153												
		Foundation: Shallow 36 -525 -420												
		Deck												
		Treated Wood 148 3,272 2,618												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
		Base Cost 576 23,910 19,128												
		Common Wall: 1 Wall 1 -2,589 -2,071												
		Door Opener 1 527 422												
		Built-Ins												
		Appliance Allow. 1 2,713 2,170												
		Local Cost Items												
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



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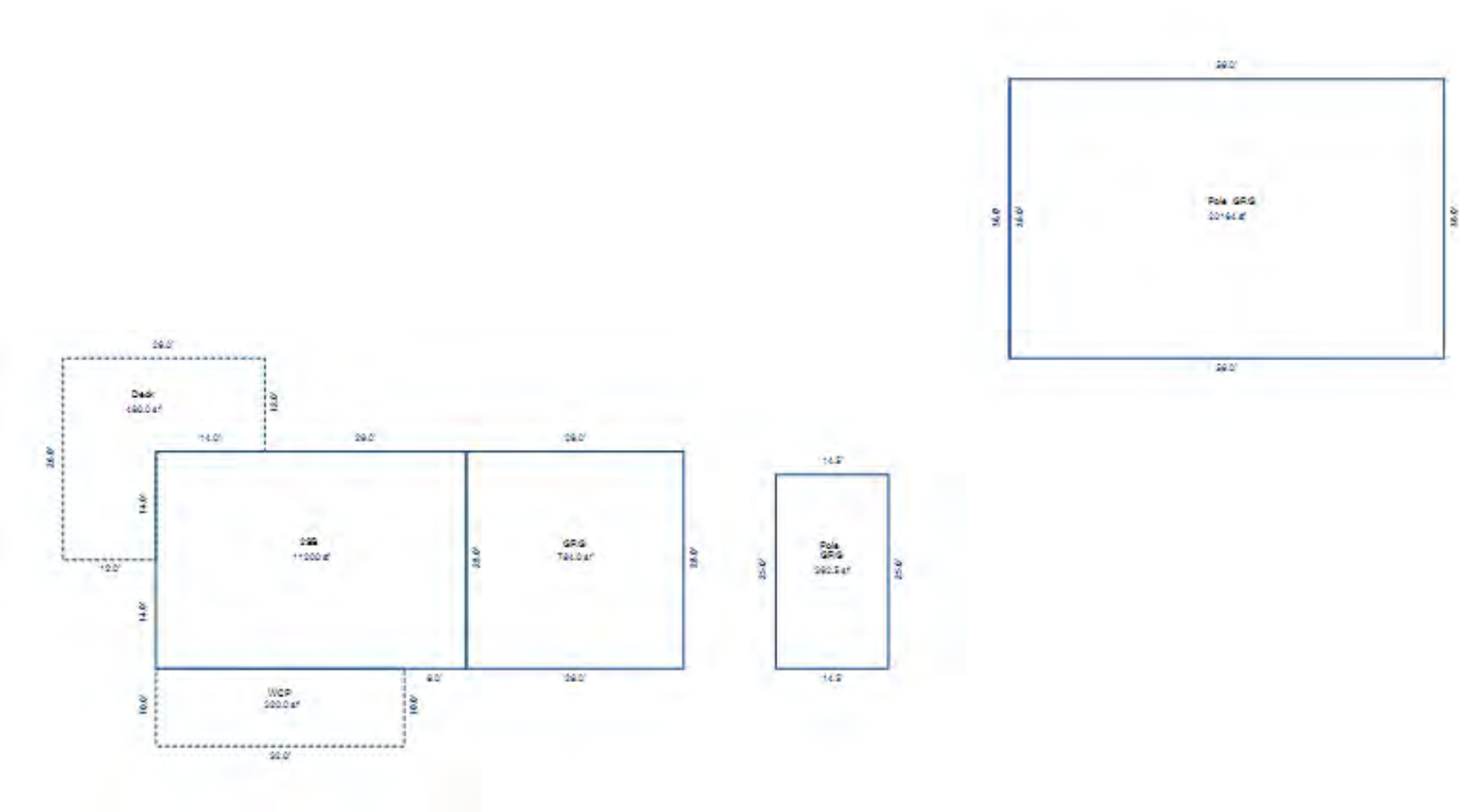
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																																		
Property Address	Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status																																																				
9676 W WATERGATE M-55	School: MCBAIN RURAL AGR SCHOOL DIST	P.R.E. 100% 07/22/1994																																																								
Owner's Name/Address	MAP #:																																																									
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651	2026 Est TCV 435,763 TCV/TFA: 194.54																																																									
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																																							
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651	X	Public Improvements	<table border="1"> <thead> <tr> <th colspan="2">Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td colspan="2">AGRICULTRU 8 - 17 Acres</td> <td>20.00 Acres</td> <td>3800</td> <td>100</td> <td>76,000</td> <td colspan="4"> </td> </tr> <tr> <td colspan="2">AGRICULTRU SURPLUS 2600/</td> <td>25.48 Acres</td> <td>2600</td> <td>100</td> <td>66,248</td> <td colspan="4"> </td> </tr> <tr> <td colspan="2">AGRICULTRU ROW</td> <td>0.38 Acres</td> <td>0</td> <td>100</td> <td>0</td> <td colspan="4"> </td> </tr> <tr> <td colspan="2">45.86 Total Acres</td> <td colspan="3">Total Est. Land Value =</td> <td>142,248</td> <td colspan="4"> </td> </tr> </tbody> </table>						Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AGRICULTRU 8 - 17 Acres		20.00 Acres	3800	100	76,000					AGRICULTRU SURPLUS 2600/		25.48 Acres	2600	100	66,248					AGRICULTRU ROW		0.38 Acres	0	100	0					45.86 Total Acres		Total Est. Land Value =			142,248				
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	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																																	
	Rolling	2026	71,100	146,800	217,900			91,244C																																																		
	Low	2025	61,300	125,600	186,900			88,846C																																																		
	High	2024	74,700	108,300	183,000			86,175C																																																		
Landscaped	2023	59,200	106,000	165,200			82,072C																																																			
Swamp																																																										
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Who	When	What	2026	71,100	146,800	217,900			91,244C																																																	
TPC 04/30/2021	INSPECTED	2025	61,300	125,600	186,900			88,846C																																																		
TPC 05/13/2019	INSPECTED	2024	74,700	108,300	183,000			86,175C																																																		
TPC 12/27/2017	INSPECTED	2023	59,200	106,000	165,200			82,072C																																																		

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 320 480	Type WCP (1 Story) WPP	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 2,240 Total Base New : 352,749 Total Depr Cost: 229,288 Estimated T.C.V: 282,024		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 2S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1989	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 4 1st Floor 3 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 2240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 1,120 274,859 178,659		Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,727 1,773 Plumbing Average Fixture(s) 1 1,422 924 3 Fixture Bath 1 4,478 2,911 Water/Sewer 1000 Gal Septic 1 4,689 3,048 Water Well, 100 Feet 1 5,734 3,727 Porches WCP (1 Story) 320 11,066 7,193 WPP 480 8,534 5,547 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 29,604 19,243 Common Wall: 1 Wall 1 -2,589 -1,683 Door Opener 1 527 343 Class: D Exterior: Pole (Unfinished) Base Cost 362 8,985 5,840 Built-Ins Appliance Allow. 1 2,713 1,763 Totals: 352,749 229,288				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (101 AGRICULTURE) 1.230 => TCV: 282,024						
X	Many Avg. Few	X	Large Avg. Small								Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
(3) Roof		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat	Gambrel Mansard Shed	1								Walkout Doors (B) No Floor SF Walkout Doors (A)				
X	Asphalt Shingle														
Chimney:															

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Building Type	Farm Utility Buildings				
Year Built	1972				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 184				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	56 x 36 = 2016				
Cost New	\$ 19,232				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 8,654				
+ 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	\$ 6,491				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6491 / All Cards: 6491					

Parcel Number: 009-033-009-90

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.		
ERS TELECOM PROPERTIES LLC	K2 TOWERS II LLC	45,000	01/22/2019	WD	03-ARM'S LENGTH	2019-00229	PROPERTY TRANSFER	100.0		
CARLSON CARL A & CAROLINE	ERS TELECOM PROPERTIES LLC	40,000	04/19/2016	WD	32-SPLIT VACANT	2016-01514	PROPERTY TRANSFER	100.0		
ERS TELECOM PROPERTIES LLC	NEW PAR DBA VERIZON WIRELESS	0	02/23/2016	OTH	33-TO BE DETERMINED	2106-01613	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:		Building Permit(s)	Date	Number	Status	
5415 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial			04/14/2016	2016-0101	100%	
		P.R.E. 0%		Commercial			09/08/2015	2015-0417	100%	
Owner's Name/Address		MAP #:								
K2 TOWERS II LLC 57 E WASHINGTON ST CHAGRIN FALLS OH 44022		2026 Est TCV 375,845 TCV/TFA: 0.00								
		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements		* Factors * 287.95 X 682.55						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				COMMERCIAL 4-6A 9000 4.51 Acres 9000 100 40,608						
				4.51 Total Acres Total Est. Land Value = 40,608						
Tax Description										
2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00"20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89"44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A		X Paved Road		Work Description for Permit 2016-0101, Issued 04/14/2016: CELL TOWER BUSINESS USE, WOOD FRAME POURED FOUNDATION 10X18 FOUNDATION						
		X Storm Sewer		Work Description for Permit 2015-0417, Issued 09/08/2015: TOWER/VERIZON STRUCTURAL STEEL ON POURED FOUNDATION						
		X Sidewalk								
		X Water								
		X 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	20,300	167,600	187,900			172,776C
		X Low		2025	13,500	191,100	204,600			168,234C
		High		2024	33,800	185,300	219,100			163,176C
		Landscaped		2023	15,800	155,900	171,700			155,406C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	04/30/2021	INSPECTED						
		TPC	12/27/2017	INSPECTED						
		JWV	10/08/2016	INSPECTED						
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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses																	
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght					Construction Cost					Item Description Architectural Multiplier: 0.00 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Unit in Place Items COM TOWER STEEL 180' /CI16/YARI/CHALF/06'/211 /CI16/YARI/CHALF/06'/GATW15 /CI16/YARI/CHALF/06'/GATW5 /CI16/YARI/CHALF/06'/3 /CI16/YARI/CHALF/06'/211 /CI4/ROOC/ALUSCCOTPBA /CI11/WELSP/01000 ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 335,237																	
					High Above Ave. Ave. X Low															Cost Col. Rate # or Height SqFt Adj. Adj. Cost							
					** ** Calculator Cost Data ** **															Total Cost New = 0							
					Quality: Average															Reproduction/Replacement Cost = 0							
Heat#1: Space Heaters, Gas with Fan 0%					Heat#2: Space Heaters, Gas with Fan 0%					Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0																	
Heat#2: Space Heaters, Gas with Fan 0%					Ave. SqFt/Story					Total Depreciated Cost = 0																	
Ave. Perimeter					Has Elevators:																						
*** Basement Info ***																											
Area:																											
Perimeter:																											
Type:																											
Heat: Hot Water, Radiant Floor																											
* Mezzanine Info *																											
Area #1:																											
Type #1:																											
Area #2:																											
Type #2:																											
* Sprinkler Info *																											
Area:																											
Type: Average																											
(1) Excavation/Site Prep:										(7) Interior:																	
(2) Foundation:										(8) Plumbing:																	
X	Poured Conc.		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None	Outlets: Fixtures: Few Average Few Average Many Many Unfinished Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer															
(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																	
						(9) Sprinklers:										(13) Roof Structure: Slope=0											
(10) Heating and Cooling:																				(14) Roof Cover:							
(5) Floor Cover:						Gas				Coal																	
						Oil				Stoker				Hand Fired Boiler													
(6) Ceiling:																											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status			
5415 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Commercial	07/17/2014	2014-0252	100%				
Owner's Name/Address	P.R.E. 0%								
CARLSON CARL A 9676 W WATERGATE ROAD LAKE CITY MI 49651	MAP #:								
2026 Est TCV 141,602 TCV/TFA: 64.84									
X Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value INFO FOR SIZE 0 126.39 306.74 1.0000 0.0000 0 100* 0 COMMERCIAL <2A M/L 0.89 Acres 18000 100 16,020 * denotes lines that do not contribute to the total acreage calculation. 126 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 16,020							
Tax Description	X	Dirt Road							
Gravel Road									
Paved Road									
Storm Sewer									
SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55. 89A M/L	X	Sidewalk							
Comments/Influences		Water							
		Sewer							
		Electric							
	Gas								
	Curb								
	Street Lights								
Standard Utilities	X	Underground Utils.							
Topography of Site									
		Level							
		Rolling							
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
Waterfront									
Ravine									
Wetland									
Flood Plain									
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2026	8,000	62,800	70,800			36,078C
TPC 04/30/2021	INSPECTED	2025	8,000	54,700	62,700			35,130C	
TPC 05/06/2018	INSPECTED	2024	3,200	53,000	56,200			34,074C	
TPC 12/27/2017	INSPECTED	2023	3,200	44,500	47,700			32,452C	

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Desc. of Bldg/Section: CAL 196 GUN SHOP Calculator Occupancy: Stores - Warehouse Discount										<<<<<< Calculator Cost Computations >>>>>>																								
Class: C Floor Area: 2,184 Gross Bldg Area: 2,184 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost					Class: C Quality: Low Cost																								
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 10 Perimeter: 220																								
					Overall Building Height: 8					Base Rate for Upper Floors = 58.28																								
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					(10) Heating system: Complete H.V.A.C. Cost/SqFt: 40.36 100%																								
					Quality: Low Cost					Adjusted Square Foot Cost for Upper Floors = 98.64																								
					Heat#1: Complete H.V.A.C. 100%					Total Floor Area: 2,184 Base Cost New of Upper Floors = 215,430																								
1980 Year Built Remodeled					Heat#2: No Heating or Cooling 0%					Reproduction/Replacement Cost = 215,430																								
					Ave. SqFt/Story: 2184					Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0																								
					Ave. Perimeter: 220					Total Depreciated Cost = 75,401																								
8 Overall Bldg Height					Has Elevators:					ECF (201A GENERAL COMMERCIAL) 1.640 => TCV of Bldg: 1 = 123,657																								
					*** Basement Info ***					Replacement Cost/Floor Area= 98.64 Est. TCV/Floor Area= 56.62																								
					Area:																													
Comments: 2014 NEW METAL ROOF					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									
(3) Frame:					Total Fixtures					Urinals					Few					Average					Many					Average				
					3-Piece Baths					Wash Bowls					Many					Average					Many					Average				
					2-Piece Baths					Water Heaters					Unfinished					Many					Unfinished									
					Shower Stalls					Wash Fountains					Typical					Many					Typical									
					Toilets					Water Softeners																								
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent					(40) Exterior Wall:														
										Rigid Conduit					Fluorescent																			
										Armored Cable					Mercury																			
										Non-Metalic					Sodium Vapor																			
										Bus Duct					Transformer																			
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0																								
					Gas					Coal																								
					Oil					Stoker																								
					Hand Fired																													
					Boiler																													
(6) Ceiling:										(14) Roof Cover:																								



Sketch by Apex IV™

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

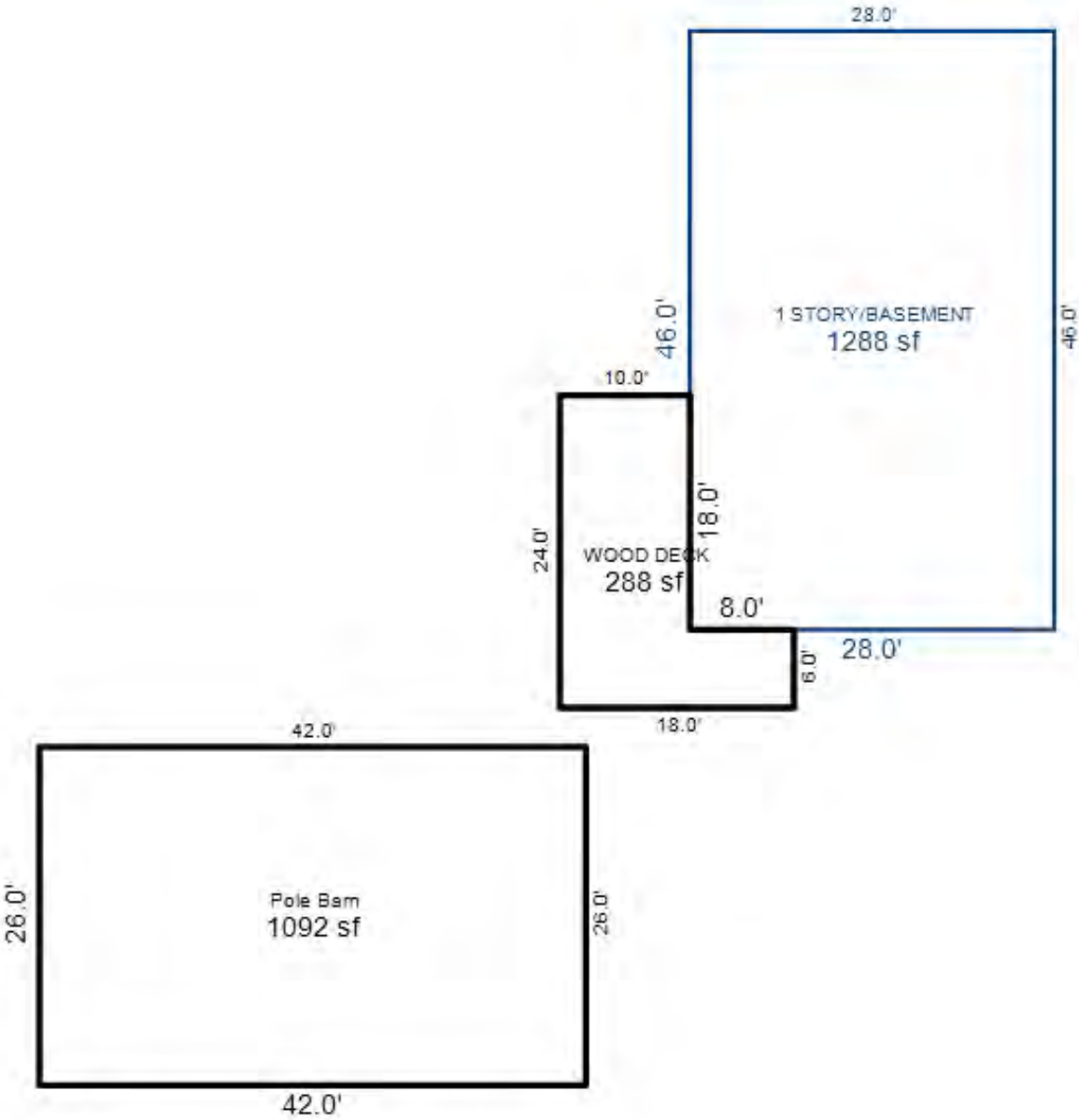
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0		09/01/2023	AFF	21-NOT USED/OTHER		2023-02750	DEED	0.0		
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0		02/23/2022	QC	09-FAMILY/RELATED ENTITY		202203367	PROPERTY TRANSFER	0.0		
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0		05/08/2019	QC	09-FAMILY/RELATED ENTITY		2020-02184	DEED	0.0		
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0		12/02/2014	AFF	21-NOT USED/OTHER		2015-00362	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 10/24/2022 Qual. Ag.										
Owner's Name/Address		MAP #:										
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		2026 Est TCV 126,156										
			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	20.39 Acres	3800	100				77,490
					AGRICULTRU SURPLUS 2600/	18.72 Acres	2600	100				48,667
					39.11 Total Acres			Total Est. Land Value =			126,156	
Tax Description												
PA 116 2014 SEC 33 T22N R8W (6*2023) REMAINDER PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-168 39.11A. SPLIT ON 8/14/2023 TO 009-033-010-25 FORMERLY . SEC 33 T22N R8W S 300 FT OF E 1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650 FT W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.		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 08/15/2023 completed 08/15/2023												
												
					</							

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RURA	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0						
EISENGA BRYAN R & DIANE K	EISENGA JORDAN M	154,800	10/19/2022	LC	09-FAMILY/RELATED ENTITY	2023-02246	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status					
5880 S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 01/01/2024												
Owner's Name/Address		MAP #:												
EISENGA JORDAN M		2026 Est TCV 185,698 TCV/TFA: 144.18												
5880 S BLODGEET RD		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS												
MC BAIN MI 49657														
Tax Description		X	Improved	Vacant										
		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	295.16	295.16	0.9073	0.9268	110	100			27,302
					295 Actual Front Feet, 2.00 Total Acres			Total Est. Land Value =			27,302			
		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			
					2026	13,700	79,100	92,800			43,272C			
					2025	11,200	67,000	78,200			42,135C			
					2024	11,200	57,400	68,600			40,869C			
					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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 288	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1092 % 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		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1977				
Yr Built 1977	Remodeled 0	Ex	X Ord		Min	Ex.	X Ord.		Min	Ground Area = 1288 SF		Floor Area = 1288 SF.				
Condition: Average		Lg		X Ord		Many	X Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		Doors:		Solid	X H.C.	(13) Plumbing		1 Average Fixture(s)		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		1 3 Fixture Bath		1 Story		Siding	Basement	1,288	175,721	105,433
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		2 Fixture Bath		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation				(14) Water/Sewer		3 Fixture Bath		Plumbing						
(2) Windows		Basement: 1288 S.F.				Public Water		2 Fixture Bath		Average Fixture(s)		1		1,185		711
X	Many Avg. Few	X	Large Avg. Small	Crawl: 0 S.F.		Public Sewer		Softener, Auto		Water/Sewer		1		4,386		2,632
X	Wood Sash Metal Sash Vinyl Sash	Slab: 0 S.F.		Height to Joists: 0.0		Water Well		Softener, Manual		1000 Gal Septic		1		3,344		2,006
X	Double Hung Horiz. Slide Casement	(8) Basement				Extra Toilet		Solar Water Heat		Deck		288		4,956		2,974
X	Double Glass Patio Doors Storms & Screens	Conc. Block				Extra Sink		No Plumbing		Treated Wood		1		1,897		1,138
(3) Roof		8 Poured Conc.				Separate Shower		No Plumbing		Built-Ins						
X	Gable Hip Flat	Treated Wood				Ceramic Tile Floor		Extra Toilet		Appliance Allow.						
X	Asphalt Shingle	X Concrete Floor				Ceramic Tile Wains		Extra Sink		Garages						
Chimney: Block		(9) Basement Finish				Ceramic Tub Alcove		Separate Shower		Class: CD Exterior: Pole (Unfinished)		1092		23,139		13,883
		(10) Floor Support				Vent Fan		Ceramic Tile Floor		Base Cost		Totals:		214,628		128,777
		Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:		Ceramic Tile Wains		Notes:						
								Vent Fan		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						158,396

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



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

Parcel Number: 009-033-010-30

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.
EISENGA BRYAN R & DIANE K	EISENGA BRUCE L & FREDA G	0	02/23/2022	QC	09-FAMILY/RELATED ENTITY	2022-03377	DEED	0.0
DICK KERWIN DALE JR & MARY	EISENGA BRUCE L & FREDA G	55,000	08/01/1998	WD	03-ARM'S LENGTH	316:1002	DEED	0.0
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status		
M 55	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 100% 08/01/1994 Qual. Ag.							
Owner's Name/Address	MAP #:							
EISENGA BRUCE L & FREDA G TRUSTS 20104 70TH AVENUE MARION MI 49665	2026 Est TCV 653,860							
	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/ 160.00 Acres 4000 100 640,000 160.00 Total Acres Total Est. Land Value = 640,000						
	X Dirt Road	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Agricultural Local Cost Land Improvements Description Rate Size % Good Cash Value 8' DIAMETER WELL 15,750.00 1 88 13,860 Total Estimated Land Improvements True Cash Value = 13,860						
	X Gravel Road							
	X Paved Road							
	X Storm Sewer							
	X Sidewalk							
	X Water							
	X Sewer							
	X Electric							
	X Gas							
	X Curb							
	X Street Lights							
	X Standard Utilities							
	X Underground Utils.							
	Topography of Site							
	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X Rolling	2026	320,000	6,900	326,900			124,691C
	X Low	2025	320,000	6,900	326,900			121,413C
	X High	2024	376,000	6,900	382,900			117,763C
	X Landscaped	2023	296,000	6,900	302,900			112,156C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Who When What							
	TPC 04/30/2021 INSPECTED							
	TPC 05/06/2018 INSPECTED							
	TPC 12/27/2017 INSPECTED							



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

Parcel Number: 009-033-010-81

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

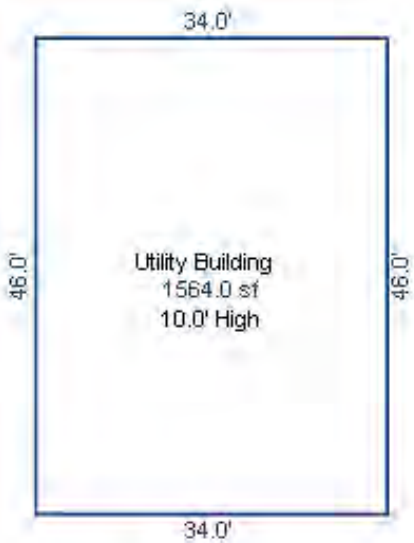
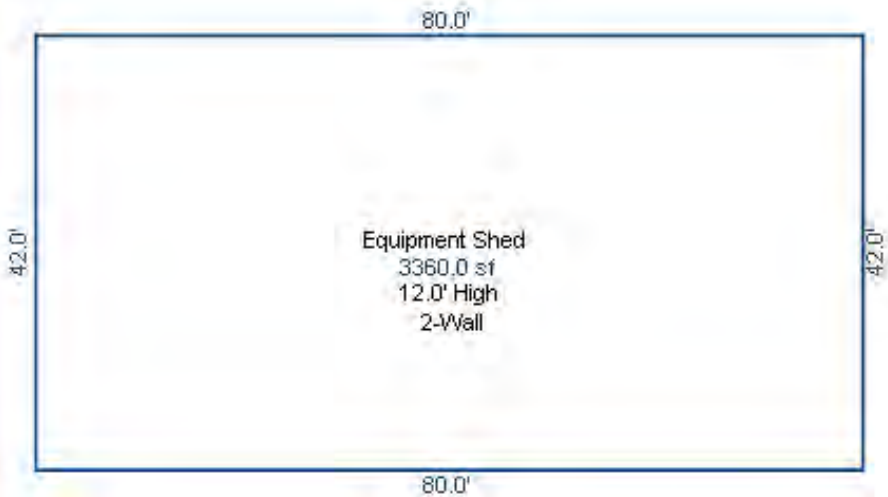
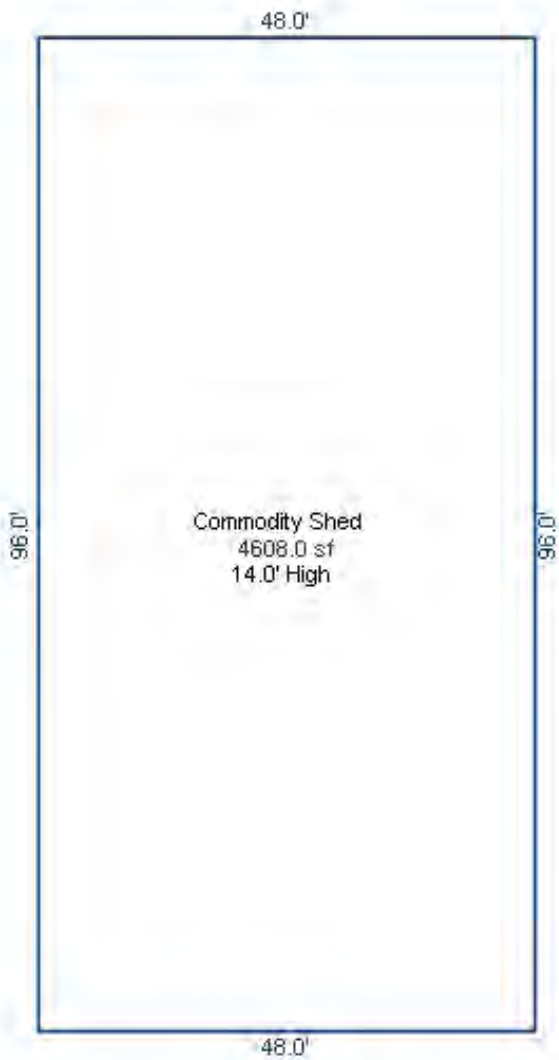
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																				
Property Address	Class: AGRICULTURAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status																																						
5640 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST																																											
	P.R.E. 100% 01/01/2026 Qual. Ag.																																											
Owner's Name/Address	MAP #:																																											
EISENGA BRYAN R & DIANE K TRUST 8101 S LUCAS RD MC BAIN MI 49657	2026 Est TCV 162,360																																											
	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																									
	Public Improvements		* Factors * <table> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>AGRICULTRU 30 - 65 ACRES</td> <td>34.14 Acres</td> <td></td> <td>3800</td> <td>100</td> <td></td> <td></td> <td></td> <td>129,717</td> </tr> <tr> <td>AGRICULTRU ROW</td> <td>1.26 Acres</td> <td></td> <td>0</td> <td>100</td> <td></td> <td></td> <td></td> <td>0</td> </tr> <tr> <td colspan="8">35.40 Total Acres Total Est. Land Value =</td> <td>129,717</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AGRICULTRU 30 - 65 ACRES	34.14 Acres		3800	100				129,717	AGRICULTRU ROW	1.26 Acres		0	100				0	35.40 Total Acres Total Est. Land Value =								129,717
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																				
AGRICULTRU 30 - 65 ACRES	34.14 Acres		3800	100				129,717																																				
AGRICULTRU ROW	1.26 Acres		0	100				0																																				
35.40 Total Acres Total Est. Land Value =								129,717																																				
	X Dirt Road		Land Improvement Cost Estimates <table> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td colspan="5">Agricultural Local Cost Land Improvements</td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size <td>% Good</td> <td>Cash Value</td> </td></tr> <tr> <td>8' DIAMETER WELL</td> <td>15,750.00</td> <td>1</td> <td>88</td> <td>13,860</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>13,860</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	Agricultural Local Cost Land Improvements					Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	8' DIAMETER WELL	15,750.00	1	88	13,860	Total Estimated Land Improvements True Cash Value =				13,860											
Description	Rate	Size							% Good	Cash Value																																		
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	X Wetland																																											
	X Flood Plain																																											
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																					
Who	When	What	2026	64,900	16,300	81,200		45,085C																																				
TPC 04/30/2021 INSPECTED			2025	0	0	0		0																																				
			2024	0	0	0		0																																				
			2023	0	0	0		0																																				

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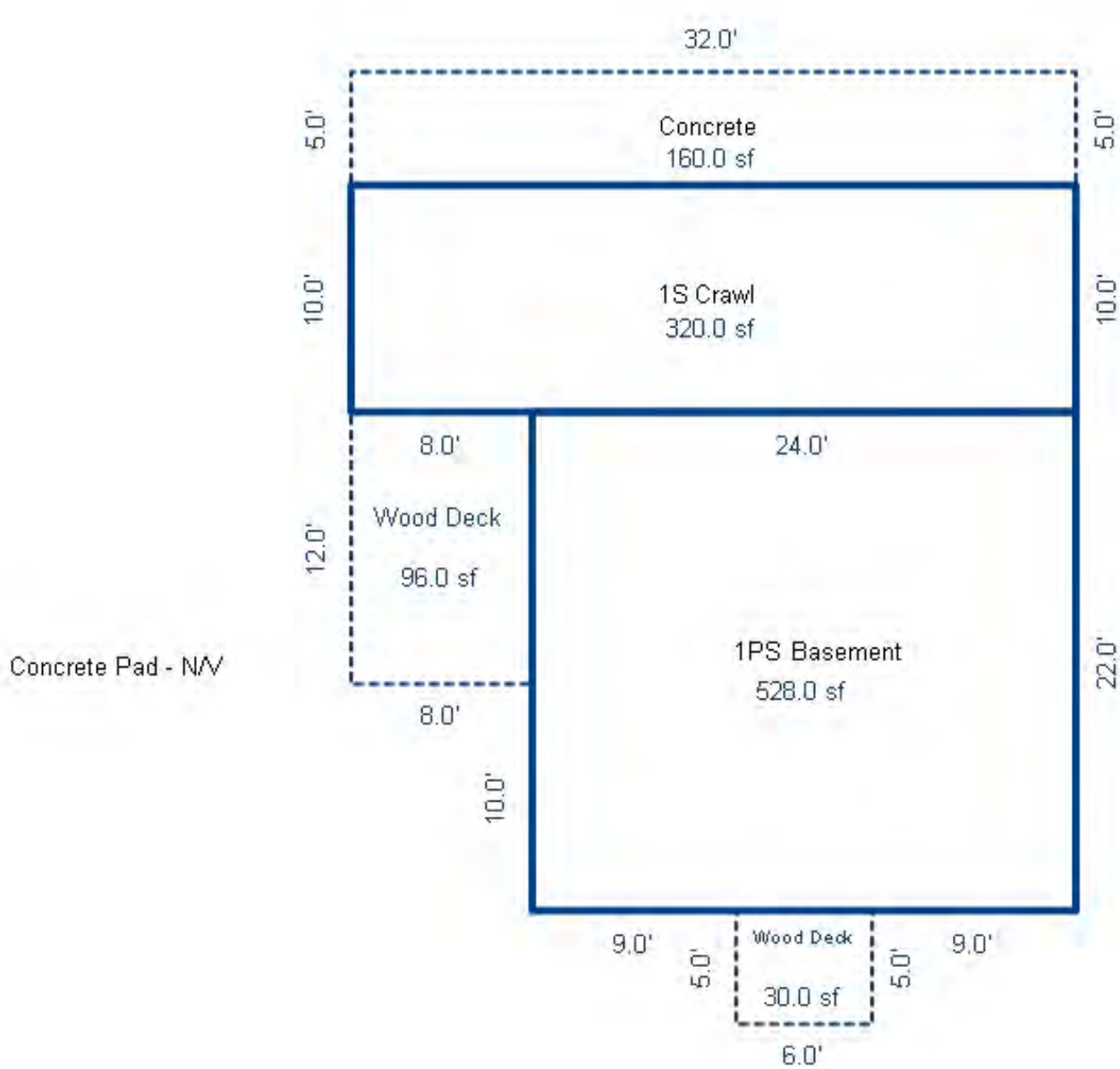
Building Type	Commodity Barns (Storage)	Farm Implement (Equipment)	Farm Utility Storage Shed		
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 244	4 Wall, 160		
Height	14	12	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	96 x 48 = 4608	80 x 42 = 3360	46 x 34 = 1564		
Cost New	\$ 76,631	\$ 69,115	\$ 13,388		
Phy./Func./Econ. %Good	35/40/100 14.0	45/40/100 18.0	35/40/100 14.0		
Depreciated Cost	\$ 10,728	\$ 12,441	\$ 1,874		
+ Unit-In-Place Items	\$ 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		
% Good	35	45	35		
Est. True Cash Value	\$ 8,046	\$ 9,331	\$ 1,406		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 18783 / All Cards: 18783					



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
EISENGA BRYAN R & DIANE K	EISENGA NATHAN W	95,000		10/17/2025	WD	09-FAMILY/RELATED ENTITY		2025-02982	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status	
5640 S BLODGETT RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 10/30/2025										
Owner's Name/Address		MAP #:										
EISENGA NATHAN W 5640 S BLODGETT RD MC BAIN MI 49657		2026 Est TCV 108,051 TCV/TFA: 127.42										
		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	160.00	169.00	1.0574	0.8062	110	100	15,004
					160 Actual Front Feet, 0.62 Total Acres Total Est. Land Value = 15,004							
Tax Description		X	Dirt Road									
A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER THENCE 500° 16'37"W, ALONG THE EAST LINE OF SAID SECTION, 586.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING 500° 16'37"W ALONG SAID LINE, 160.00 FEET; THENCE N90°00'00"W A DISTANCE OF 202.00 FEET; THENCE N00°16'37"E, PARALLEL WITH SAID EAST LINE, 160.00 FEET; THENCE N90°00'00"E A DISTANCE OF 202.00 FEET TO			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
		X	Water									
			Sewer									
			Electric									
			Gas									
			Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
		Wetland		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Flood Plain		2026	7,500	46,500	54,000			25,975C		
		Who When What		2025	0	0	0		0A	0		
		TPC 04/30/2025 INSPECTED		2024	0	0	0			0		
				2023	0	0	0			0		

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



Parcel Number: 009-034-001-00

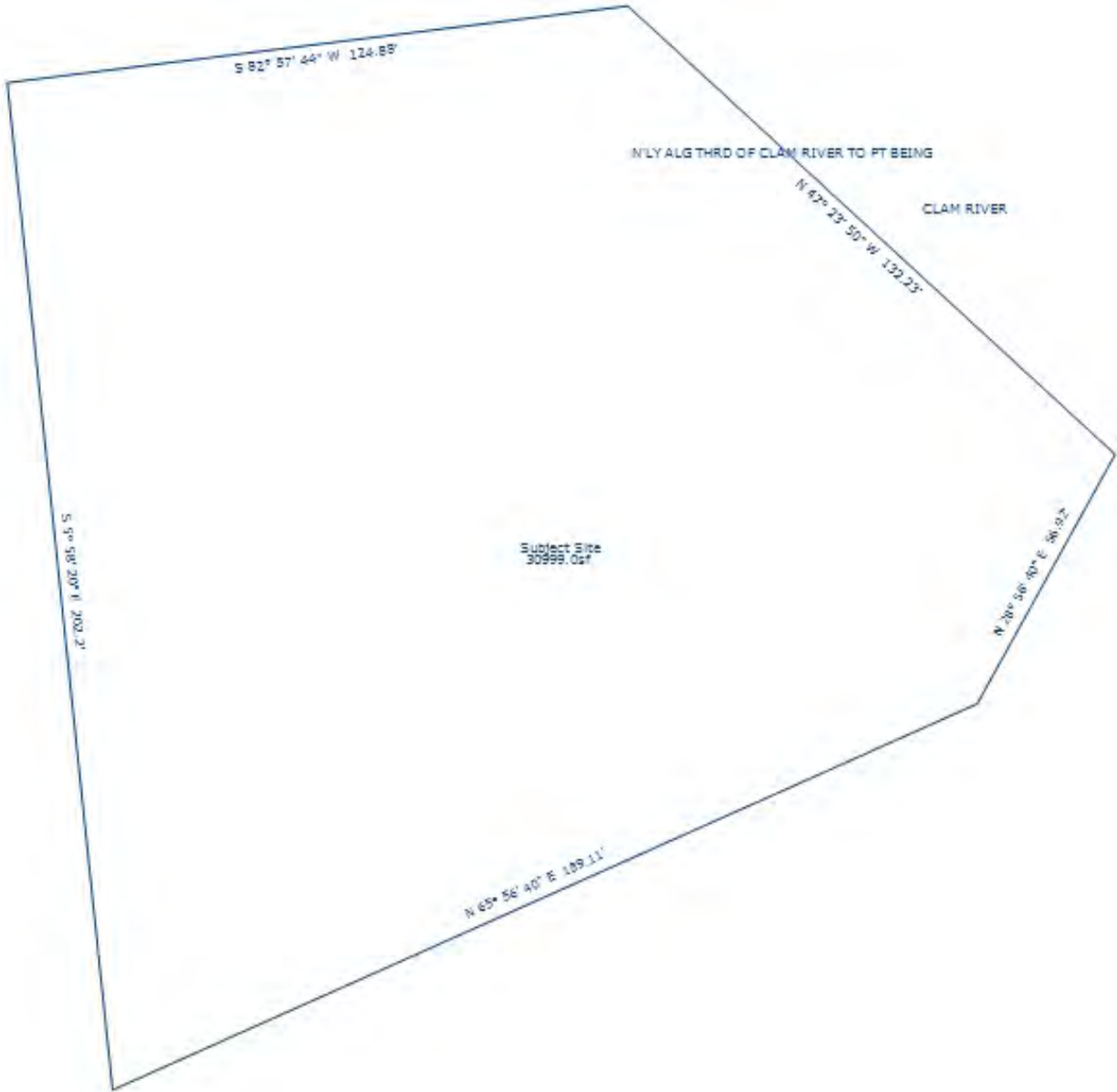
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

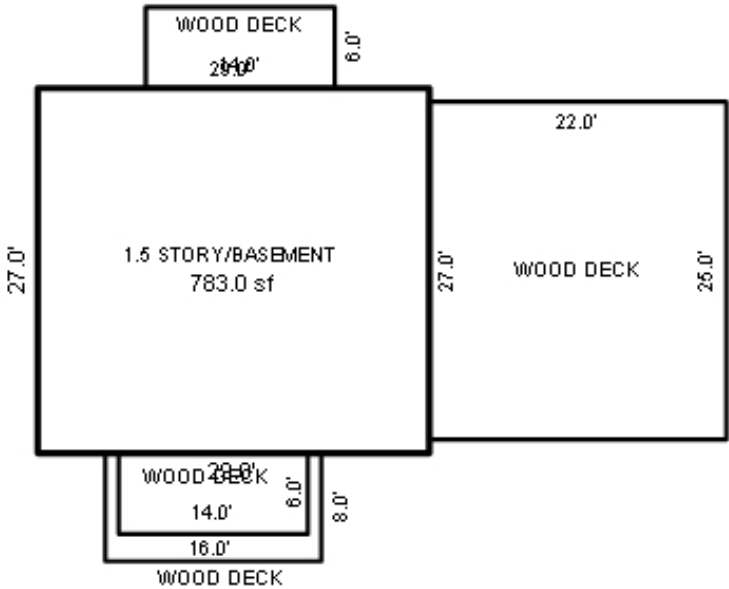
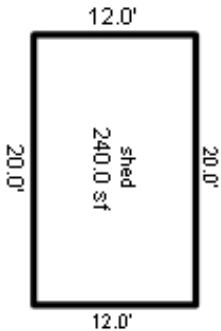
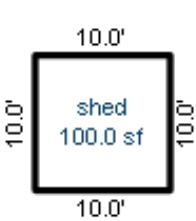
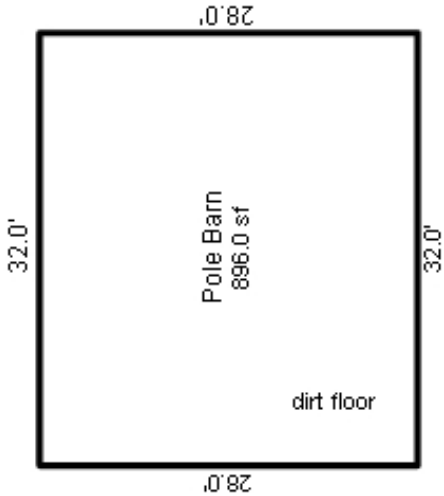
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
REDES BENJAMIN	TWOMBLY SAIGE MICAH	185,000	01/06/2021	WD	03-ARM'S LENGTH	2021-00090	PROPERTY TRANSFER	100.0					
GOFF MICHAEL D & CARRIE M	REDES BENJAMIN	129,900	07/05/2018	WD	03-ARM'S LENGTH	2018-02207	PROPERTY TRANSFER	100.0					
BALL SAMUEL & RACHEL	GOFF MICHAEL D & CARRIE M	105,500	05/07/2004	WD	03-ARM'S LENGTH	04-0/2133	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
8371 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/26/2005		20050138		Complete			
		P.R.E. 100% 01/06/2021											
Owner's Name/Address		MAP #:											
TWOMBLY SAIGE MICAH 8371 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 251,412 TCV/TFA: 214.15											
		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		
					I 200' @ 250/	175.00	186.69	1.0339	0.8265	250 100	37,389		
					175 Actual Front Feet, 0.75 Total Acres						Total Est. Land Value =	37,389	
Tax Description													
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.		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										
Comments/Influences		Standard Utilities											
		Underground Utils.											
ADD 100 FT RIVER FRONTAGE FOR 05													
		Topography of Site			Work Description for Permit 20050138, Issued 05/26/2005: 32x28 PC GRG COMP. FOR 06								
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	18,700	107,000	125,700			88,719C		
		TPC 04/30/2021	INSPECTED		2025	15,000	92,200	107,200			86,387C		
		TPC 01/06/2021	INSPECTED		2024	15,000	79,500	94,500			83,790C		
		TPC 12/27/2017	INSPECTED		2023	15,000	76,900	91,900			79,800C		
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*** Information herein deemed reliable but not guaranteed***

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

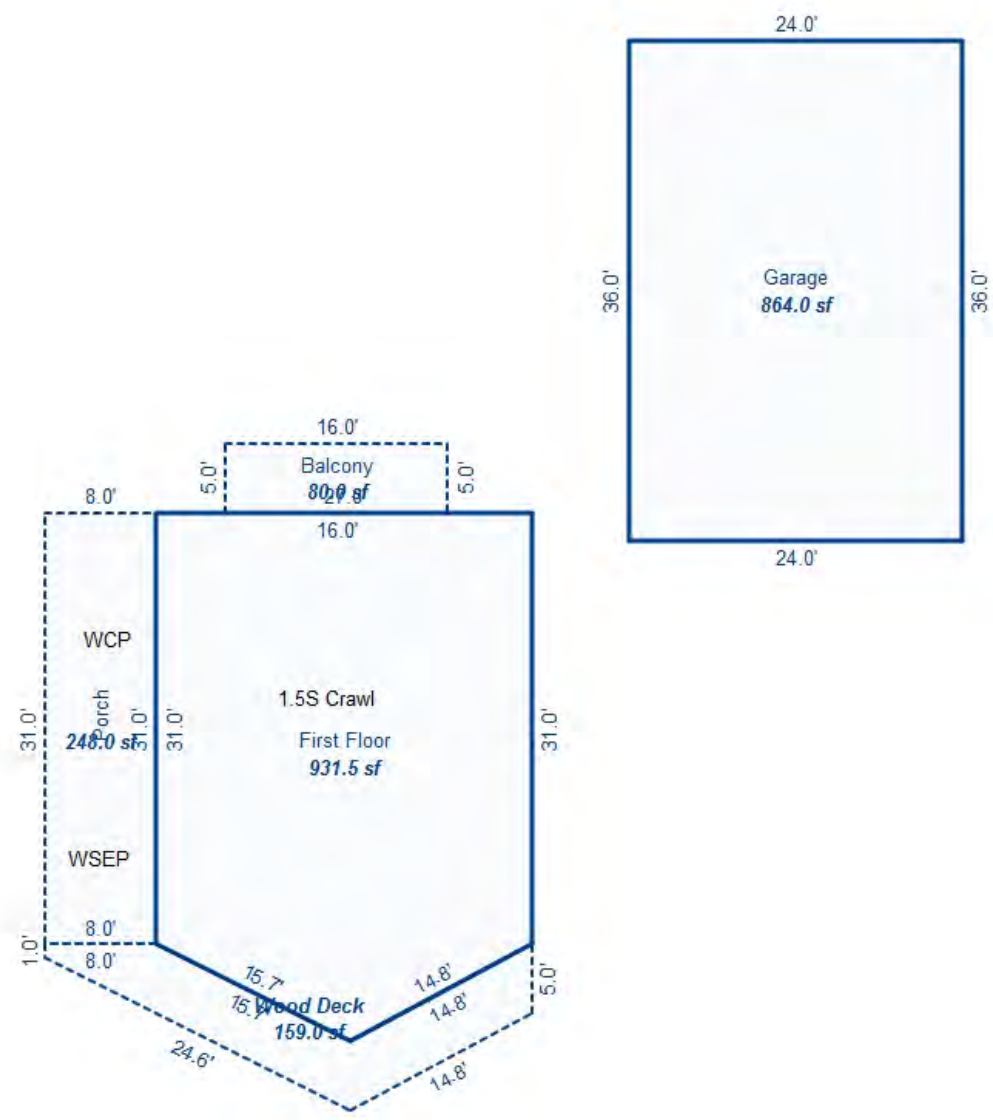


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KLEIN JOSEPH A TRUST	EDGECOMB DALE E III & LINDSEY K	327,000	11/30/2022	WD	03-ARM'S LENGTH	2022-03769	PROPERTY TRANSFER	100.0		
KLEIN KOSEPH & TINA	KLEIN JOSEPH A TRUST	1	05/07/2021	WD	09-FAMILY/RELATED ENTITY	2021-01713	PROPERTY TRANSFER	0.0		
PICCARD PERRY & JANE TRUST	KLEIN KOSEPH & TINA	193,000	01/11/2017	WD	03-ARM'S LENGTH	2017-00119	PROPERTY TRANSFER	100.0		
PICCARD PERRY & JANE E	PICCARD PERRY & JANE TRUST	0	05/15/2014	WD	03-ARM'S LENGTH	2014-01867	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8257 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
EDGECOMB DALE E III & LINDSEY K 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651		2026 Est TCV 354,495 TCV/TFA: 256.32								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors * IRR SHAPE					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100 50,000
					Residentia 1 - 2.99@\$9000	2.98	Acres	9000	100	26,856
					200 Actual Front Feet, 4.82 Total Acres					Total Est. Land Value = 76,856
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					Wood Frame	29.49		96 71		2,010
					Residential Local Cost Land Improvements					
					Description	Rate		Size % Good		Cash Value
					LAND IMPROVE 2500	2,500.00		1 95		2,375
					Total Estimated Land Improvements True Cash Value = 4,385					

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 120 128 159 80	Type WSEP (1 Story) WCP (1 Story) Treated Wood Wood Balcony	Year Built: 1996 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 1,383 Total Base New : 261,373 Total Depr Cost: 222,158 Estimated T.C.V: 273,254		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1991		Ex	X											Ord	Min
Condition: Average		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: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 922 SF Floor Area = 1383 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 922 Total: 191,670 162,909		Cls C 10 Blt 1991						
(1) Exterior		Kitchen: Other: Other:		200 Amps Service											
X		(6) Ceilings		No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			Other Additions/Adjustments Plumbing Average Fixture(s) 1 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WSEP (1 Story) WCP (1 Story) Deck Treated Wood Balcony Wood Balcony Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 31,804 27,033 Built-Ins Appliance Allow. 1 2,713 2,306 Fireplaces Direct-Vented Gas 1 2,963 2,519 Totals: 261,373 222,158		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,254						
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 922 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		1000 Gal Septic 2000 Gal Septic						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,254						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 273,254						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													

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



Sketch by Apex Sketch

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

Parcel Number: 009-034-002-80

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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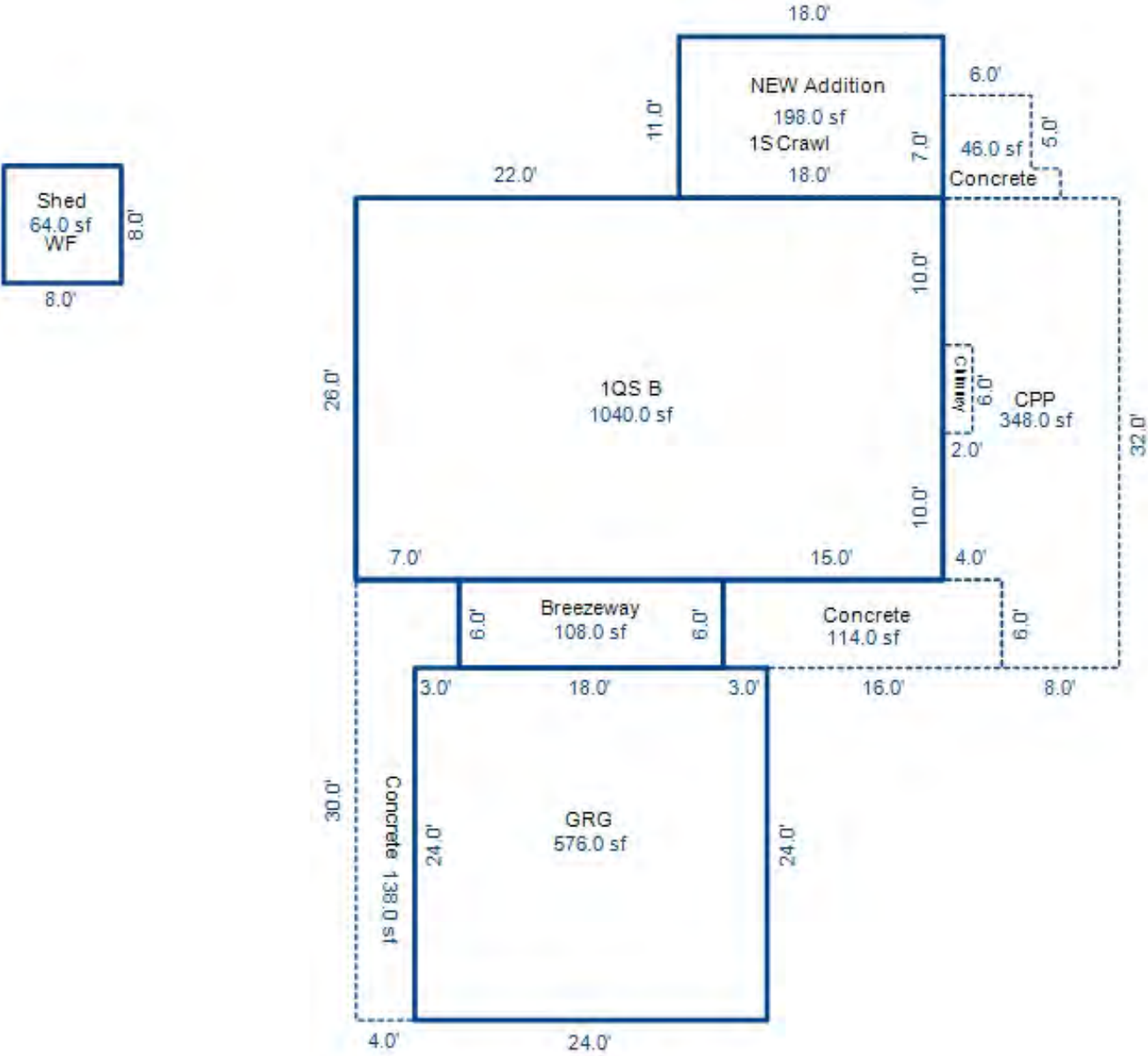
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WENZLICK SUSAN	EDGECOMB DALE III & LINDSEY	285,000	09/11/2019	WD	03-ARM'S LENGTH	2019-02866	PROPERTY TRANSFER	100.0		
SANDELL DEAN (FORMER SPOUSE)	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/300	DEED	0.0		
		166,500	12/01/1998	WD	33-TO BE DETERMINED	314:17	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8261 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		05/31/2016		2016-0204		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
EDGECOMB DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651		2026 Est TCV 305,706 TCV/TFA: 204.08								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				I 200' @ 250/	264.00	148.50	0.9329	0.7806	250 100	48,064
				264 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 48,064						
Tax Description										
. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT		X		Dirt Road						
		X		Gravel Road						
		X		Paved Road						
		X		Storm Sewer						
		X		Sidewalk						
		X		Water						
		X		Sewer						
		X		Electric						
		X		Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
				Topography of Site		Work Description for Permit 2016-0204, Issued 05/31/2016: ADDITION RESI USE R3 S.F. HOME. WOOD FRAME CRWAL - BLOCK FOUNDATION, N/A HEAT & MECH. 1 STORIES. 198 SQFT = 18'X11'				
		X		Level						
		X		Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
		X		Pond						
				Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2026	24,000	128,900	152,900			106,867C
		TPC 04/30/2021 INSPECTED		2025	19,200	106,600	125,800			104,058C
		TPC 12/27/2017 INSPECTED		2024	19,200	91,400	110,600			100,930C
		JWV 10/22/2016 INSPECTED		2023	19,200	89,200	108,400			96,124C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 348 260 108	Type CPP Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1972		Remodeled 2016			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		X	Drywall											
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1040 S.F. Crawl: 198 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 8 Poured Conc. Stone Treated Wood X Concrete Floor														
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		200 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		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:														
		Frame Wall														
		Solar Room														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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

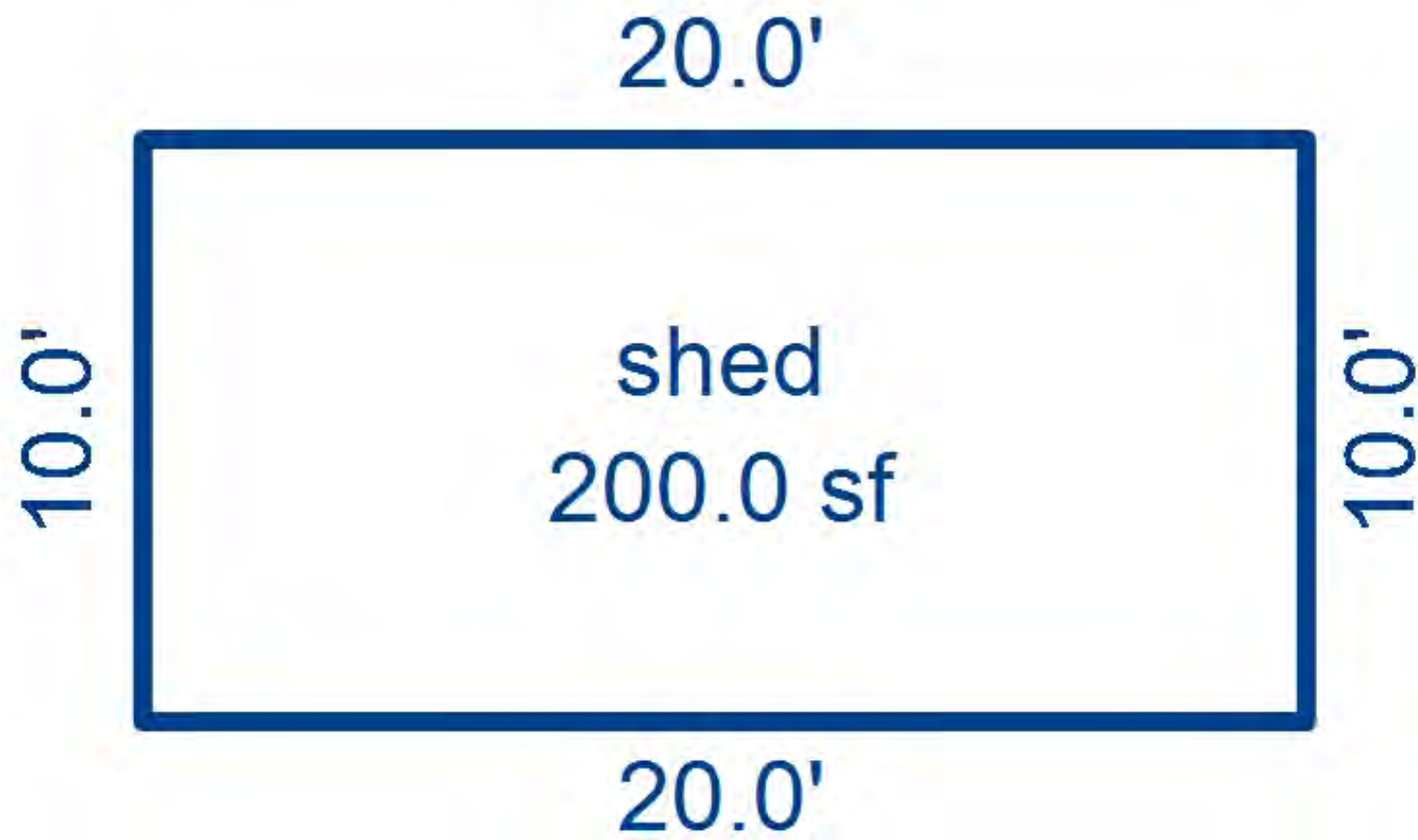


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BALL TAMARA & BALL MARIE &	BALL SAMUEL & RACHEL	1	08/11/2015	QC	09-FAMILY/RELATED ENTITY	2015-03071	PROPERTY TRANSFER	0.0		
BERENS EUGENE J LE	BALL TAMA, BALL M, BALL S	24,000	10/18/2013	WD	03-ARM'S LENGTH	2013-03588 & 0	PROPERTY TRANSFER	100.0		
BERENS EUGENE J & NELLIE E	BERENS EUGENE J LE	0	11/25/2008	WD	21-NOT USED/OTHER	2007/4333	DEED	0.0		
PRICE JAY & KATHIE	BERENS EUGENE JOHN & NILL	0	01/08/2003	WD	06-COURT JUDGEMENT	2003-00987	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8015 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/11/2018		2018-0550	100%	
		P.R.E. 0% Cond. 2nd		RELOCATE HOME		04/04/2017		2017-0084	100%	
Owner's Name/Address		MAP #:								
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 135,518 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
				I 200' @ 250/	178.08	521.02	1.0294	1.0683	250 100	48,962
				178 Actual Front Feet, 2.13 Total Acres Total Est. Land Value = 48,962						
				Land Improvement Cost Estimates						
				Description	Rate		Size % Good		Cash Value	
				Wood Frame	24.62		200 50		2,462	
				Total Estimated Land Improvements True Cash Value = 2,462						
				Work Description for Permit 2017-0084, Issued 04/04/2017: RELOCATE RESI USE S.F. HOME. WOOD FRAME, BLOCK FOUNDTION. GAS HEAT, PRIATE SEPTIC & WELL. MECH N/A/ NO OTHER INFO.						
Tax Description										
2017-01412 S-5P0219 4/27/2017 SPLIT TO 003-00, 03-10, 03-20. PARCEL #1 BOOK OF SURVEYS S-5 P219 FOMERLY 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	24,500	43,300	67,800		55,413C
		TPC 04/30/2021	INSPECTED		2025	19,600	39,000	58,600		53,957C
		TPC 08/27/2019	INSPECTED		2024	19,600	33,600	53,200		52,335C
		JWV 12/09/2017	INSPECTED		2023	19,600	33,500	53,100		49,843C
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Missaukee, Michigan

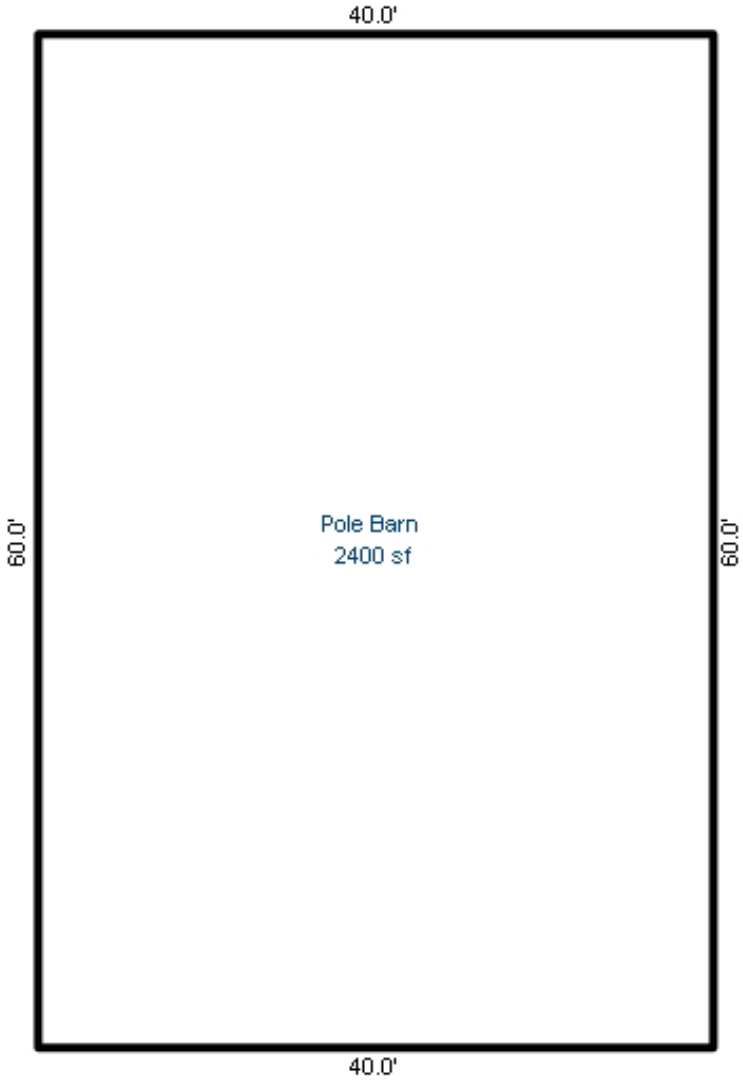
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 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: C Effec. Age: 4 Floor Area: 0 Total Base New : 71,218 Total Depr Cost: 68,369 Estimated T.C.V: 84,094	E.C.F. X 1.230			Bsmnt Garage:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2020		Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost		Other Additions/Adjustments		
Condition: Average		Size of Closets												
Room List		Doors:	Solid	H.C.	(12) Electric 0 Amps Service		Ground Area = 0 SF Floor Area = 0 SF. Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		2400 75,696 72,668 Totals: 71,218 68,369		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 84,094			
		Lg	Ord	Small	No. of Elec. Outlets Many Ave. Few									
(1) Exterior		(5) Floors		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
		Kitchen: Other: Other:												
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(2) Windows		(7) Excavation		(10) Floor Support			Lump Sum Items:							
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 84,094							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement										
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
		(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Gable Hip Flat		Gambrel Mansard Shed												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



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

Parcel Number: 009-034-003-20

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

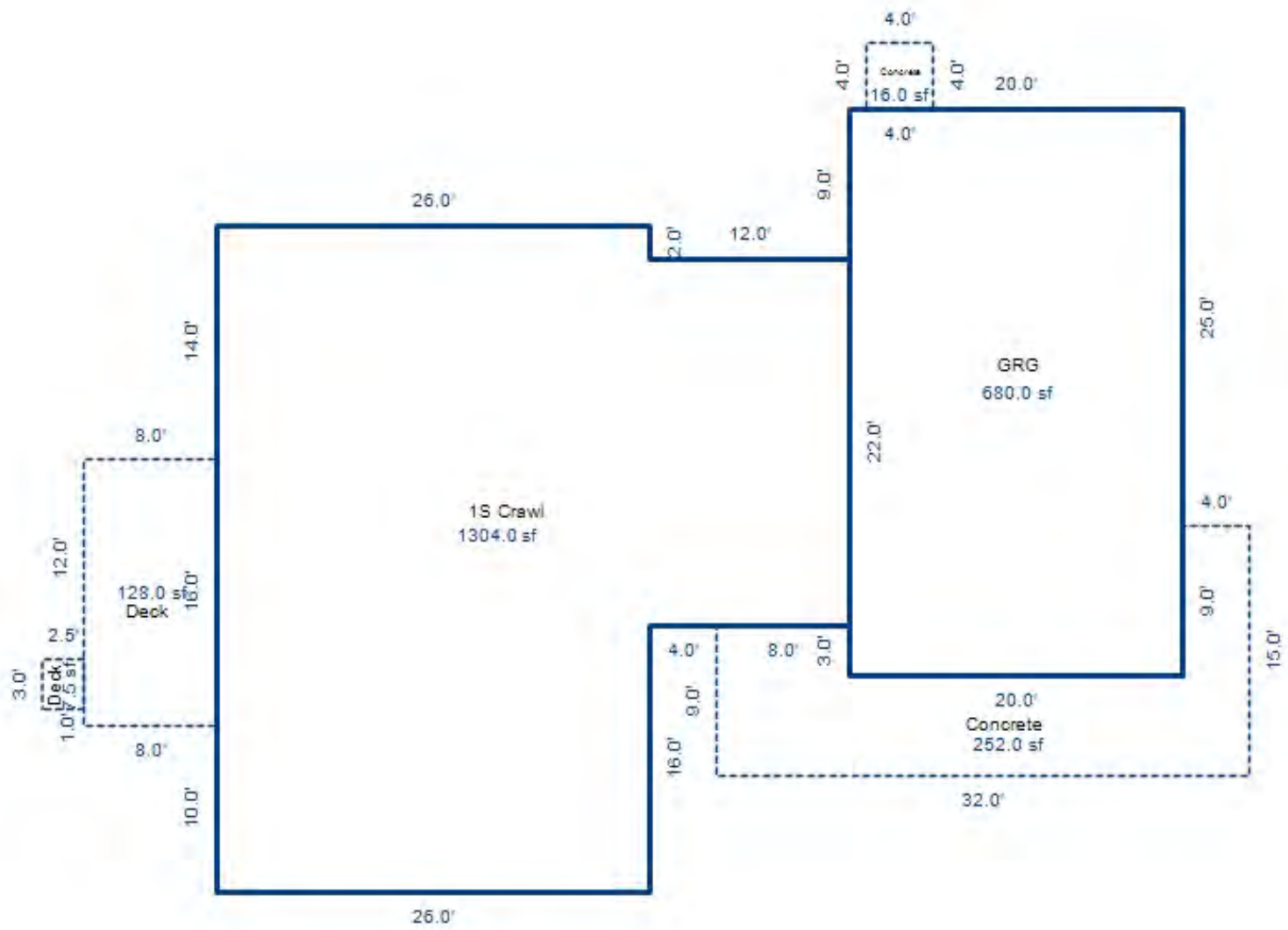
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAMUEL & RACHEL	CLEMENTS RALPH & GALE	187,000	09/15/2021	WD	03-ARM'S LENGTH	2021-03120	PROPERTY TRANSFER	100.0
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status		
5018 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 12/22/2022						
Owner's Name/Address	MAP #:							
CLEMENTS RALPH & GALE 5018 S DICKERSON RD LAKE CITY MI 49651	2026 Est TCV 257,605 TCV/TFA: 197.55							
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 A 200' @ 110/FF 143.14 206.94 1.0872 0.8481 110 100 14,518 143 Actual Front Feet, 0.68 Total Acres Total Est. Land Value = 14,518						
Tax Description		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 10.25 1900 50 9,737 Total Estimated Land Improvements True Cash Value = 9,737						
SPLIT ON 04/27/2017 FROM 009-034-003-00; PARCEL #3 BOOK OF SURVEYS S-5 P219 2017-01412 FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST		X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.						
		Topography of Site						
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	7,300	121,500	128,800			82,298C
TPC 05/27/2021 INSPECTED		2025	5,900	95,700	101,600			80,135C
JWV 12/09/2017 INSPECTED		2024	6,000	91,300	97,300			77,726C
TPC 05/02/2017 INSPECTED		2023	5,500	79,400	84,900			74,025C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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 136	Type Treated Wood	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 680 % 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: BC Effec. Age: 15 Floor Area: 1,304 Total Base New : 277,305 Total Depr Cost: 235,707 Estimated T.C.V: 233,350		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			Drywall Paneled											Plaster Wood T&G	
Yr Built 1987	Remodeled 2017	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 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 HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1304 SF Floor Area = 1304 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 Crawl Space 1,304 Total: 217,232 184,646		Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,094 1,780 3 Fixture Bath 1 6,585 5,597 Water/Sewer 1000 Gal Septic 1 5,433 4,618 Water Well, 50 Feet 1 3,351 2,848 Deck Treated Wood 136 3,284 2,791 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 680 34,768 29,553 Door Opener 1 659 560 Built-Ins Appliance Allow. 1 3,899 3,314 Totals: 277,305 235,707						
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			Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084 L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 233,350		Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084 L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 233,350						
X	Many Avg. Few	X	Large Avg. Small								Basement: 0 S.F. Crawl: 1304 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***

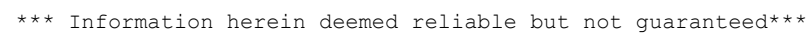
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARTLETT JUSTIN & KRISTA	STEFANKO DONALD & KAYLA	460,000	09/09/2020	WD	03-ARM'S LENGTH	2020-02611	PROPERTY TRANSFER	100.0				
FRA REAL ESTATE ASSISTANCE	BARTLETT JUSTIN & KRISTA	450,000	07/17/2019	WD	03-ARM'S LENGTH	2019-02726	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5086 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST				Addition		06/13/2013	2013-0223	100%		
		P.R.E. 100% 09/09/2020				Addition		03/01/2005	20050038	Complete		
Owner's Name/Address		MAP #:										
STEFANKO DONALD & KAYLA 5086 S DICKERSON ROAD LAKE CITY MI 49651		2026 Est TCV 628,652 TCV/TFA: 201.23										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements				* Factors * 399.45' X 487.636'						
						Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Tax Description						I 200' @ 250/ 339.45 487.64 0.8761 1.0508 250 100 78,125						
SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		339 Actual Front Feet, 3.80 Total Acres Total Est. Land Value = 78,125							
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.10 2400 0 0 D/W/P: 4in Ren. Conc. 8.17 410 0 0 Wood Frame 27.63 128 94 3,325 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 5000 5,000.00 1 95 4,750 Total Estimated Land Improvements True Cash Value = 8,075							
98 SPLIT FROM 003-00 FOR 99		Topography of Site		Work Description for Permit 2013-0223, Issued 06/13/2013: 350 SQFT ADDITION WOOD FRAME POURED FOUNDATION - 2ND STORY OVER ENTERENCE ADJACENT GARAGE Work Description for Permit 20050038, Issued 03/01/2005: 24x16 ADD'N COMP. FOR 06 + WFP/CVR								
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2026	39,100	275,200	314,300			219,348C	
		TPC 04/30/2021	INSPECTED		2025	31,300	236,000	267,300			213,582C	
		TPC 09/07/2020	INSPECTED		2024	31,300	203,000	234,300			207,161C	
		TPC 12/27/2017	INSPECTED		2023	31,300	196,700	228,000			197,297C	
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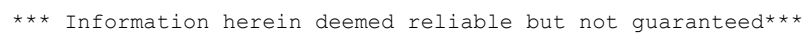


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ARENDT MATTHEW & LINDA	ARENDT MATTHEW & LINDA LII	0	05/13/2014	WD	03-ARM'S LENGTH	2014-01945	PROPERTY TRANSFER	0.0					
JONES JERROLD T & MARILYN	ARENDT MATTHEW & LINDA	250,000	01/31/2014	WD	03-ARM'S LENGTH	2014-00398	PROPERTY TRANSFER	100.0					
		47,000	04/01/1999	WD	33-TO BE DETERMINED	327:733	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
5122 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 02/07/2014											
Owner's Name/Address		MAP #:											
ARENDT MATTHEW & LINDA 5122 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 526,103 TCV/TFA: 232.17											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * 247' X 675.445								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	247.00	675.45	0.9486	1.1399	250	100		66,773
					247 Actual Front Feet, 3.83 Total Acres						Total Est. Land Value =		66,773
Tax Description													
SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.		X											
Comments/Influences													
HOUSE ETC @50% FOR 01 COMP FOR 02 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTOR TO MARKIET VALUE 98 SPLIT FROM 003-00 FOR 99													
													
		Topography of Site											
		Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		X Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	33,400	229,700	263,100			156,883C		
		TPC 04/30/2021 INSPECTED			2025	26,700	199,000	225,700			152,759C		
		TPC 12/27/2017 INSPECTED			2024	26,700	171,200	197,900			148,166C		
		TPC 01/10/2014 INSPECTED			2023	26,700	165,800	192,500			141,111C		
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 255 100 378	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % 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 X Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																																					
Building Style: LOG			Drywall Paneled				Plaster Wood T&G																																																																																																																																																																			
Yr Built 2000	Remodeled 0		Ex	X	Ord		Min																																																																																																																																																																			
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																																																																																																	
Room List		Doors:		Solid	X		H.C.		Central Air Wood Furnace																																																																																																																																																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Hardwood Other:				(12) Electric 200 Amps Service																																																																																																																																																																	
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures				Ex.	X	Ord.		Min																																																																																																																																																													
	Wood/Shingle Aluminum/Vinyl Brick X Pine/Cedar Insulation				No. of Elec. Outlets				Many	X	Ave.		Few																																																																																																																																																													
(2) Windows		(7) Excavation			(13) Plumbing				1	Average Fixture(s)																																																																																																																																																																
	Many X Avg. Few		Large X Avg. Small	Basement: 1511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																																				
	Wood Sash Metal Sash X 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																																																																																																																																																																					
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																																																																																					
	X Gable Hip Flat		Gambrel Mansard Shed	1700	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																																																																																																																																																																				
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 C 10 Blt 2000 (11) Heating System: Forced Heat & Cool Ground Area = 1511 SF Floor Area = 2266 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>1.5 Story</td> <td>Pine Logs</td> <td>Basement</td> <td>1,511</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>320,783</td> <td>272,664</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>1700</td> <td>32,249</td> <td>27,412</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>2,727</td> <td>2,318</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,422</td> <td>1,209</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>4,478</td> <td>3,806</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,689</td> <td>3,986</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,734</td> <td>4,874</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>255</td> <td>9,718</td> <td>8,260</td> </tr> <tr> <td></td> <td>WCP (1 Story)</td> <td></td> <td>100</td> <td>5,025</td> <td>4,271</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>378</td> <td>6,059</td> <td>5,150</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>676</td> <td>32,326</td> <td>27,477</td> </tr> <tr> <td></td> <td>Common Wall: 1 Wall</td> <td></td> <td>1</td> <td>-2,589</td> <td>-2,201</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>2</td> <td>1,054</td> <td>896</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,713</td> <td>2,306</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="6"><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Pine Logs	Basement	1,511			Total:				320,783	272,664	Other Additions/Adjustments							Recreation Room		1700	32,249	27,412		Basement, Outside Entrance, Below Grade		1	2,727	2,318	Plumbing							Average Fixture(s)		1	1,422	1,209		3 Fixture Bath		1	4,478	3,806	Water/Sewer							1000 Gal Septic		1	4,689	3,986		Water Well, 100 Feet		1	5,734	4,874	Porches							WCP (1 Story)		255	9,718	8,260		WCP (1 Story)		100	5,025	4,271	Deck							Treated Wood		378	6,059	5,150	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Finished)							Base Cost		676	32,326	27,477		Common Wall: 1 Wall		1	-2,589	-2,201		Door Opener		2	1,054	896	Built-Ins							Appliance Allow.		1	2,713	2,306	Fireplaces						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
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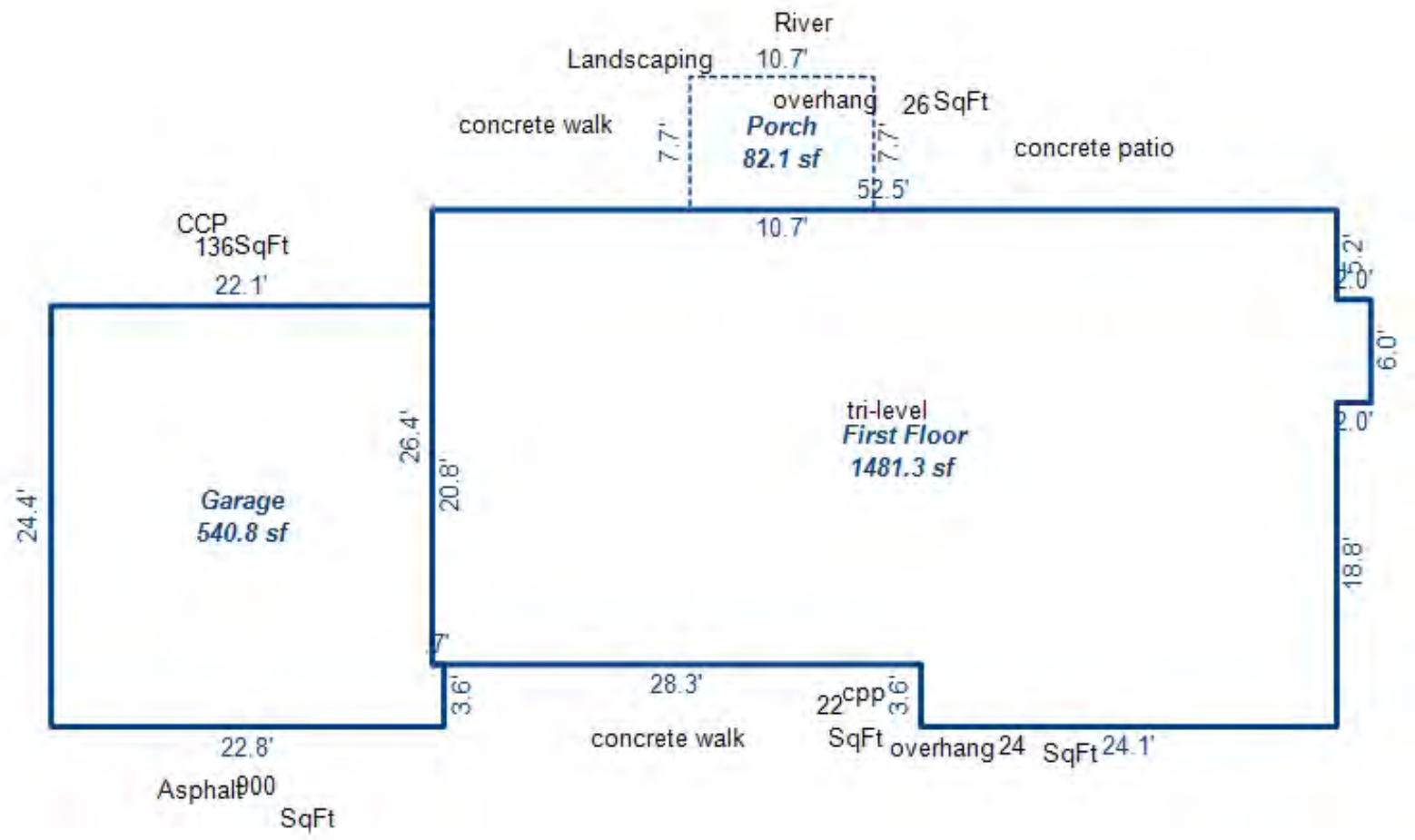
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
GENTRY JEFFREY P	GENTRY JEFFREY P & LORA E	0		12/04/2024	QC	09-FAMILY/RELATED ENTITY		2024-03217	DEED	0.0			
HUNT THOMAS & ANN	GENTRY JEFFREY P	129,900		09/19/2013	WD	03-ARM'S LENGTH		2013-03277 WD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV			Zoning:		Building Permit(s)		Date	Number	Status		
8251 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST			Reroof		08/11/2006		20060263	Complete			
		P.R.E. 100% 09/24/2013											
Owner's Name/Address		MAP #:											
GENTRY JEFFREY P & LORA EILEEN 8251 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 304,597 TCV/TFA: 135.62											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	100.00	204.73	1.1892	0.8458	250	100		25,147
					100 Actual Front Feet, 0.47 Total Acres								Total Est. Land Value = 25,147
Tax Description					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					D/W/P: 3.5 Concrete					6.58	48 0		0
					D/W/P: Asphalt Paving					3.10	900 0		0
		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 =								950
Comments/Influences					Work Description for Permit 20060263, Issued 08/11/2006: Reroof Hse COMP. FOR 07 (METAL)								
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	12,600	139,700	152,300			75,404C		
		TPC 05/30/2022	INSPECTED		2025	10,100	118,700	128,800			73,422C		
		TPC 04/30/2021	INSPECTED		2024	10,100	101,800	111,900			71,215C		
		TPC 12/27/2017	INSPECTED		2023	10,100	98,700	108,800			67,824C		

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Parcel Number: 009-034-005-00

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.
WENZLICK SUSAN	EDGEComb DALE III & LINDSEY	285,000	09/11/2019	WD	19-MULTI PARCEL ARM'S LENGTH	2019-02866	DEED	100.0
SANDELL DEAN (FORMER SPOUSE)	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/301	DEED	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%						
EDGEComb DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651		MAP #:						
		2026 Est TCV 33,087						
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
				I 200' @ 250/	175.00	114.50	1.0339 0.7315	250 100 33,087
				175 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =				33,087
Tax Description								
. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT FROM NE COR TH S 27 DEG 47' 28" E 150 FT S 46 DEG 12' 32" W TO CLAM RIVER N'LY ALONG RIVERTO A PT LYING S 46 DEG 12' 32" W OF POB N 46 DEG 12' 32" E TO POB. APP .46 A.		X						
Comments/Influences								
CHG ACRES FROM .14 TO .45..ADD 175 FT RIVER FRONTAGE FOR 05								
		Topography of Site						
		X Level						
		X Rolling						
		X Low						
		X High						
		Landscaped						
		Swamp						
		Wooded						
		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	16,500	0	16,500			10,609C
TPC 04/30/2021 INSPECTED		2025	13,200	0	13,200			10,331C
TPC 12/27/2017 INSPECTED		2024	13,200	0	13,200			10,021C
		2023	13,200	0	13,200			9,544C

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03/24/2026

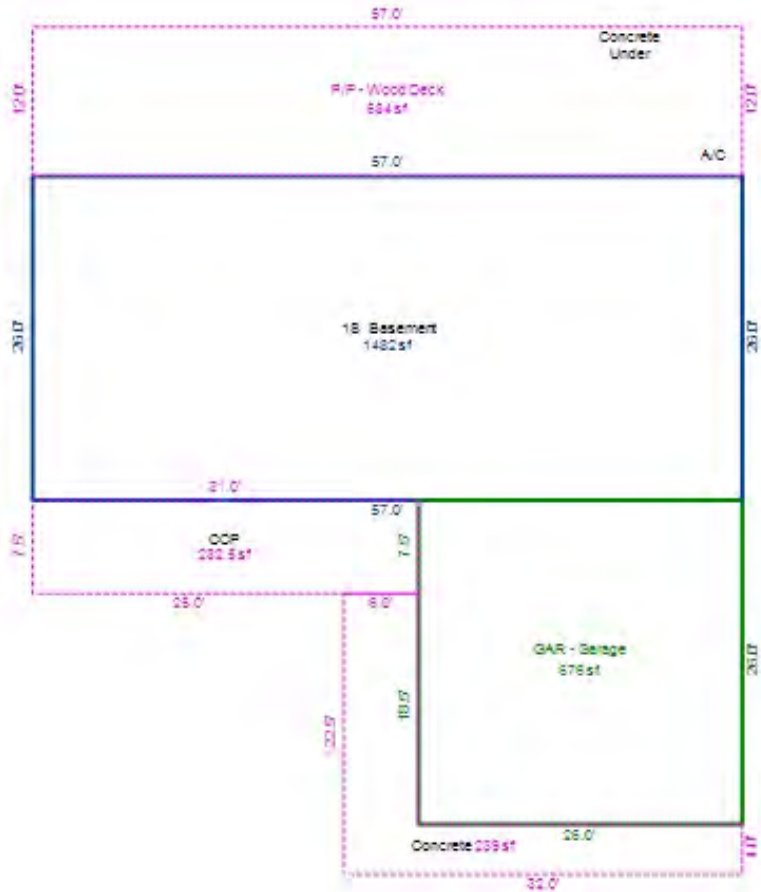
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Pront. Trans.			
GREGG DAVID W & LINDA J	DEZEEUW KENNETH WELLER & BRENDA KAY	131,000	04/22/2015	LC	16-LC PAYOFF	2015-01718 & 01719	PROPERTY TRANSFER	0.0			
Property Address		Class: AGRICULTURAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/22/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
DEZEEUW KENNETH WELLER & BRENDA KAY 7742 S LUCAS RD MC BAIN MI 49657		2026 Est TCV 171,568									
		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	34.66	Acres	3800	100		131,708
					AGRICULTRU SURPLUS 2600/	10.00	Acres	2600	100		26,000
					44.66 Total Acres				Total Est. Land Value =		157,708
Tax Description											
SEC 34 T22N R8W (6*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.		X									
Comments/Influences											
01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50, 006-50											
											
RUPTCY SLAE NEW											
		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	78,900	6,900	85,800		10,569C		
TPC 04/30/2021 INSPECTED		2025	67,000	6,900	73,900			10,292C			
TPC 12/27/2017 INSPECTED		2024	81,600	6,900	88,500			9,983C			
TPC 11/19/2013 INSPECTED		2023	70,200	6,900	77,100			9,508C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREGG DAVID & LINDA	RICHARDSON KEITH & NICOLE	0	10/12/2022	WD	16-LC PAYOFF	2022-03311	DEED	0.0			
GREGG DAVID W & LINDA J	RICHARDSON KEITH & NICOLE	42,000	09/16/2020	LC	03-ARM'S LENGTH	2020-02697	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5331 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Construction (new)		08/16/2024		PB24-0145		100%	
		P.R.E. 0%		Construction (new)		08/07/2024		PM24-0116		100%	
Owner's Name/Address		MAP #:		Construction (new)		05/24/2024		PM24-0071		100%	
RICHARDSON KEITH & NICOLE 5331 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 461,226 TCV/TFA: 311.22		Construction (new)		05/20/2024		PE24-0074		100%	
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
				I 200' @ 250/	262.21	412.00	0.9345	1.0074	250 100	61,715	
				262 Actual Front Feet,		2.48 Total Acres		Total Est. Land Value =		61,715	
Tax Description				Land Improvement Cost Estimates							
				Description					Rate	Size % Good	Cash Value
				D/W/P: 4in Ren. Conc.					8.17	923 50	3,770
				D/W/P: Crushed Rock					2.26	250 50	282
				Metal Prefab					14.42	1200 50	8,652
				Total Estimated Land Improvements True Cash Value =							12,704
SEC 34 T22N R8W (0*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.				Work Description for Permit PB24-0145, Issued 08/16/2024: Build carport made by ASC Inc - they are installing.Building Systems Category Information:							
Comments/Influences				Construction(new) / Use and Occupancy Classification: Storage-S / Story-1: 1200 sf							
01 SPLIT FROM 006-00 FOR 02		Topography of Site		Work Description for Permit PM24-0116, Issued 08/07/2024: propane tank & line & Generator.							
		X Level		Work Description for Permit PM24-0071, Issued 05/24/2024: New home build - furnace, a/c, ductwork, bath fans.							
		X Rolling		Work Description for Permit PE24-0074, Issued 05/20/2024: New home.							
		X Low		Work Description for Permit PB24-0015, Issued 03/12/2024: New House							
		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	30,900	199,700	230,600		196,866C	
		TPC 09/17/2024	INSPECTED		2025	24,700	171,800	196,500		191,691C	
		TPC 04/30/2021	INSPECTED		2024	24,700	0	24,700		19,293C	
		TPC 06/07/2020	INSPECTED		2023	24,700	0	24,700		18,375C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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 Forced Air w/o 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		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/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 684 232	WPP CCP (1 Story)		Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
																			(4) Interior		
																			Drywall Paneled		Plaster Wood T&G
			Trim & Decoration																		
			Ex																Ord	Min	
			Yr Built 2024										Remodeled 0		Size of Closets						
			Condition: Average										Lg		Ord	Small					
Room List			Doors:		Solid	H.C.	Central Air Wood Furnace			Class: C -5 Effec. Age: 1 Floor Area: 1,482 Total Base New : 317,648 Total Depr Cost: 314,477 Estimated T.C.V: 386,807			E.C.F. X 1.230		Bsmnt Garage:						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Carport Area:													
		Kitchen:			0 Amps Service			Roof:													
		Other:			No./Qual. of Fixtures																
		Other:			Ex.			Ord.	Min												
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1482 SF Floor Area = 1482 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation 1 Story Siding Basement Total: 218,441 216,262 Other Additions/Adjustments Recreation Room 1400 26,558 26,292 Basement, Outside Entrance, Above Grade 1 1,980 1,960 Plumbing Average Fixture(s) 1 1,422 1,408 3 Fixture Bath 1 4,478 4,433 2 Fixture Bath 1 2,996 2,966 Water/Sewer 1000 Gal Septic 1 4,689 4,642 Water Well, 100 Feet 1 5,734 5,677 Porches WPP 684 12,079 11,958 CCP (1 Story) 232 6,294 6,231 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 32,326 32,003 Common Wall: 1 Wall 1 -2,589 -2,563 Door Opener 1 527 522 Built-Ins Appliance Allow. 1 2,713 2,686 Totals: 317,648 314,477 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 386,807			Cls C -5 Blt 2024									
Wood/Shingle Aluminum/Vinyl Brick						Many			Ave.	Few											
Insulation						(13) Plumbing															
(2) Windows						(7) Excavation															
Many Avg. Few		Large Avg. Small	Basement: 1482 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic															
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
(3) Roof			1400 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer																
Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:															
Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																		
Chimney:																					



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

Parcel Number: 009-034-006-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

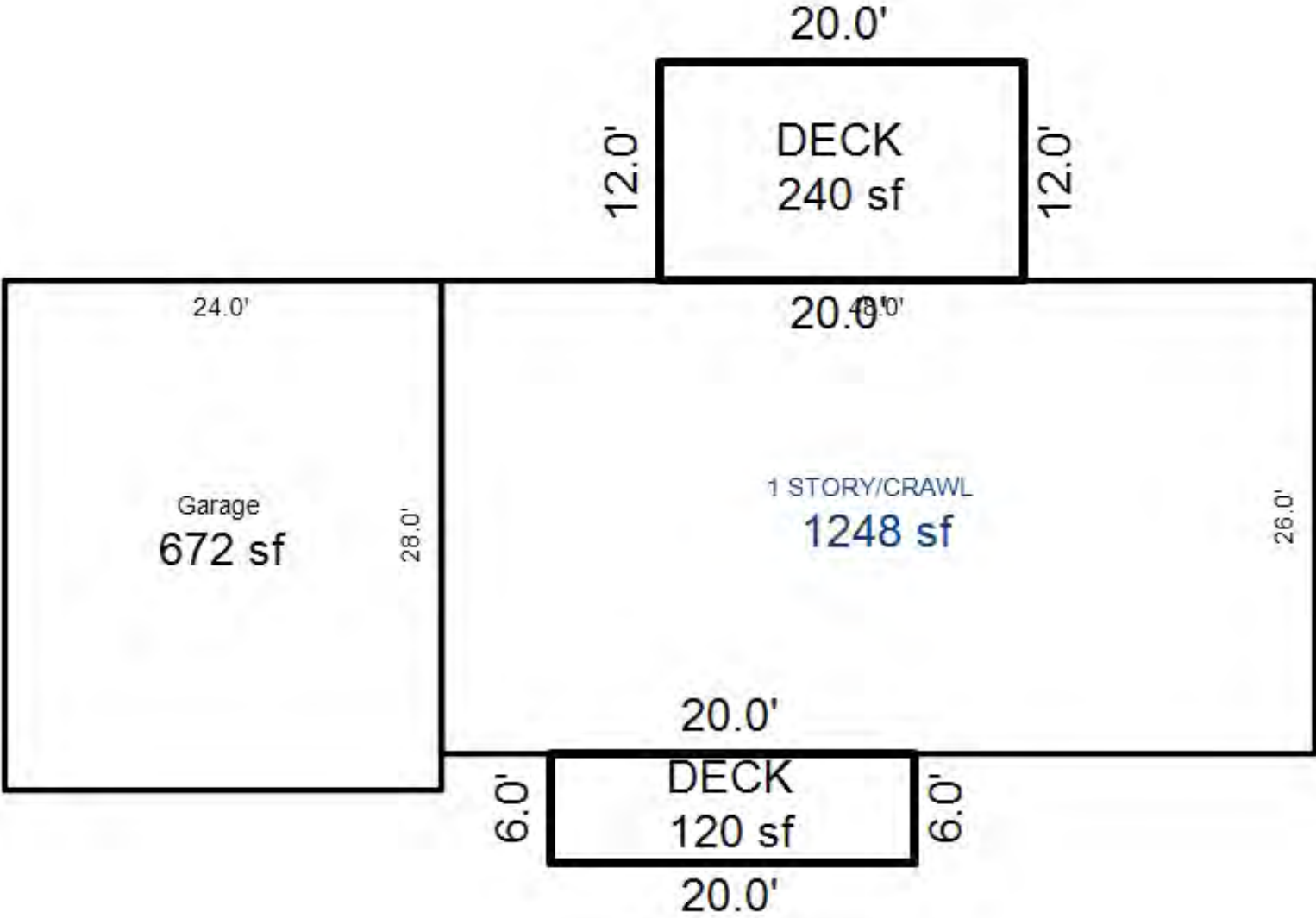
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BALDWIN CARL & HELEN	DEZEEUW KENNETH	75,000	06/28/2017	WD	08-ESTATE	2017-0254	PROPERTY TRANSFER	100.0			
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status					
5272 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST										
	P.R.E. 100% 07/05/2017 Qual. Ag.										
Owner's Name/Address	MAP #:										
DEZEEUW KENNETH 7742 S LUCAS RD MC BAIN MI 49657	2026 Est TCV 211,812 TCV/TFA: 169.72										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
	Public Improvements		* Factors *								
	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
	Gravel Road		AGRICULTRU 30 - 65 ACRES	5.50 Acres	3800	100			20,900		
SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.	X	Paved Road	AGRICULTRU SURPLUS 2600/	2.00 Acres	2600	100		5,200			
	X	Storm Sewer	7.50 Total Acres Total Est. Land Value = 26,100								
	X	Sidewalk									
	X	Water									
Comments/Influences	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									
	X	Topography of Site									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	X	Rolling	2026	13,100	92,800	105,900			76,550C		
	X	Low	2025	11,100	80,200	91,300			74,538C		
	X	High	2024	13,500	68,800	82,300			72,297C		
	X	Landscaped	2023	11,500	66,700	78,200			68,855C		
	X	Swamp									
	X	Wooded									
	X	Pond									
	X	Waterfront									
	X	Ravine									
	X	Wetland									
	X	Flood Plain									
	X	Who	When	What	2026	13,100	92,800	105,900			76,550C
	X	TPC 04/30/2021	INSPECTED	2025	11,100	80,200	91,300			74,538C	
	X	TPC 12/27/2017	INSPECTED	2024	13,500	68,800	82,300			72,297C	
	X	TPC 07/05/2017	INSPECTED	2023	11,500	66,700	78,200			68,855C	

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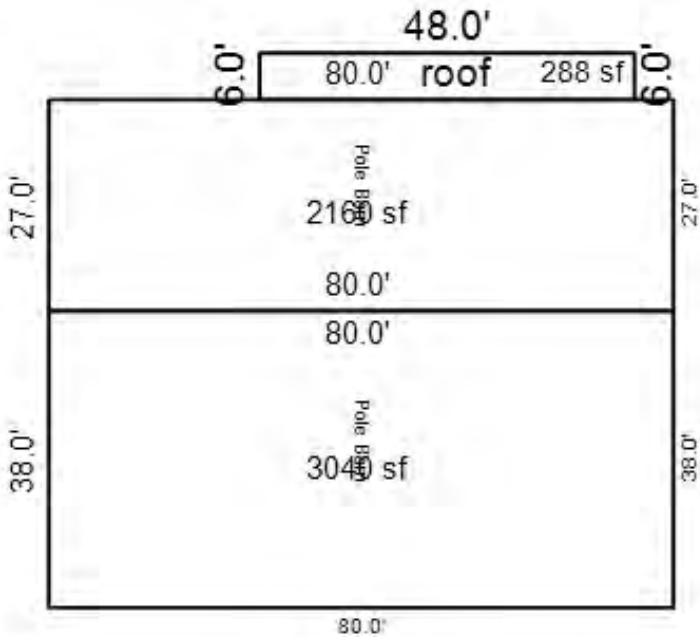


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRADLEY RICHARD & CAROL	BRADLEY RICHARD A & CAROL	0	02/22/2021	QC	09-FAMILY/RELATED ENTITY	2021-00877	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
5360 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 04/15/2002											
Owner's Name/Address		MAP #:											
BRADLEY RICHARD A & CAROL A TRUST 5360 S DICKERSON ROAD LAKE CITY MI 49651		2026 Est TCV 323,130 TCV/TFA: 162.87											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * 343' ~ CLAM RIVER								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	343.00	631.18	0.8738	1.1208	250	100		83,983
					343 Actual Front Feet, 4.97 Total Acres						Total Est. Land Value =		83,983
Tax Description		X	Dirt Road		Land Improvement Cost Estimates								
SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT OF N 1580.9 FT LYING S OF CLAM RIVER. 4.97A.			Gravel Road										
			Paved Road										
			Storm Sewer										
		X	Sidewalk		Description Rate Size % Good Cash Value								
			Water										
			Sewer										
			Electric										
		X	Gas		Description Rate Size % Good Cash Value								
			Curb										
			Street Lights										
			Standard Utilities										
Comments/Influences		Underground Utils.											
2016 LAKE TOWNSHIP TRUSTEES: CAROL BRADLEY 5360 S. DICKERSON RD., LAKE CITY, MI		Topography of Site											
		Level											
		X Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		X	Pond										
			Waterfront										
			Ravine										
			Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2026	42,000	119,600	161,600			74,735C		
		TPC 04/30/2021	INSPECTED		2025	33,600	104,600	138,200			72,771C		
		TPC 05/06/2018	INSPECTED		2024	33,600	89,800	123,400			70,583C		
		TPC 12/27/2017	INSPECTED		2023	33,600	87,000	120,600			67,222C		

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28.0'	30.0'	32.0'	6.0'
POLE BARN	1 STY SLAB	1+STY BSMT	COVERED PCH
32.0'	32.0'	32.0'	

Building Type	Barn - General Purpose				
Year Built					
Class/Construction	C				
Quality/Exterior	Excellent				
# of Walls, Perimeter	4 Wall, 0				
Height	0				
Heating System	No Heating/Cooling				
Length/Width/Area	0 x 0 = 0				
Cost New	\$ 0				
Phy./Func./Econ. %Good	100/0/0 0.0				
Depreciated Cost	\$ 0				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	100				
Est. True Cash Value	\$ 0				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 0 / All Cards: 0					

Parcel Number: 009-034-006-80

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.					
WILSON JEFFERY T & DAWN D	WOODSON HAYLEY A	32,000	02/22/2023	WD	03-ARM'S LENGTH	2023-00519	DEED	100.0					
BRADLEY ROSS G & HELEN E	WILSON JEFFERY T & DAWN D	15,000	10/04/2005	WD	03-ARM'S LENGTH	05-0/3907	DEED	100.0					
BRADLEY ERIC M	BRADLEY ROSS G & HELEN E	2,000	03/14/2005	WD	21-NOT USED/OTHER	05-0/1188	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
5484 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
WOODSON HAYLEY A 1319 CENTER ST HILLSBORO IL 62049		2026 Est TCV 44,970											
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	200.00	163.35	1.0000	0.7994	250	100		39,970
					200 Actual Front Feet, 0.75 Total Acres						Total Est. Land Value =		39,970
Tax Description													
SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W. .7461A		X											
Comments/Influences													
													
		X											
		X											
		Topography of Site											
		X											
		X											

Parcel Number: 009-034-006-90

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.		
JACKSON JEFFERY	BIGGER DAVID & CARMEN	350,000	03/22/2022	WD	03-ARM'S LENGTH	2022-00911	PROPERTY TRANSFER	100.0		
GOHN DARYL & COLLEEN	JACKSON JEFFERY	260,000	01/10/2020	WD	03-ARM'S LENGTH	2020-00123	PROPERTY TRANSFER	100.0		
HARNICK JOSHUA L & JILL L	GOHN DARYL & COLLEEN	190,000	11/17/2014	WD	03-ARM'S LENGTH	2014-03853	DEED	100.0		
PIPPIN DONNA A	BRESTER & HARNICK (W/H)	220,000	08/10/2007	WD	03-ARM'S LENGTH	2007/2923	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
8481 W WATERGATE RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		09/04/2014		2014-0361		100%
		P.R.E. 100% 03/22/2022								
Owner's Name/Address		MAP #:								
BIGGER DAVID & CARMEN 8481 W WATERGATE RD LAKE CITY MI 49651		2026 Est TCV 489,594 TCV/TFA: 193.36								
		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 330.001185.27 0.8823 1.3120 110 100 42,022					
					330 Actual Front Feet, 8.98 Total Acres Total Est. Land Value = 42,022					
Tax Description										
. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 RELOCATED. APP 9A		X								
Comments/Influences										
SPLIT FROM 006-00										
		X								



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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: 009-034-007-00

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-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
MICH STATE HWY COMM	2026 Est TCV 0									
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *								
Taxpayer's Name/Address	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value		
	Gravel Road	Residentia 8 - 17 @\$5600	11.10 Acres	5600	100	62,160				
MICH STATE HWY COMM	X Paved Road	11.10 Total Acres	Total Est. Land Value =	62,160						
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
Tax Description	X Electric									
SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	TPC 12/27/2017	INSPECTED		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2024	0	0	0			0
				2023	0	0	0			0

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Parcel Number: 009-034-007-50

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.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
M-55	School: LAKE CITY AREA SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
LAKE TOWNSHIP 8150 W KELLY RD LAKE CITY MI 49651	2026 Est TCV 0							
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
	Public Improvements	* Factors * 1500 X 220.704 Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 9000/A 7.60 Acres 9000 100 68,400 7.60 Total Acres Total Est. Land Value = 68,400						
Taxpayer's Name/Address	Dirt Road							
LAKE TOWNSHIP	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 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W & THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.	X Level							
	X Rolling							
	X Low							
	X High							
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
	2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
	2024	0	0	0			0	
	2023	0	0	0			0	
Comments/Influences	Who	When	What					
	TPC 04/30/2021	INSPECTED						
	TPC 12/27/2017	INSPECTED						
	TPC 06/20/2011	INSPECTED						



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03/24/2026

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
5560 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		10/02/2020		2020-9997	100%			
		P.R.E. 100% 07/22/1994		New House		08/26/2011		2011-0613	100%			
Owner's Name/Address		MAP #:										
BILLETT WILLIAM N 5560 DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 284,519 TCV/TFA: 260.55										
		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 40.00 Acres 3800 100 152,000							
					40.00 Total Acres Total Est. Land Value = 152,000							
Tax Description												
. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.		X										
Comments/Influences												
14X70 MH FOR 99 NO PERMIT 28X30 PB FOR 04 REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH & SEVERAL OUT BLDGS OF NO VALUE (SEE PICS). UIP MISC IS 16X30 PLASTIC GREENHOUSE ATTACHED TO SIDE OF PC GARAGE.		X										

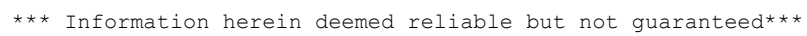


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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: 2003 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % 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							24 WPP 364 Treated Wood 112 Brzwy, FW																																																																																																									
Building Style: BOCA/STATE			Drywall Paneled				Plaster Wood T&G																																																																																																														
Yr Built 1980		Remodeled 2011			Ex		Ord		Min																																																																																																												
Condition: Average		Size of Closets			Lg		Ord		Small																																																																																																												
Room List		Doors:		Solid			H.C.	X	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		(7) Excavation							Ex.		Ord.		Min																																																																																																								
	Many Avg. Few		Basement: 1092 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		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)						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																																																																																																												
	Asphalt Shingle	(10) Floor Support							(14) Water/Sewer																																																																																																												
Chimney:		Joists: Unsupported Len: Cntr.Sup:							1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																												
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1980 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,092</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>140,611</td> <td>84,365</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Average Fixture(s)</th> <th>1</th> <th>988</th> <th>593</th> </tr> </thead> <tbody> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>8,261</td> <td>4,957</td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,150</td> <td>3,090</td> <td></td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>364</td> <td>5,646</td> <td>3,388</td> <td></td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>840</td> <td>16,573</td> <td>9,944</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>1,607</td> <td>964</td> <td></td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>24</td> <td>1,108</td> <td>665</td> <td></td> </tr> <tr> <td>Breezeways</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Frame Wall</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>112</td> <td>4,632</td> <td>2,779</td> <td></td> </tr> <tr> <td>Totals:</td> <td></td> <td>184,576</td> <td>110,745</td> <td></td> </tr> </tbody> </table> Notes: PORTABLE CLASSROOM EST 1980 ORIGINAL CONSTRUCTION ECF (101 AGRICULTURE) 1.140 => TCV: 126,249															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,092			Total:				140,611	84,365	Plumbing	Average Fixture(s)	1	988	593	Water/Sewer					2000 Gal Septic	1	8,261	4,957		Water Well, 100 Feet	1	5,150	3,090		Deck					Treated Wood	364	5,646	3,388		Garages					Class: D Exterior: Pole (Unfinished)					Base Cost	840	16,573	9,944		Built-Ins					Appliance Allow.	1	1,607	964		Porches					WPP	24	1,108	665		Breezeways					Frame Wall						112	4,632	2,779		Totals:		184,576	110,745	
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*** Information herein deemed reliable but not guaranteed***



Building Type	Farm Utility Buildings	Greenhouses Straight-Wall	Farm Utility Storage Shed		
Year Built					
Class/Construction	D,Pole	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap	Low Cost		
# of Walls, Perimeter	4 Wall, 192	4 Wall, 88	4 Wall, 100		
Height	12	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 26 = 1820	28 x 16 = 448	30 x 20 = 600		
Cost New	\$ 18,692	\$ 4,319	\$ 6,192		
Phy./Func./Econ. %Good	35/25/100 8.8	35/100/100 35.0	35/100/100 35.0		
Depreciated Cost	\$ 1,636	\$ 1,512	\$ 2,167		
+ Unit-In-Place Items	\$ 516	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->	/A22/UOOC1, 270 X 3.75 X 50 = 492				
E.C.F.	X 0.750	X 0.750	X 0.750		
% Good	35	35	35		
Est. True Cash Value	\$ 1,614	\$ 1,134	\$ 1,625		
Comments:	SALVAGE VALUE		RED BARN		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4373 / All Cards: 4373					

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
DEZEEUW LOIS TRUST	DEZEEUW KENNETH W & BRENDA	0		04/19/2016	QC	09-FAMILY/RELATED ENTITY		2016-01512	PROPERTY TRANSFER	0.0		
DEZEEUW DAIRY FARMS LLC	DEZEEUW LOIS G TRUST	0		03/13/2012	QC	21-NOT USED/OTHER		2015-00528	DEED	0.0		
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BRENDA	99		04/16/2008	QC	21-NOT USED/OTHER		2008/1394	DEED	0.0		
Property Address		Class: AGRICULTURAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 07/22/1994 Qual. Ag.										
Owner's Name/Address		MAP #:										
DEZEEUW KENNETH W & BRENDA K 7742 S LUCAS RD MC BAIN MI 49657		2026 Est TCV 515,755										
			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/	115.00	Acres		4000	100	460,000
					AGRICULTRU SURPLUS	2600/	2.65	Acres		2600	100	6,895
					AGRICULTRU INFERIOR		25.00	Acres		1400	100	35,000
					AGRICULTRU ROW		7.35	Acres		0	100	0
							150.00	Total Acres		Total Est.	Land Value =	501,895
					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					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	250,900	7,000	257,900			67,931C	
		TPC 04/30/2021 INSPECTED			2025	250,600	6,900	257,500			66,146C	
		TPC 12/27/2017 INSPECTED			2024	292,700	6,900	299,600			64,158C	
					2023	262,500	6,900	269,400			61,103C	
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Parcel Number: 009-034-011-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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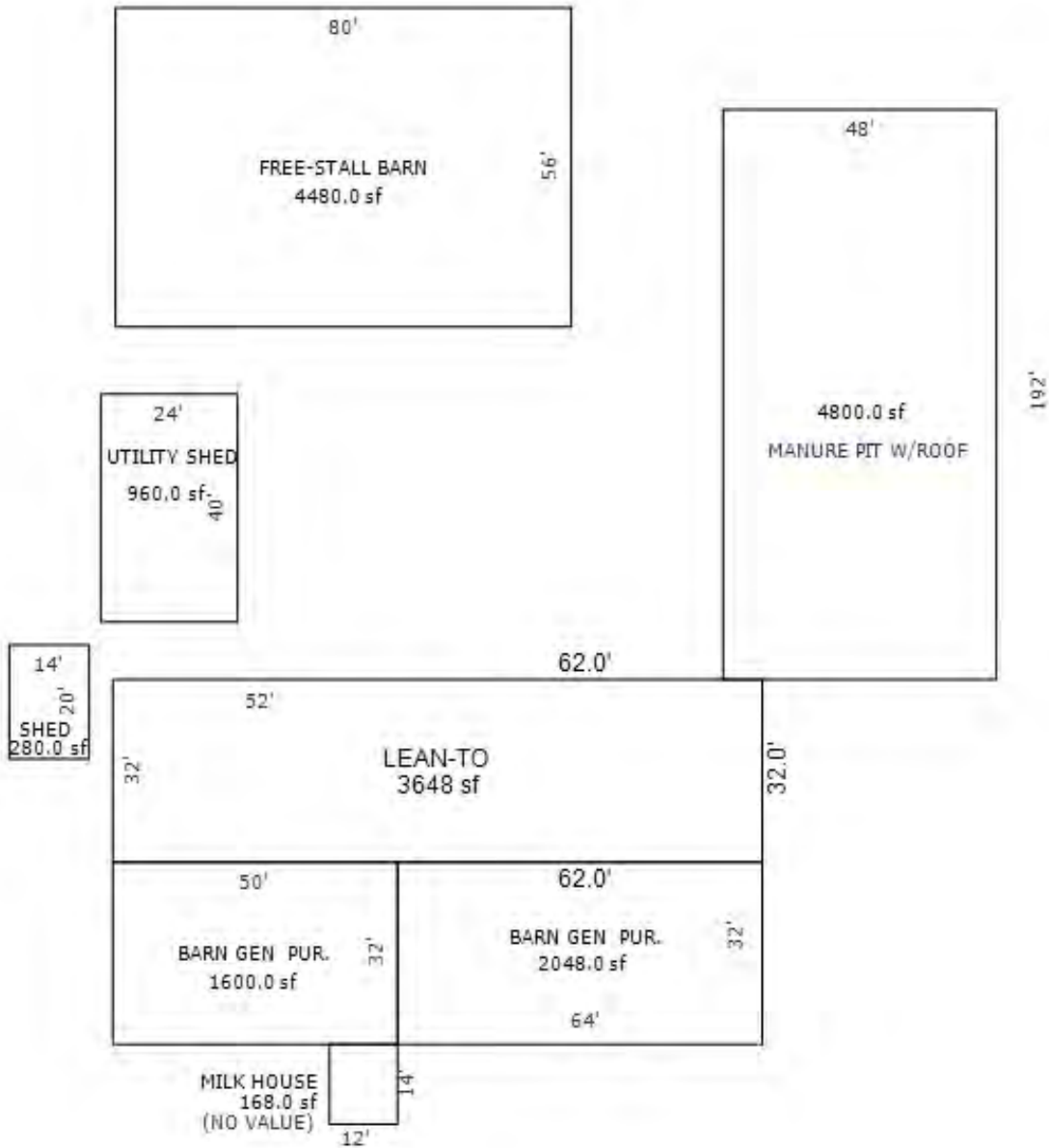
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
	School: MCBAIN RURAL AGR SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
MICH STATE HWY COMM	2026 Est TCV 0									
	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								
Taxpayer's Name/Address	Dirt Road	Residentia 8 - 17 @\$5600 9.99 Acres 5600 100 55,944								
MICH STATE HWY COMM	Gravel Road	9.99 Total Acres Total Est. Land Value = 55,944								
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
Tax Description	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
				2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2024	0	0	0			0
				2023	0	0	0			0
Comments/Influences	TPC 12/27/2017 INSPECTED									
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*** Information herein deemed reliable but not guaranteed***

03/24/2026

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Building Type	Barn - General Purpose	Barn - General Purpose	Utility Lean-Tos	Farm Utility Buildings	Barn - Free-Stall
Year Built	1941	1961	1965	1956	1965
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 164	4 Wall, 200	Lean-To, 292	4 Wall, 128	4 Wall, 272
Height	30	30	10	8	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 x 32 = 1600	64 x 36 = 2304	114 x 32 = 3648	40 x 24 = 960	80 x 56 = 4480
Cost New	\$ 59,600	\$ 81,815	\$ 21,778	\$ 13,642	\$ 61,913
Phy./Func./Econ. %Good	35/50/100 17.5	35/90/100 31.5	35/90/100 31.5	35/75/100 26.3	35/75/100 26.3
Depreciated Cost	\$ 10,430	\$ 25,772	\$ 6,860	\$ 3,581	\$ 16,252
+ 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	35	35	35	35	35
Est. True Cash Value	\$ 7,823	\$ 19,329	\$ 5,145	\$ 2,686	\$ 12,189
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 47172 / All Cards: 86741					



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

Building Type	Toolshed	Barn - Free-Stall			
Year Built	1944				
Class/Construction	D,Frame	D,Pole			
Quality/Exterior	Low Cost	Cheap			
# of Walls, Perimeter	4 Wall, 68	4 Wall, 476			
Height	8	10			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	20 x 14 = 280	190 x 48 = 9120			
Cost New	\$ 4,412	\$ 86,093			
Phy./Func./Econ. %Good	25/100/100 25.0	60/100/100 60.0			
Depreciated Cost	\$ 1,103	\$ 51,656			
+ Unit-In-Place Items	\$ 0	\$ 0			
Description, Size X Rate X %Good = Cost Itemized-> Unit-In-Place -> Items ->					
E.C.F.	X 0.750	X 0.750			
% Good	25	60			
Est. True Cash Value	\$ 827	\$ 38,742			
Comments:		STATE MANDATED MANURE PIT			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 39569 / All Cards: 86741					

Parcel Number: 009-034-012-95

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

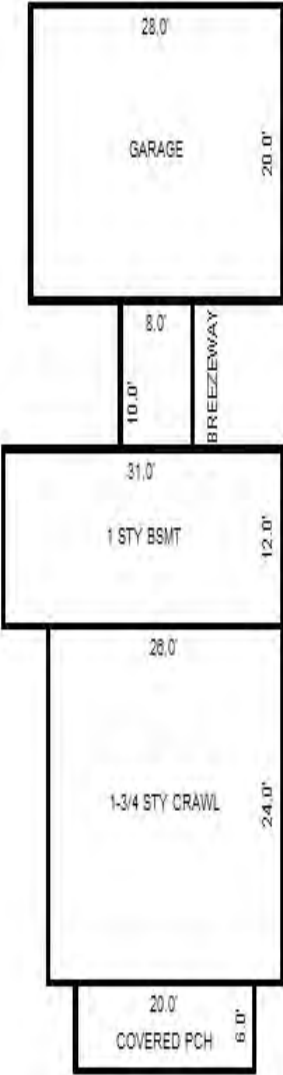
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BRENDA	0	02/11/2015	WD	16-LC PAYOFF	2015-00529	PROPERTY TRANSFER	0.0					
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BRENDA	0	03/13/2012	WD	16-LC PAYOFF	2012-00756	PROPERTY TRANSFER	0.0					
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BRENDA	50,000	01/01/2002	LC	09-FAMILY/RELATED ENTITY		PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
8670 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657		2026 Est TCV 180,680 TCV/TFA: 123.42											
		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 135.00 225.00 1.1033 0.8660 110 100 14,188								
					135 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 14,188								
Tax Description													
SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT S 225 FT TO POB. .6973A.		X											
Comments/Influences													
RENTAL HOUSE MOVE ALL BLDGS TO 012-00 FROM 101 TO 401 FOR 04		X											
					</								

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 120 80	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 75 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: 30 Floor Area: 1,464 Total Base New : 192,098 Total Depr Cost: 134,571 Estimated T.C.V: 165,522		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S			Drywall Paneled										X	Plaster Wood T&G	
Yr Built 1920	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. Ord. X Min		No. of Elec. Outlets Many Ave. X 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 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 996 SF Floor Area = 1464 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size 1.75 Story Siding Crawl Space 624 1 Story Siding Basement 372 Total: 158,826 111,178		Cls D Blt 1920						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation									Basement: 372 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0				
(2) Windows		(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 988 692 Water/Sewer 1000 Gal Septic 1 4,109 2,876 Water Well, 50 Feet 1 3,344 2,341 Porches CCP (1 Story) 120 2,934 1,350 *4 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 16,134 12,100 *7 Built-Ins Appliance Allow. 1 1,607 1,125 Breezeways Frame Wall 80 4,156 2,909 Totals: 192,098 134,571		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 165,522						
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:								
(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: Brick															

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



Sketch by Apex IV™

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

Parcel Number: 009-034-013-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HENDRICKS ALBERT & MYRNA H	DEZEEUW KENNETH & BRENDA H	0	02/28/2014	WD	16-LC PAYOFF	2014-01030	DEED	0.0			
HENDRICKS ALBERT	DEZEEUW KENNETH & BRENDA	120,000	02/18/2004	LC	16-LC PAYOFF	04-0/1095	DEED	100.0			
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 07/22/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
DEZEEUW KENNETH & BRENDA MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657		2026 Est TCV 333,860									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *						
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					AGRICULTRU IRRIGATED 4000/ 80.00 Acres 4000 100 320,000						
					80.00 Total Acres Total Est. Land Value = 320,000						
Tax Description		X Land Improvement Cost Estimates			Description Rate Size % Good Cash Value						
					Description Rate Size % Good Cash Value						
. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A. FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.		X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			8' DIAMETER WELL 15,750.00 1 88 13,860						
					Total Estimated Land Improvements True Cash Value = 13,860						
Comments/Influences											
2023-03368 PA116 FARMLAND DEVELOPMENT RIGHTS AGREEMENT DEPT AG & RURAL DEVELOPMENT 2018-00496 FARMLAND DEVELOPEMENT RIGHTS											
		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	160,000	6,900	166,900			94,754C
		TPC 12/27/2017 INSPECTED			2025	160,000	6,900	166,900			92,263C
		TPC 08/03/2011 INSPECTED			2024	188,000	6,900	194,900			89,489C
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Parcel Number: 009-035-001-00

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	Prct. Trans.
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date
7021 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		04/29/2014		2014-0093
		P.R.E. 100% 07/22/1994						100%
Owner's Name/Address		MAP #:						
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 211,426 TCV/TFA: 71.02						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements			* Factors *			
					Description	Frontage	Depth	Front Depth
					A 200' @ 110/FF	330.00	1244.76	0.8823 1.3282
					330 Actual Front Feet,	9.43	Total Acres	Total Est. Land Value =
					Land Improvement Cost Estimates			
					Description	Rate	Size %	Good
					D/W/P: 4in Ren. Conc.	7.33	72	0
					Residential Local Cost Land Improvements			
					Description	Rate	Size %	Good
					LAND IMPROVE 1000	0.00	0	95
					Total Estimated Land Improvements True Cash Value =			
					Work Description for Permit 2014-0093, Issued 04/29/2014: NEW RES BLDG WOOD FRAME POURED FOUNDATION GAS P HEAT, PRIVATE WELL & SEPTIC, 1STORIES, 1BDRM, 1 BATH 888SQFT			
		Topography of Site			Year	Land Value	Building Value	Assessed Value
		X	Level		2026	21,300	84,400	105,700
		X	Rolling		2025	17,400	71,400	88,800
		X	Low		2024	17,400	62,200	79,600
		X	High		2023	13,500	60,500	74,000
		X	Landscaped					
		X	Swamp					
		X	Wooded					
		X	Pond					
		X	Waterfront					
		X	Ravine					
		X	Wetland					
		X	Flood Plain					
		Who	When	What	2026	21,300	84,400	105,700
		TPC 12/27/2017	INSPECTED		2025	17,400	71,400	88,800
		TPC 08/05/2014	INSPECTED		2024	17,400	62,200	79,600
		TPC 03/26/2012	INSPECTED		2023	13,500	60,500	74,000



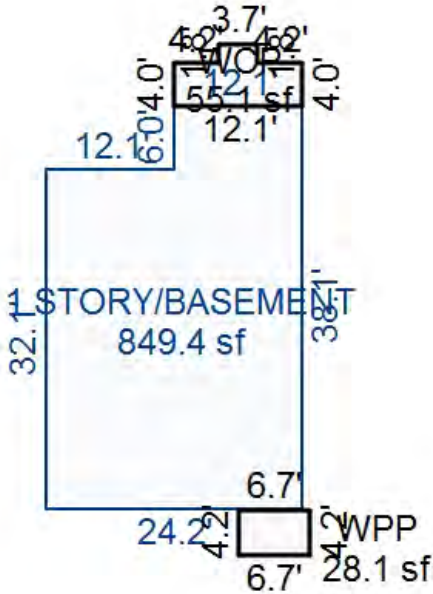
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Licensed To: Township of Lake, County of
Missaukee, Michigan

*** 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/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							55 WCP (1 Story) 28 WCP (1 Story)		
Building Style: 1S			Drywall Paneled				Plaster Wood T&G							
Yr Built 2014		Remodeled 0	Ex		Ord		Min							
Condition: Average		Size of Closets			Lg		Ord		Small					
Room List		Doors:		Solid		H.C.		Central Air Wood Furnace						
	Basement 1 1st Floor 3 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		
(2) Windows		(7) Excavation						No. of Elec. Outlets						
	Many Avg.		Basement: 849 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		Ave.		Few					
X	Few	X	Small		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
	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 CD	Blt 2014
(11) Heating System: Forced Air w/ Ducts					
Ground Area = 849 SF Floor Area = 849 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	Basement	849		
Total:			123,749	111,373	
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
Porches					
WCP (1 Story)			55	3,150	2,835
WCP (1 Story)			28	2,101	1,891
Built-Ins					
Appliance Allow.			1	1,897	1,707
Totals:			139,812	125,829	
Notes:					
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 154,770					

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



Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building										Calculator Cost Computations Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 0																			
Class: D,Pole Floor Area: 2,128 Gross Bldg Area: 2,128 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 19.01 Adjusted Square Foot Cost for Upper Floors = 19.01 Total Floor Area: 2,128 Base Cost New of Upper Floors = 40,453 Reproduction/Replacement Cost = 40,453 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 14,159 ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 13,167 Replacement Cost/Floor Area= 19.01 Est. TCV/Floor Area= 6.19																			
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>																High		Above Ave.		Ave.	X	Low		
						High		Above Ave.												Ave.	X	Low							
					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2128 Ave. Perimeter Has Elevators:																								
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor																													
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100					*** Mezzanine Info *** Area #1: Type #1: Area #2: Type #2:																								
1974 Year Built Remodeled					* Sprinkler Info * Area: Type: Low																								
Overall Bldg Height																													
Comments:																													
(1) Excavation/Site Prep:										(7) Interior:																			
(2) Foundation:										(8) Plumbing:																			
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:																			
(5) Floor Cover:										(10) Heating and Cooling:																			
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler																			
										</																			

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

03/24/2026

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

Parcel Number: 009-035-003-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

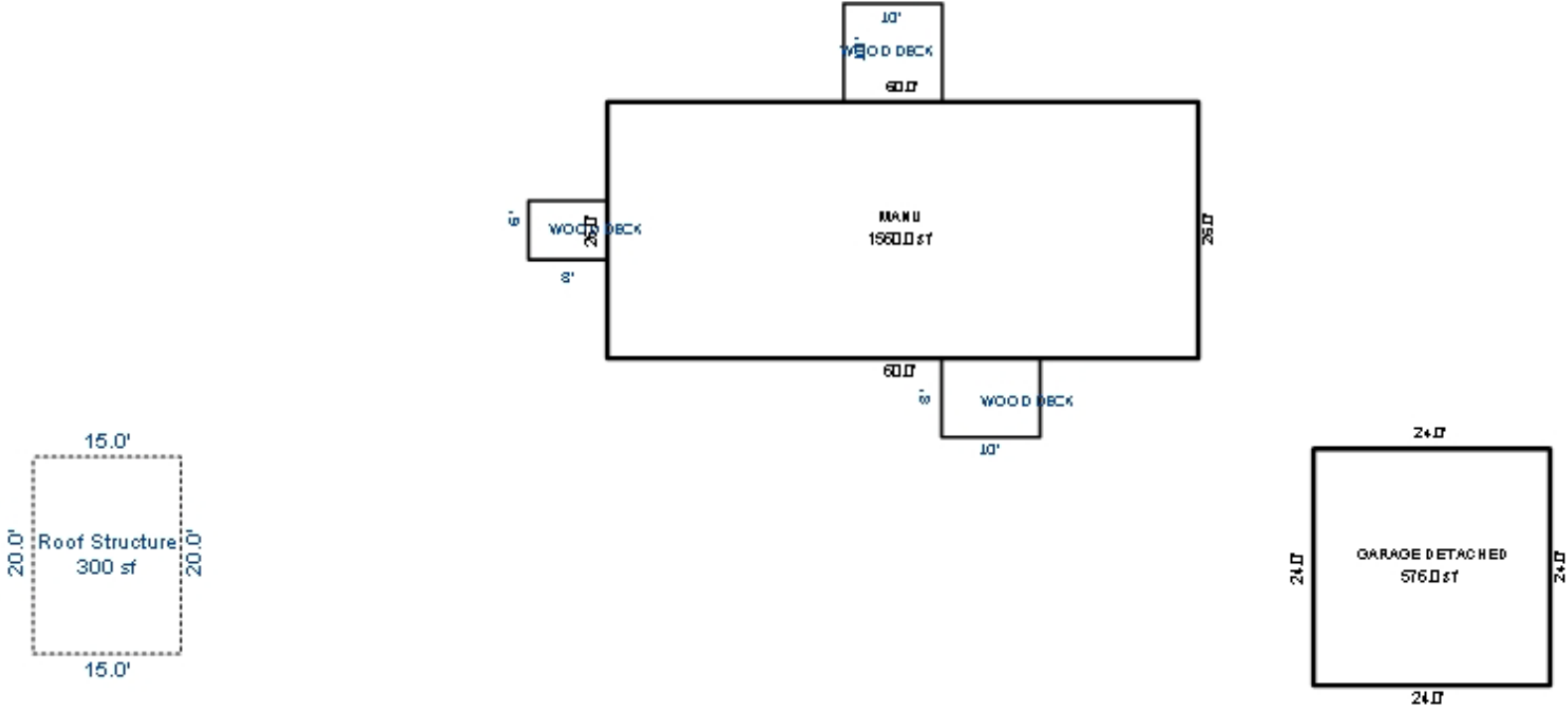
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
FOWLER DON & D & FOWLER MA	FOUTS JAMES B & TRIBLEY SH	68,000	02/04/2014	WD	03-ARM'S LENGTH	2014-00489 WD	PROPERTY TRANSFER	100.0			
GREEN TREE FINANCIAL SERVI	FOWLER DON & FOWLER MATTHE	49,000	02/07/2007	WD	21-NOT USED/OTHER	07-0/565	DEED	100.0			
BUDD LEON & DAVIDSON GENEV	GREEN TREE FINANCIAL SERVI	85,762	11/04/2006	SD	21-NOT USED/OTHER	05-0/4500	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
7249 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FOUTS JAMES B & TRIBLEY SHANNON M 5179 N 600 E ROCHESTER IN 46975		2026 Est TCV 205,911 TCV/TFA: 131.99									
		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 330.001244.76 0.8823 1.3282 110 100 42,539						
					330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 42,539						
Tax Description											
. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TO END. 9.4318 A.											
Comments/Influences											
Removed grg for 09. (no value)											



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Missaukee, Michigan

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

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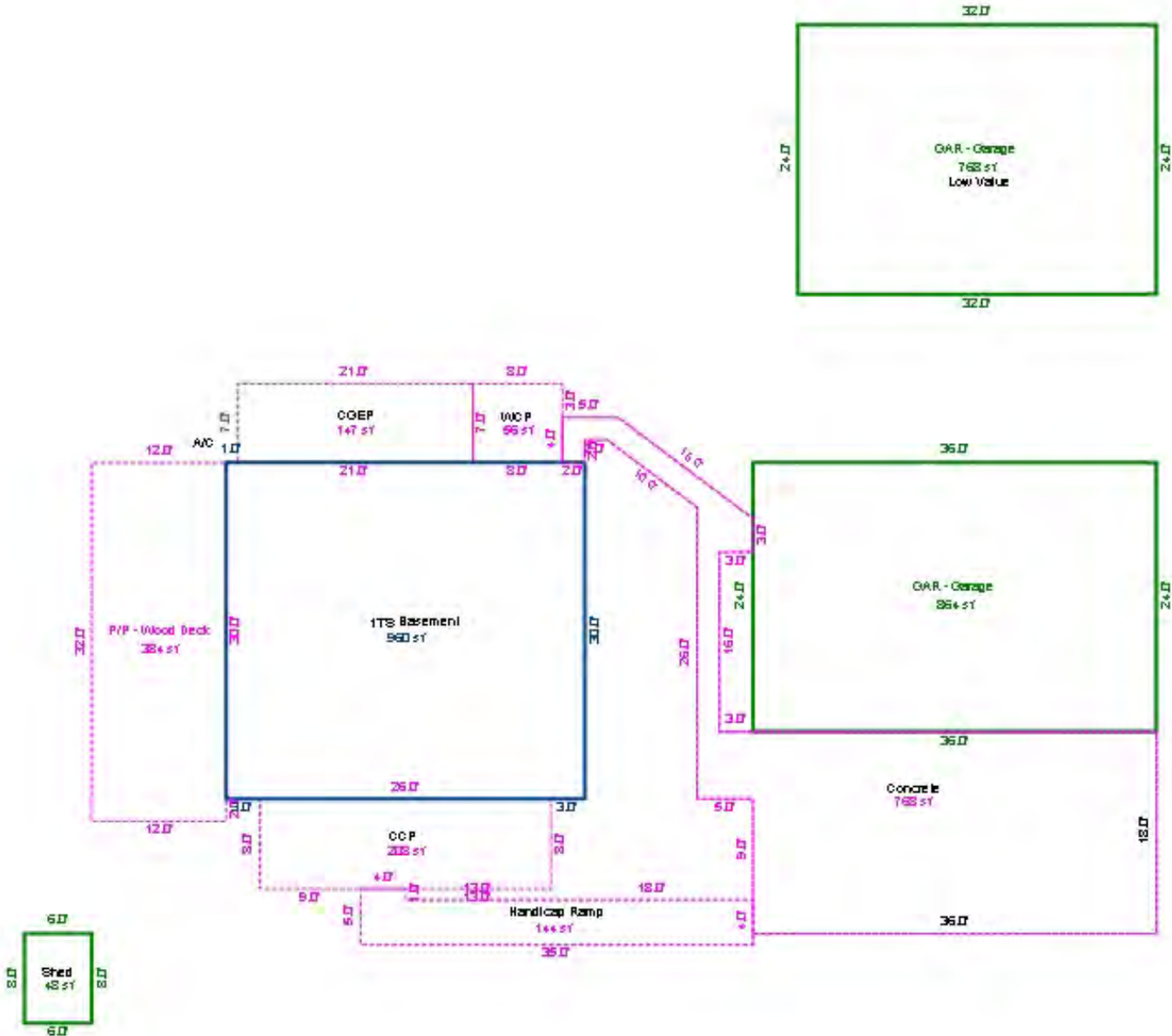


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TRIBLEY DOROTHY J	TRIBLEY DOROTHY J	0	08/04/2017	QC	09-FAMILY/RELATED ENTITY	2017-02470	PROPERTY TRANSFER	0.0					
TRIBLEY JOHN III & DOROTHY	TRIBLEY DOROTHY J	0	09/29/2016	QC	09-FAMILY/RELATED ENTITY	2016-03351	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
7139 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		SOLAR		03/09/2021		2021-0102	100%				
		P.R.E. 100% 07/22/1994		Garage		07/23/1980		1980-1994	100%				
Owner's Name/Address		MAP #:		Addition		07/30/1979		1979-1604	100%				
TRIBLEY DOROTHY J 7139 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 283,802 TCV/TFA: 168.93											
		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 330.001244.76 0.8823 1.3282 110 100 42,539								
					330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 42,539								
Tax Description													
. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.		X											
Comments/Influences													
		X											
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*** Information herein deemed reliable but not guaranteed***

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



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

Parcel Number: 009-035-005-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

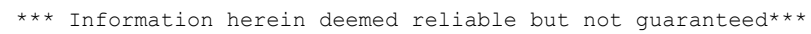
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		250,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4762	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
7421 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	07/18/2007	20070458	Complete
Owner's Name/Address		P.R.E. 100% 12/12/2001						
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		MAP #:						
		2026 Est TCV 789,690 TCV/TFA: 236.01						
		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	15.00 Acres	5600	100
				15.00 Total Acres				Total Est. Land Value =
				84,000				
				84,000				
				Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
				D/W/P: 3.5 Concrete	6.58	384	50	1,263
				Wood Frame	23.51	308	50	3,620
				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 =				
				9,633				
				Work Description for Permit 20070458, Issued 07/18/2007: 40 x 64 Pole Bldg				
				W/WFP/CVR Complete for 08. also remove older pc.				
		Topography of Site						
		Level						
		X Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review
		Who	When	What	2026	42,000	352,800	394,800
		TPC 05/20/2022	INSPECTED		2025	37,500	305,000	342,500
		TPC 04/30/2021	INSPECTED		2024	22,500	262,300	284,800
		TPC 12/27/2017	INSPECTED		2023	21,000	254,200	275,200
								193,375C
								188,292C
								182,631C
								173,935C

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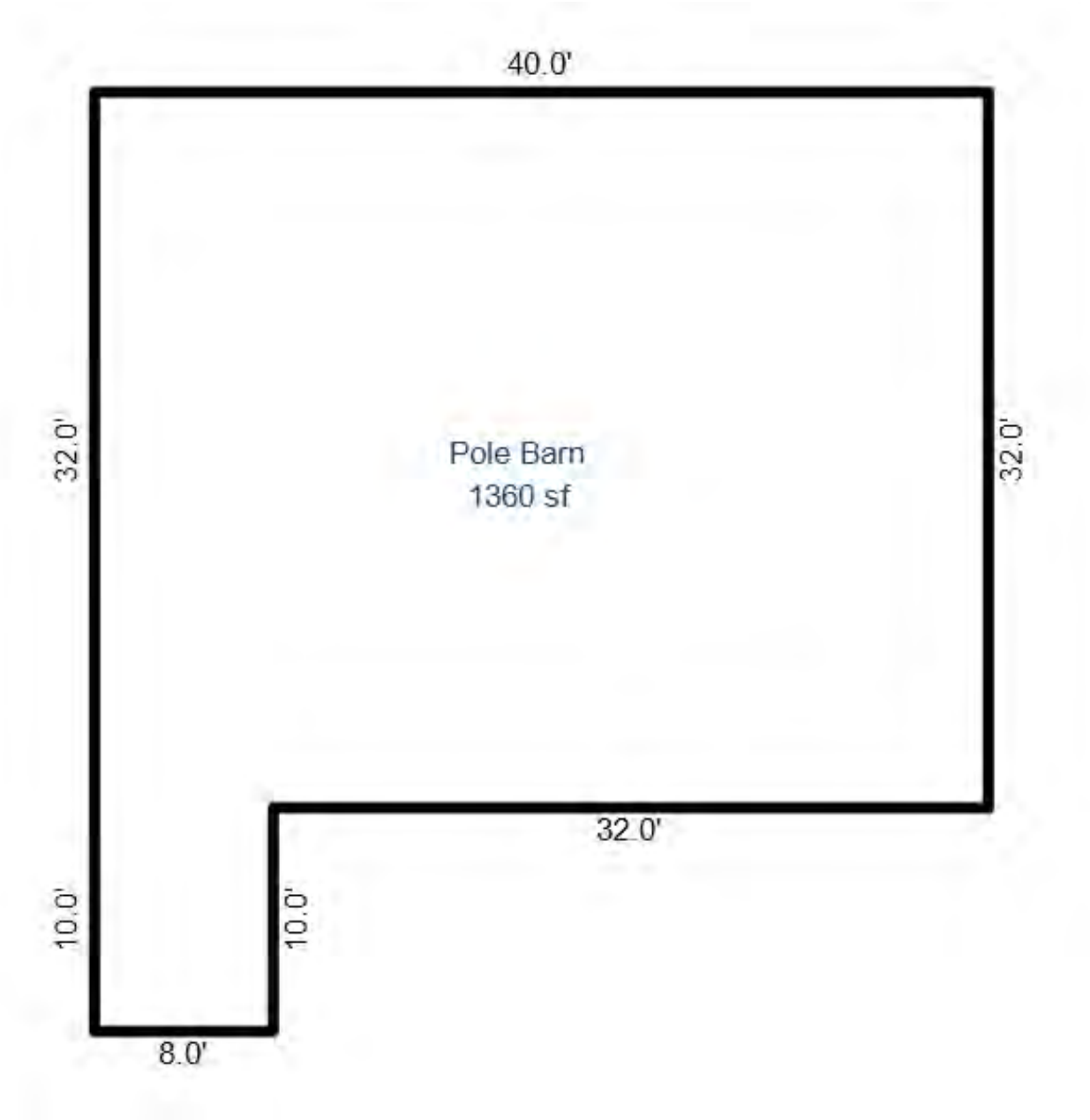
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 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: 2 Area: 2560 % 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 1977	Remodeled 2003	Ex	X	Ord		Min																																																		
Condition: Average		Size of Closets																																																						
		Lg	X	Ord		Small																																																		
Room List		Doors:		Solid	X	H.C.																																																		
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X	Many Avg. Few		X	Avg. Small	Basement: 1400 S.F. Crawl: 0 S.F. Slab: 905 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		1112	Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)																																																					
X	Gable Hip Flat		Gambrel Mansard Shed																																																					
X	Asphalt Shingle	(10) Floor Support																																																						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																																																						
(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer 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 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 2305 SF Floor Area = 3346 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>1,112</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>575</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>330</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>188</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>432,665</td> <td>346,132</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1112 21,095 16,876 Basement, Outside Entrance, Above Grade 2 3,959 3,167 Plumbing Average Fixture(s) 1 1,422 1,138 3 Fixture Bath 1 4,478 3,582 Water/Sewer 1000 Gal Septic 1 4,689 3,751 Water Well, 100 Feet 1 5,734 4,587 Porches WGEP (1 Story) 32 5,166 4,133 WCP (1 Story) 132 6,291 5,033 WGEP (1 Story) 113 11,111 8,889 WSEP (1 Story) 168 9,428 7,542 Deck Treated Wood 380 6,080 4,864 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	1,112			2 Story	Siding	Slab	575			1 Story	Siding	Slab	330			1 Story	Siding	Basement	288			1 Story	Siding	Overhang	188			Total:				432,665	346,132
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
1.25 Story	Siding	Basement	1,112																																																					
2 Story	Siding	Slab	575																																																					
1 Story	Siding	Slab	330																																																					
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Total:				432,665	346,132																																																			

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: 0 Area: 1360 % 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 : 27,686 Total Depr Cost: 20,765 Estimated T.C.V: 25,541	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												
Room List		Doors:	Solid	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
(2) Windows		(7) Excavation												
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish												
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



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

03/24/2026

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

Parcel Number: 009-035-006-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

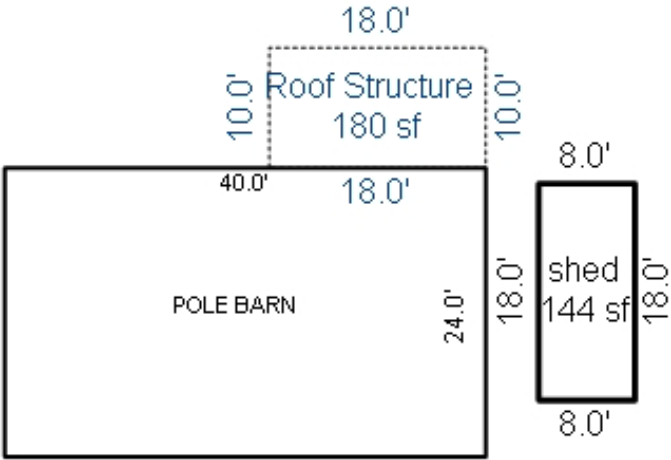
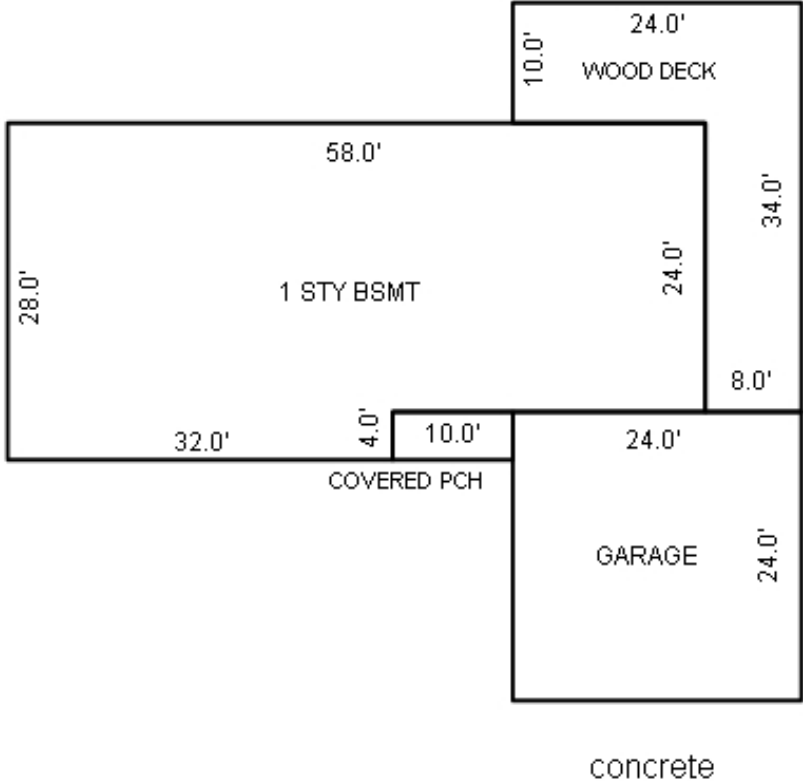
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUVALL GREGORY A & SHERYL	DUVALL GREGORY A & SHERYL	1	04/01/2025	WD	15-LADY BIRD	2025-00836	PROPERTY TRANSFER	0.0
		16,900	05/01/1997	WD	33-TO BE DETERMINED	311:72	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
7341 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST						
		P.R.E. 100% 05/03/1999						
Owner's Name/Address		MAP #:						
DUVALL GREGORY A & SHERYL F 7341 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 400,338 TCV/TFA: 263.38						
		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	17.50 Acres	5600 100
					17.50 Total Acres			Total Est. Land Value =
					98,000			
					98,000			
Taxpayer's Name/Address		Dirt Road			Land Improvement Cost Estimates			
CHEMICAL BANK WEST		Gravel Road			Description			
P O BOX 749		Paved Road			D/W/P: 4in Concrete			
127 S MAIN STREET		Storm Sewer			Rate			
LAKE CITY MI 49651		Sidewalk			Size % Good			
		Water			Cash Value			
		Sewer			0			
		Electric			1,941			
		Gas			Residential Local Cost Land Improvements			
		Curb			Description			
		Street Lights			Rate			
		Standard Utilities			Size % Good			
		Underground Utils.			Cash Value			
					950			
					2,891			
		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
		2026	49,000	151,200	200,200			108,591C
		2025	43,800	129,300	173,100			105,737C
		2024	26,300	111,100	137,400			102,558C
		2023	24,500	107,600	132,100			97,675C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What				
		TPC 05/06/2018	INSPECTED					
		TPC 12/27/2017	INSPECTED					
		TPC 07/22/2014	INSPECTED					

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

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



Parcel Number: 009-035-007-00

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.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MICH STATE HWY COMM		2026 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
Taxpayer's Name/Address		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						
MICH STATE HWY COMM					Residentia PARTOF>40@\$3800 7.71 Acres 3800 100 29,298						
Tax Description		Topography of Site			7.71 Total Acres Total Est. Land Value = 29,298						
SEC 35 T22N R8W 7.71 A M/L THAT PT OF NE 1/4 LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FT FR NE COR OF SEC SAID POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF ENDING EXC THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75 FT NW'LY OF C/L OF HWY M55.											
Comments/Influences		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2024	0	0	0			0
					2023	0	0	0			0
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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 009-035-007-95

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.			
MICH STATE HWY COMM	VAN DRIE BUILDING CO INC	3,500	06/07/2004	QC	21-NOT USED/OTHER	04-0/2755	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
VANDRIE BUILDING CO INC 7591 S US-131 CADILLAC MI 49601		2026 Est TCV 10,539									
		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 92.33 734.00 1.0000L0.0000 110 100* 0						
					Residentia 1 - 2.99@\$9000 1.17 Acres 9000 100 10,539						
					* denotes lines that do not contribute to the total acreage calculation.						
					1.17 Total Acres Total Est. Land Value = 10,539						
Tax Description											
SEC 35 T22N R8W (0*2004) 1.17 A M/L		X									
THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.											
Comments/Influences											
04 SPLIT FROM MDOT FOR 05		X									
		X									
		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	5,300	0	5,300			3,427C
		TPC 04/30/2021 INSPECTED			2025	5,300	0	5,300			3,337C
		TPC 12/27/2017 INSPECTED			2024	5,000	0	5,000			3,237C
		TPC 08/23/2017 INSPECTED			2023	4,000	0	4,000			3,083C



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Parcel Number: 009-035-008-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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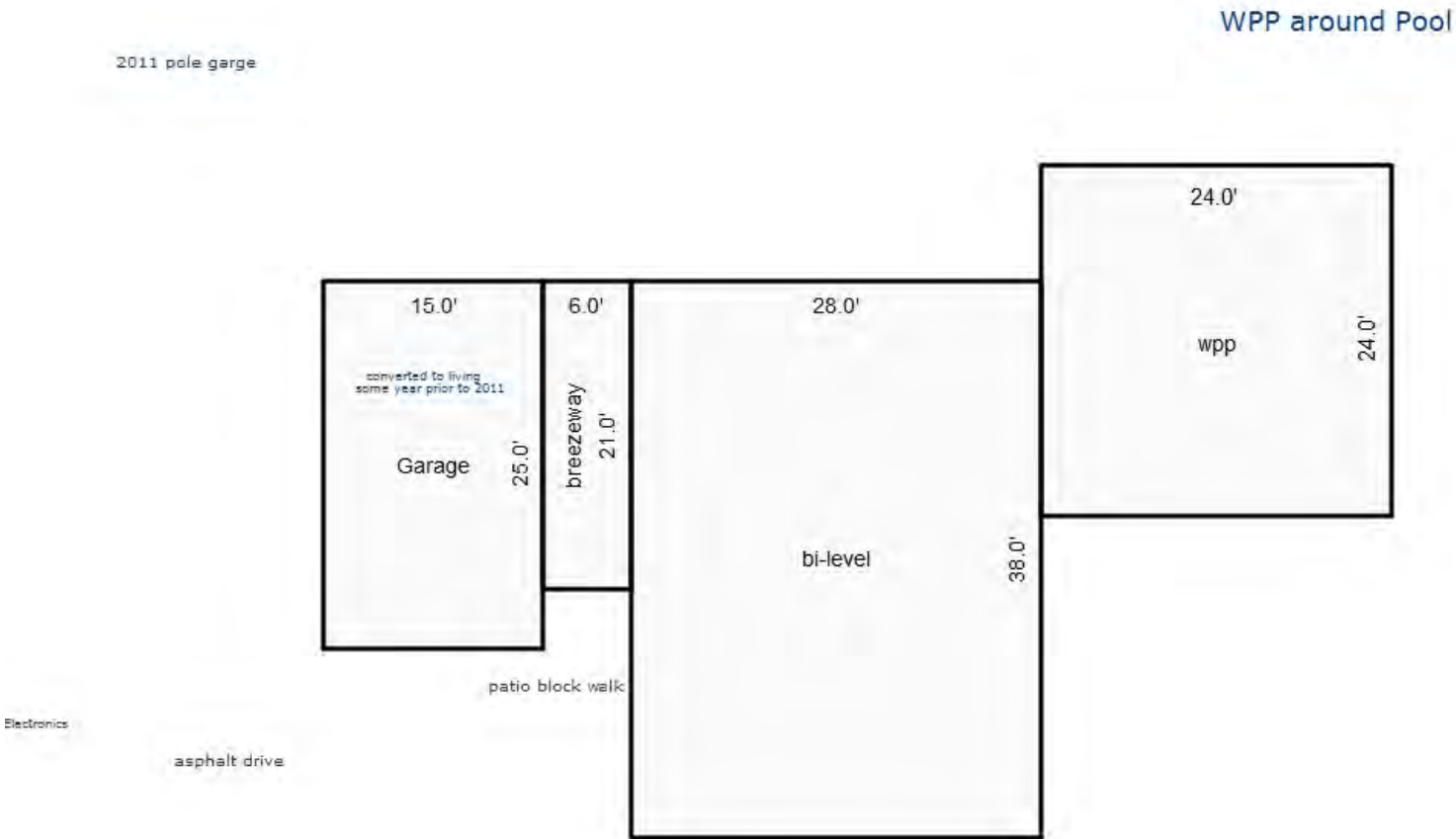
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PRICE KATHIE I LIVING TRUS	FORD DAVID & DAWN (H/W)	20,000	06/29/2007	WD	03-ARM'S LENGTH	2007/2375	DEED	100.0					
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRUS	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0					
		80,000	08/01/2000	WD	33-TO BE DETERMINED	339:79	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 100% 06/29/2007											
Owner's Name/Address		MAP #:											
FORD DAVID & DAWN 7367 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 36,954											
		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					A 200' @ 110/FF	330.00	708.84	0.8823	1.1538	110	100		
. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.		X			330 Actual Front Feet, 5.37 Total Acres Total Est. Land Value = 36,954								
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	18,500	0	18,500			7,955C		
		TPC 12/27/2017 INSPECTED			2025	15,100	0	15,100			7,746C		
					2024	15,100	0	15,100			7,514C		
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03/24/2026

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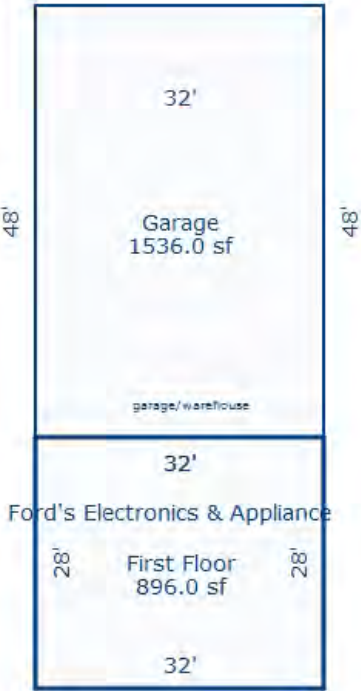
*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

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

Desc. of Bldg/Section: FORD'S ELECTRONICS Calculator Occupancy: Warehouses - Storage										<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost					Class: D Quality: Low Cost									
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 8 Perimeter: 216									
					** ** Calculator Cost Data ** **					Overall Building Height: 8									
					Quality: Low Cost					Base Rate for Upper Floors = 37.80									
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100					Heat#1: Wall or Floor Furnace 100%					(10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.38 100%									
					Heat#2: No Heating or Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 42.18									
					Ave. SqFt/Story: 2432					Total Floor Area: 2,432 Base Cost New of Upper Floors = 102,582									
					Ave. Perimeter: 216					Reproduction/Replacement Cost = 102,582									
1983 Year Built 1996 Remodeled					Has Elevators:					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0									
					*** Basement Info ***					Total Depreciated Cost = 55,394									
					Area:					ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 51,517									
					Perimeter:					Replacement Cost/Floor Area= 42.18 Est. TCV/Floor Area= 21.18									
8 Overall Bldg Height					Type:														
					Heat: Hot Water, Radiant Floor														
					* Mezzanine Info *														
					Area #1:														
Comments:					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
					Area:														
					Type: 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				
					Total Fixtures					Urinals					Few				
(3) Frame:					3-Piece Baths					Wash Bowls					Average				
					2-Piece Baths					Water Heaters					Many				
					Shower Stalls					Wash Fountains					Unfinished				
					Toilets					Water Softeners					Typical				
(4) Floor Structure:					(9) Sprinklers:					Flex Conduit					Incandescent				
										Rigid Conduit					Fluorescent				
										Armored Cable					Mercury				
										Non-Metalic					Sodium Vapor				
										Bus Duct					Transformer				
(5) Floor Cover:					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
					Gas					Coal					Thickness				
					Oil					Stoker					Bsmnt Insul.				
					Hand Fired					(14) Roof Cover:									
					Boiler														
(6) Ceiling:																			



Sketch by Apex Sketch

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

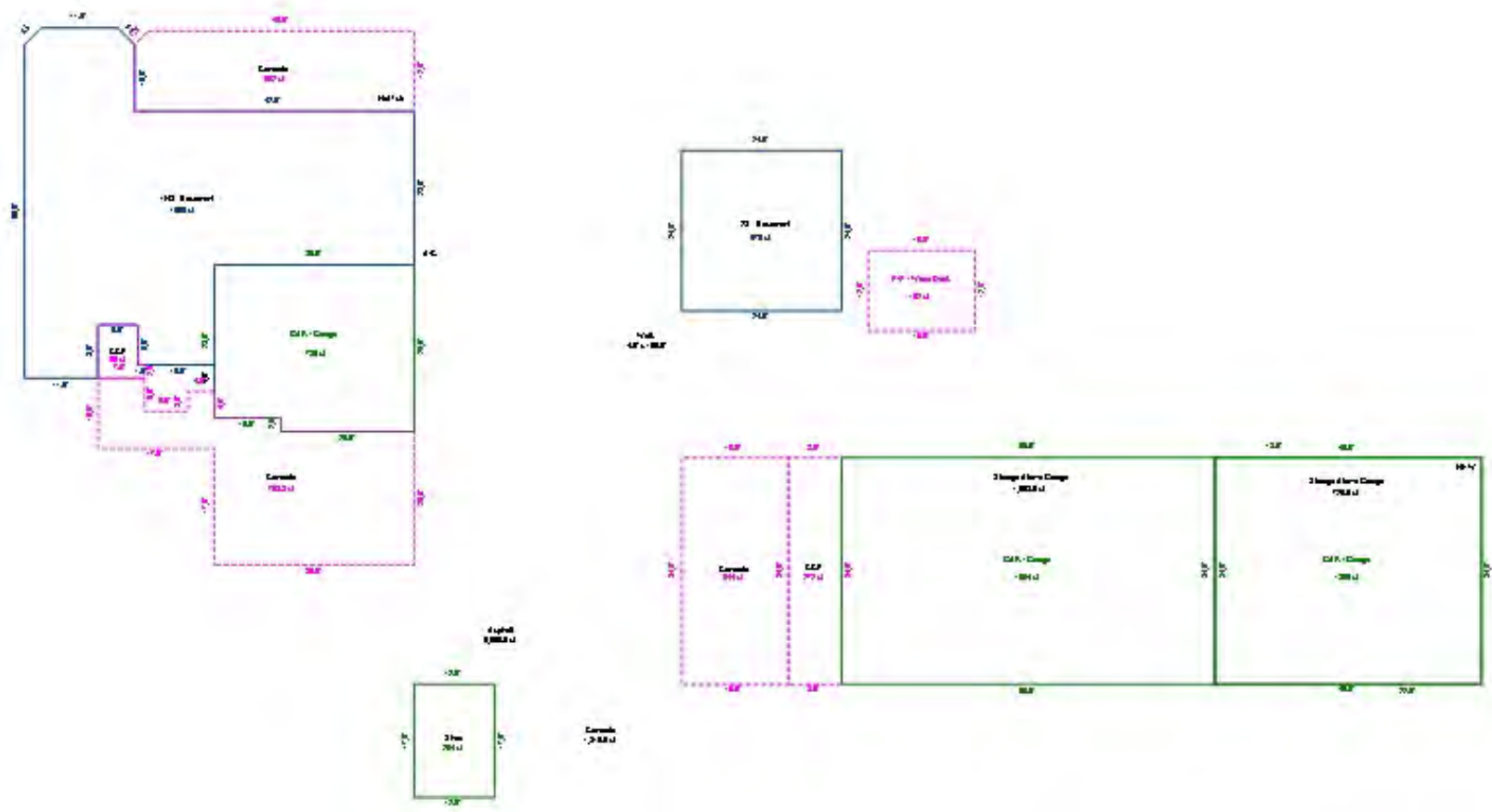
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PRICE KATHIE I LIVING TRUS	OSBORN ROBERT & MOLLIE	500,000	03/16/2011	LC	16-LC PAYOFF	2011-00740	PROPERTY TRANSFER	100.0					
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRUS	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
7451 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Commercial		09/25/2020		2020-0549	100%				
		P.R.E. 86% 04/11/2011		ALTERATION		11/13/2014		2014-0524	100%				
Owner's Name/Address		MAP #:		New House		05/27/2005		20050031	100%				
OSBORN ROBERT & MOLLIE 7451 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 1,142,333 TCV/TFA: 151.14											
		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 330.001108.80 0.8823 1.2903 110 100 41,327								
					330 Actual Front Feet, 8.40 Total Acres Total Est. Land Value = 41,327								
Tax Description													
. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W 3057.41 FT TO END. 8.04 A.													
Comments/Influences													
NEW HOUSE & PB @45% FOR 02 COMP FOR 04													
													
		Topography of Site			Description	Rate	Size % Good Arch Mult			Cash Value			
					PAVING	0.40	6500	88	100	2,288			
					CONCRETE	0.40	2354	88	100	829			
					Total Estimated Land Improvements True Cash Value =					11,216			
					Work Description for Permit 2020-0549, Issued 09/25/2020: 2 STORY COMMERCIAL USE ADDITION POLE BUILDING, POLES FOUNDATION HAS HEAT AIR CONDITIONING. 2 STORIES, 2ND 40X18' 1ST 40X34'.								
					Work Description for Permit 2014-0524, Issued 11/13/2014: OCCUPANCY GROUP: MERCANTILE, NON RESIDENTIAL USE, STORE, WOOD FRAME POLES FOUNDATION, GAS HEAT,								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	20,700	550,500	571,200			314,239C		
		TPC 04/30/2021 INSPECTED			2025	16,900	482,500	499,400			305,978C		
		JWV 11/02/2020 INSPECTED			2024	16,900	429,700	446,600			296,778C		
		TPC 12/27/2017 INSPECTED			2023	13,100	418,900	432,000			282,646C		
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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 50	Type CCP (1 Story)	Year Built: 2001 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 730 % 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 2001	Remodeled 0	X	Ex		Ord		Min							
Condition: Average		Size of Closets												
		X	Lg		Ord		Small							
Room List		Doors:		Solid	X		H.C.							
	Basement 1st Floor 2nd Floor 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: 1959 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 8 Poured Conc. Stone Treated Wood X Concrete Floor										
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat		Gambrel Mansard Shed	1924 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
X	Asphalt Shingle	(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												
							(12) Electric							
							200 Amps Service							
							No./Qual. of Fixtures							
							Ex. X Ord. Min							
							No. of Elec. Outlets							
							Many X Ave. Few							
							(13) Plumbing							
							1 Average Fixture(s)							
							3 3 Fixture Bath							
							2 Fixture Bath							
							Softener, Auto							
							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:							
							Notes:							
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						651,958	

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 192	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior												
Building Style: 2S		X	Drywall Paneled			Plaster Wood T&G								
Yr Built 2005		Remodeled 0		Ex	X	Ord		Min						
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors												
		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings												
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall											
(2) Windows		(7) Excavation												
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										
	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												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	Ord.		Min								
		No. of Elec. Outlets												
		Many	X	Ave.		Few								
		(13) Plumbing												
		1 Average Fixture(s)												
		1 3 Fixture Bath												
		2 Fixture Bath												
		Softener, Auto												
		Softener, Manual												
		Solar Water Heat												
		No Plumbing												
		Extra Toilet												
		Extra Sink												
		Separate Shower												
		Ceramic Tile Floor												
		Ceramic Tile Wains												
		Ceramic Tub Alcove												
		Vent Fan												
		(14) Water/Sewer												
		Public Water												
		Public Sewer												
		1 Water Well												
		1 1000 Gal Septic												
		2000 Gal Septic												
		Lump Sum Items:												
		Cost Est. for Res. Bldg: 2 Single Family 2S												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 576 SF Floor Area = 1248 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85												
		Building Areas												
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
		2 Story	Siding	Crawl Space	576									
		1 Story	Siding	Overhang	96									
		Total:				193,569	164,533							
		Other Additions/Adjustments												
		Plumbing												
		Average Fixture(s)			1	2,094	1,780							
		Water/Sewer												
		1000 Gal Septic			1	5,433	4,618							
		Water Well, 100 Feet			1	6,387	5,429							
		Deck												
		Treated Wood			192	4,136	3,516							
		Built-Ins												
		Appliance Allow.			1	3,899	3,314							
		Totals:				215,518	183,190							
		Notes: CARDINAL CREATIONS RENTAL HOUSE												
		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:					225,324							

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

see Sketch on Resi Building 1 - all bldgs on 1 sketch file

Desc. of Bldg/Section: P#20140524 & 20200549 Calculator Occupancy: Stores - Warehouse Discount										<<<<< Calculator Cost Computations >>>>>														
Class: D,Pole Floor Area: 3,264 Gross Bldg Area: 3,264 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost														
					High Above Ave. Ave. X Low					Stories: 1 Story Height: 12 Perimeter: 260														
					** ** Calculator Cost Data ** **					Overall Building Height: 24														
					Quality: Low Cost					Base Rate for Upper Floors = 48.94														
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					Heat#1: Package Heating & Cooling 100%					Mezzanine 1 Storage Base Rate = 30.25														
					Heat#2: Electric, Cable or Baseboard 0%					(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.94 100%														
					Ave. SqFt/Story: 3264					Adjusted Square Foot Cost for Upper Floors = 68.88														
					Ave. Perimeter: 260					Total Floor Area: 3,264 Base Cost New of Upper Floors = 224,824														
2002 Year Built 2021 Remodeled					Has Elevators:					Mezzanine 1 Area: 1,728 Base Cost New of Mezzanine = 52,272														
					*** Basement Info ***					Reproduction/Replacement Cost = 277,096														
					Area:					Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0														
					Perimeter:					Total Depreciated Cost = 227,219														
24 Overall Bldg Height					Type:					<<<<< Segregated Cost Computations >>>>>														
					Heat:					Costs taken from Segregated Cost Section 3: Stores & Commercials														
					* Mezzanine Info *					Cost # or Height Storys														
					Area #1: 1728					Item Description Col. Rate SqFt Adj. Adj. Cost														
Comments: P#20200549 BUSINESS ADDITION ORIGINAL BUILD 2002. 2014 PERMIT FOR COMMERICAL USE YARN & CRAFTS: CARDINAL CREATIONS INC .COM					Type #1: Good Storage (No Rates)					Total Cost New = 0														
					Area #2:					Architectural Multiplier: 0.00														
					Type #2:					Reproduction/Replacement Cost = 0														
					* Sprinkler Info *					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														
Area:					Area:																			
					Type: Low																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc.					Brick/Stone Block					Many Above Ave.					Average Typical					Few None				
(3) Frame:					Total Fixtures					Urinals					Few					Average				
					3-Piece Baths					Wash Bowls					Many					Average				
					2-Piece Baths					Water Heaters					Unfinished					Many				
					Shower Stalls					Wash Fountains					Typical					Unfinished				
(4) Floor Structure:					Toilets					Water Softeners					Flex Conduit					Incandescent				
															Rigid Conduit					Fluorescent				
															Armored Cable					Mercury				
															Non-Metalic					Sodium Vapor				
(5) Floor Cover:															Bus Duct					Transformer				
															(13) Roof Structure: Slope=0									
															(14) Roof Cover:									
(6) Ceiling:																								

see Sketch on Resi Bldg 1. All sketches on one file

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 BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 07/01/2003										
Owner's Name/Address		MAP #:										
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 56,000										
		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 INFERIOR@\$1400	40.00	Acres	1400	100			
					40.00 Total Acres				Total Est. Land Value =		56,000	
Tax Description												
SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.												
Comments/Influences												
		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	
					2026	28,000	0	28,000			26,282C	
					2025	28,000	0	28,000			25,592C	
					2024	28,000	0	28,000			24,823C	
		Who When What			2023	28,000	0	28,000			23,641C	
TPC 12/27/2017 INSPECTED												

Parcel Number: 009-035-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

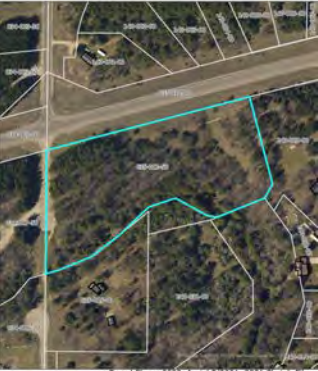
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03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status		
	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
MICH STATE HWY COMM	2026 Est TCV 0							
	Improved X Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
Taxpayer's Name/Address	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
	Gravel Road	Residentia PARTOF	>40	\$3800	10.47	Acres	3800 100	39,786
MICH STATE HWY COMM	Paved Road	10.47 Total Acres Total Est. Land Value =						39,786
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
Tax Description	Electric							
SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.	Gas							
Comments/Influences	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	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	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

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
M-55		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		2026 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * 700' X 429.377'						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	429.38	700.00	0.8261	1.1502	250 100	101,997
					429 Actual Front Feet, 6.90 Total Acres Total Est. Land Value = 101,997						
Tax Description											
SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.		X									
Comments/Influences											
											
		X									
		X									
		X									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
Who When What		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			
		2023	0	0	0			0			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status					
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 07/22/1994													
Owner's Name/Address		MAP #:													
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 12,113													
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS										
		Public Improvements			* Factors * 66 X 1023										
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
					A 200' @ 110/FF	66.00	1023.00	1.31	94	1.26	46 110 100	12,113			
					66 Actual Front Feet, 1.55 Total Acres Total Est. Land Value =						12,113				
Tax Description		X			Dirt Road										
					Gravel Road										
					Paved Road										
					Storm Sewer										
Comments/Influences					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										
		X			PRIVATE RD										
		Who	When	What	2026	Land Value	6,100	Building Value	0	Assessed Value	6,100	Board of Review	Tribunal/Other	Taxable Value	2,435C
		TPC 12/27/2017 INSPECTED			2025	5,000		0	5,000					2,371C	
					2024	2,300		0	2,300					2,300S	
					2023	2,300		0	2,300					2,300S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	03-ARM'S LENGTH	2014-02819	PROPERTY TRANSFER	100.0		
COVENANT CAPITAL INC	VANDERLAAN MATTHEW	145,000	01/28/2011	WD	09-FAMILY/RELATED ENTITY	2011-333WD	PROPERTY TRANSFER	100.0		
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	09-FAMILY/RELATED ENTITY	2011-332WD	PROPERTY TRANSFER	100.0		
HINDS MARY K	FANNIE MAE	0	01/11/2010	QC	23-PART OF REF	2010/53	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 08/19/2014								
Owner's Name/Address		MAP #:								
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 8,370								
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors * ADJACENT BLUE RD ESTATES						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
				Residentia 1 - 2.99@\$9000	0.93 Acres	9000	100			8,370
				0.93 Total Acres Total Est. Land Value =						8,370
Tax Description										
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.		X								
Comments/Influences										
IRREGULAR SHAPE..EASEMENTS (N OF M55 E OF BLUE RD ESTATES)		X								
		X								



Parcel Number: 009-035-015-00

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.				
WEIMEISTER LYNN A J/T	GILMER D H & WEIMEISTER L	0	09/19/2013	QC	21-NOT USED/OTHER	2013-03531	PROPERTY TRANSFER	0.0				
WEIMEISTER LYNN A ETAL	WEIMEISTER J R & WEIMEISTER L	0	07/23/2013	QC	21-NOT USED/OTHER	2013-02509	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5271 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		01/23/2018		2018-0015		100%		
		P.R.E. 0%		Addition		07/13/2017		2017-0310		100%		
Owner's Name/Address		MAP #:										
WEIMEISTER J R & WEIMEISTER L A J/T 6902 HOBBLEBUSH LN KALAMAZOO MI 49009		2026 Est TCV 240,530 TCV/TFA: 224.38										
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				I 200' @ 250/	365.00	374.74	0.8604	0.9838	250	100		77,238
Tax Description						365 Actual Front Feet,		3.14 Total Acres		Total Est. Land Value =	77,238	
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT: TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.		X	Paved Road	Land Improvement Cost Estimates								
			Storm Sewer									
Comments/Influences			Sidewalk	Description								
			Water									
		X	Sewer	Rate		Size		% Good	Cash Value			
			Electric	37.80		48		50	907			
			Gas	Total Estimated Land Improvements True Cash Value =							907	
			Curb	Work Description for Permit 2018-0015, Issued 01/23/2018: NO PERMIT CONSTRUCTION OF POLE BLDG. VOILATION LETTER FOLLOWED BY PERMIT ISSUED								
			Street Lights	Work Description for Permit 2017-0310, Issued 07/13/2017: ADDITION RESI R4, S.F. HOME, WOOD FRAME POURED FOUNDATION GAS HEAT PRIVATE SEPTIC & WELL. N/A								
			Standard Utilities	MECHANICAL. 1 STORIES, 1 BDRM, 2 BATH.								
			Underground Utils.									
		Topography of Site										
			Level									
		X	Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2026	38,600	81,700	120,300		46,824C		
		TPC 04/30/2021	INSPECTED		2025	30,900	69,900	100,800		45,593C		
		JWV 12/09/2017	INSPECTED		2024	30,900	60,000	90,900		44,223C		
		TPC 06/20/2011	INSPECTED		2023	30,900	58,100	89,000		42,118C		
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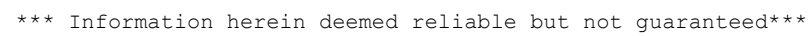
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 67 48 288	Type WPP WPP Treated Wood	Year Built: 2017 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: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,072 Total Base New : 188,602 Total Depr Cost: 132,020 Estimated T.C.V: 162,385		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S			Drywall Paneled											Plaster Wood T&G			
Yr Built 1938	Remodeled 2017	Ex	X										Ord		Min		
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures Ex. 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	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1072 SF Floor Area = 1072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 560 1 Story Siding Crawl Space 512 Total: 147,836 103,485		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 995 Water/Sewer 1000 Gal Septic 1 4,689 3,282 Water Well, 50 Feet 1 3,344 2,341 Porches WPP 67 2,616 1,831 WPP 48 2,152 1,506 Deck Treated Wood 288 5,069 3,548 Garages Class: C Exterior: Pole (Unfinished) Base Cost 560 15,798 11,059 Built-Ins Appliance Allow. 1 2,713 1,899 Fireplaces Direct-Vented Gas 1 2,963 2,074 Totals: 188,602 132,020						
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation											Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0				
(2) Windows		(8) Basement		(9) Basement Finish 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: 162,385						
X	Many Avg. Few	X	Large Avg. Small										Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 162,385								
(3) Roof		(10) Floor Support															
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 162,385								
X	Asphalt Shingle	(10) Floor Support															
Chimney: Metal		(10) Floor Support		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Notes:		ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 162,385								

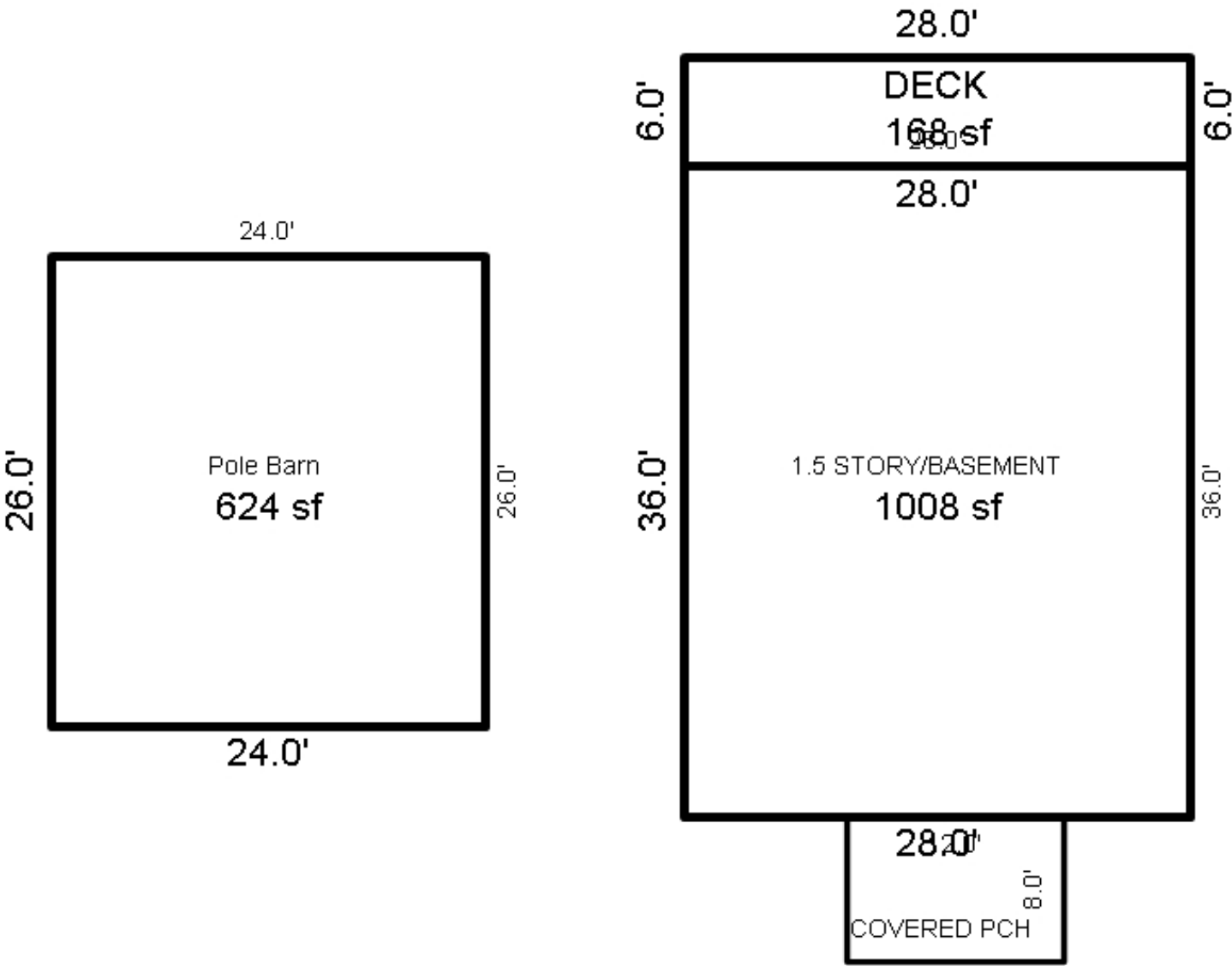
*** Information herein deemed reliable but not guaranteed***



03/24/2026

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

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



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

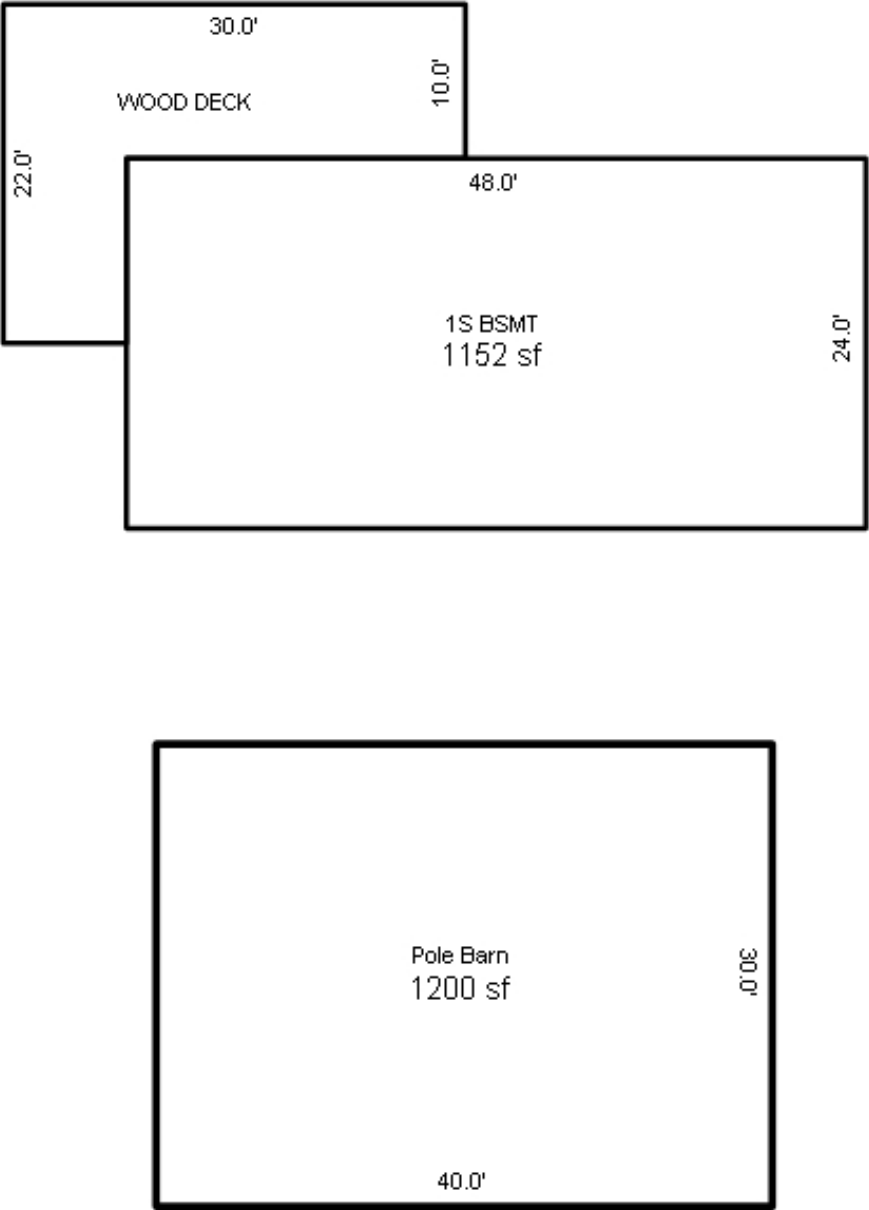
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5521 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/22/1994									
Owner's Name/Address		MAP #:									
RODGERS MICHAEL L 5521 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 257,356 TCV/TFA: 223.40									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors * 430' X 633.14' IRR						
		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
			Gravel Road	I 200' @ 250/ 200.00 400.00 1.0000 1.0000 250 100 50,000							
			Paved Road	Residentia 3 - 7 @\$9000 4.41 Acres 9000 100 39,717							
			Storm Sewer	200 Actual Front Feet, 6.25 Total Acres Total Est. Land Value = 89,717							
			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								
		X	Waterfront								
			Ravine								
			Wetland								
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	44,900	83,800	128,700			57,789C
		TPC 04/30/2021	INSPECTED		2025	33,200	71,200	104,400			56,270C
		TPC 12/27/2017	INSPECTED		2024	26,600	61,000	87,600			54,579C
					2023	26,600	59,100	85,700			51,980C

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* 6



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

Parcel Number: 009-035-018-00

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.
VANHOUTEN CLIFFORD & SALLY	VANHOUTEN CLIFFORD J & SALLY	0	03/16/2022	QC	09-FAMILY/RELATED ENTITY	2022-00964	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 100% 04/21/2009						
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651		MAP #:						
Tax Description		2026 Est TCV 25,000						
Comments/Influences		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *				
		Dirt Road		Description	Frontage	Depth	Front	Depth
		Gravel Road		Residentia PARTOF>10@	\$5000	5.00 Acres	5000	100
		Paved Road		5.00 Total Acres				Total Est. Land Value =
		Storm Sewer						Value
		Sidewalk						25,000
		Water						25,000
		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
		Rolling		2026	12,500	0	12,500	
		Low		2025	9,300	0	9,300	
		High		2024	7,500	0	7,500	
		Landscaped		2023	7,000	0	7,000	
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What	2026	12,500	0	12,500
		TPC 04/30/2021	INSPECTED		2025	9,300	0	9,300
		TPC 12/27/2017	INSPECTED		2024	7,500	0	7,500
					2023	7,000	0	7,000



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Missaukee, Michigan

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Parcel Number: 009-035-018-50

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.
VANHOUTEN CLIFFORD & SALLY	VANHOUTEN CLIFFORD J & SALLY	0	03/16/2022	QC	09-FAMILY/RELATED ENTITY	2022-00964	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST						
Owner's Name/Address		P.R.E. 100% 04/21/2009						
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651		MAP #:						
		2026 Est TCY 25,000						
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				Residentia PARTOF>10@	\$5000	5.00 Acres	5000	100
				5.00 Total Acres				Total Est. Land Value =
								Value
								25,000
								25,000
Tax Description		Dirt Road						
. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.		Gravel Road						
Comments/Influences		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						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2026	12,500	0	12,500			5,466C
		2025	9,300	0	9,300			5,323C
		2024	7,500	0	7,500			5,163C
		2023	7,000	0	7,000			4,918C
		Who	When	What				
		TPC 04/30/2021	INSPECTED					
		TPC 12/27/2017	INSPECTED					



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Missaukee, Michigan

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Parcel Number: 009-035-019-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

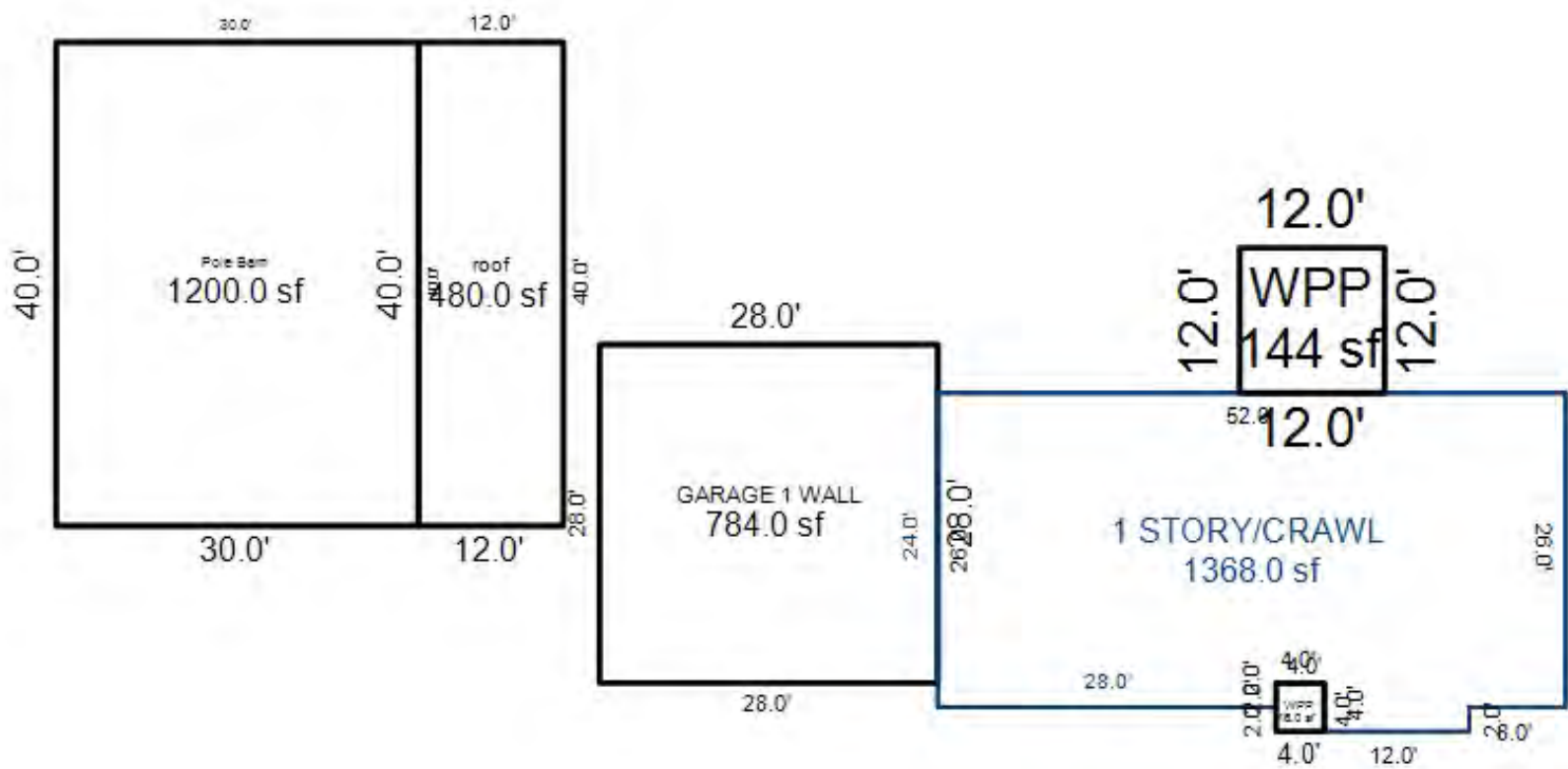
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
SCHOLTEN MELVIN & ARLENE T	SCHOLTEN ARLENE M	0	06/21/2024	QC	09-FAMILY/RELATED ENTITY	2024-01535	PROPERTY TRANSFER	0.0				
SCHOLTEN ARLENE & MELVIN B	SCHOLTEN ARLENE M	0	06/21/2024	QC	09-FAMILY/RELATED ENTITY	2024-01536	PROPERTY TRANSFER	0.0				
SCHOLTEN ARLENE M	SCHOLTEN ARLENE M	0	06/21/2024	PTA	15-LADY BIRD	2024-01612	PROPERTY TRANSFER	0.0				
SCHOLTEN MELVIN B	SCHOLTEN ARLENE M	0	09/23/2016	AFF	07-DEATH CERTIFICATE	2106-03414	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
5675 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Modular		04/28/2005		20050089		Complete		
Owner's Name/Address		P.R.E. 100% 09/29/1997										
SCHOLTEN ARLENE M 5675 S DICKERSON RD Lake City MI 49651		MAP #:										
		2026 Est TCV 292,470 TCV/TFA: 213.79										
		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 134.00 225.00 1.1053 0.8660 110 100 14,109							
					134 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 14,109							
Tax Description					Land Improvement Cost Estimates							
SEC 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4. .6921 A M/L		X			Description Rate Size % Good Cash Value							
Comments/Influences					D/W/P: Asphalt Paving 3.10 3100 0 0							
SPLIT .5657 AC TO 019-75 FOR 97 05 SPLIT .70 AC. TO 019-10 FOR 06		X			D/W/P: 4in Concrete 6.96 600 0 0							
					Residential Local Cost Land Improvements							
					Description Rate Size % Good Cash Value							
					LAND IMPROVE 5000 5,000.00 1 100 5,000							
					Total Estimated Land Improvements True Cash Value = 5,000							
		Topography of Site			Work Description for Permit 20050089, Issued 04/28/2005: 26x56 MOD W/28x28 GRG COMP. FOR 06							
		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	139,100	146,200				52,965C
		TPC 05/20/2022 INSPECTED			2025	5,800	120,600	126,400				51,573C
		TPC 04/30/2021 INSPECTED			2024	5,800	102,400	108,200				50,023C
		TPC 05/08/2018 INSPECTED			2023	4,500	92,300	96,800				47,641C
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*** Information herein deemed reliable but not guaranteed***

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



Parcel Number: 009-035-019-10

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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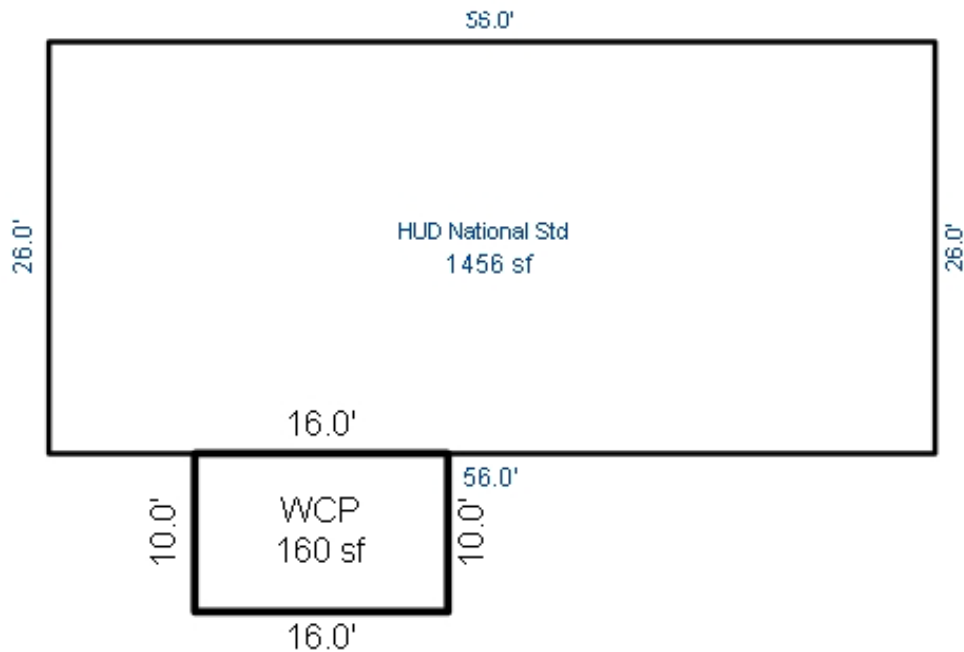
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																											
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO,	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0																																											
Property Address	Class: AGRICULTURAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status																																													
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST																																																		
	P.R.E. 100% 04/15/2005																																																		
Owner's Name/Address	MAP #:																																																		
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2026 Est TCV 59,997																																																		
	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture																																															
	Public Improvements	<table border="1"> <tr> <th colspan="8">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>AGRICULTRU 8 - 17 Acres</td> <td></td> <td>12.10 Acres</td> <td></td> <td></td> <td>3800</td> <td>100</td> <td></td> <td>45,980</td> </tr> <tr> <td></td> <td></td> <td>12.10 Total Acres</td> <td></td> <td></td> <td></td> <td></td> <td>Total Est. Land Value =</td> <td>45,980</td> </tr> </table>							* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	AGRICULTRU 8 - 17 Acres		12.10 Acres			3800	100		45,980			12.10 Total Acres					Total Est. Land Value =	45,980								
* Factors *																																																			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																											
AGRICULTRU 8 - 17 Acres		12.10 Acres			3800	100		45,980																																											
		12.10 Total Acres					Total Est. Land Value =	45,980																																											
		<table border="1"> <tr> <th colspan="4">Land Improvement Cost Estimates</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <th>Description</th> <th>Agricultural</th> <th>Local Cost</th> <th>Land Improvements</th> <th></th> <th></th> <th></th> <th></th> </tr> <tr> <td>Description</td> <td></td> <td></td> <td></td> <td>Rate</td> <td></td> <td>Size <td>% Good</td> <td>Cash Value</td> </td></tr> <tr> <td>8' DIAMETER WELL</td> <td></td> <td></td> <td></td> <td>15,750.00</td> <td></td> <td>1</td> <td>89</td> <td>14,017</td> </tr> <tr> <td colspan="7">Total Estimated Land Improvements</td> <td>True Cash Value =</td> <td>14,017</td> </tr> </table>							Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value	Description	Agricultural	Local Cost	Land Improvements					Description				Rate		Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	8' DIAMETER WELL				15,750.00		1	89	14,017	Total Estimated Land Improvements							True Cash Value =	14,017
Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value																																												
Description	Agricultural	Local Cost	Land Improvements																																																
Description				Rate		Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value																																											
8' DIAMETER WELL				15,750.00		1	89	14,017																																											
Total Estimated Land Improvements							True Cash Value =	14,017																																											
Tax Description																																																			
SEC 35 T22N R8W (2*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L	X	Dirt Road																																																	
		Gravel Road																																																	
		Paved Road																																																	
		Storm Sewer																																																	
		Sidewalk																																																	
		Water																																																	
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	X	Electric																																																	
		Gas																																																	
		Curb																																																	
		Street Lights																																																	
		Standard Utilities																																																	
		Underground Utils.																																																	
05 Split from 035-019-00 for 06		Topography of Site																																																	
	X	Level																																																	
		Rolling																																																	
		Low																																																	
		High																																																	
		Landscaped																																																	
		Swamp																																																	
		Wooded																																																	
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		Waterfront																																																	
		Ravine																																																	
		Wetland																																																	
		Flood Plain																																																	
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																											
	Who	When	What	2026	23,000	7,000	30,000		17,690C																																										
	TPC 04/30/2021	INSPECTED		2025	19,400	7,000	26,400		17,225C																																										
	TPC 05/13/2019	INSPECTED		2024	23,600	7,000	30,600		16,708C																																										
	TPC 12/27/2017	INSPECTED		2023	21,200	7,000	28,200		15,913C																																										

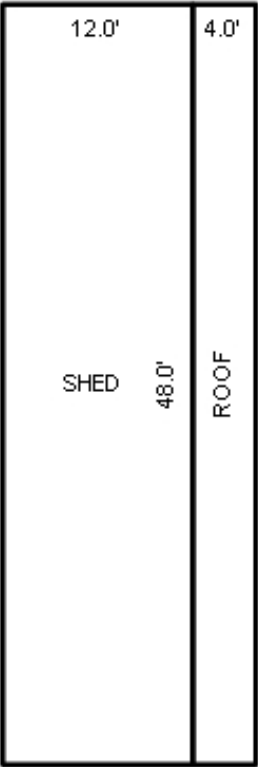
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
THOMAS ROGER L & CHARLENE	MOON BRADLEY D & INGRAHAM	165,000	04/05/2024	WD	19-MULTI PARCEL ARM'S LEN	2024-00692	PROPERTY TRANSFER	100.0					
SECRETARY OF HOUSING & URB	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	11-FROM LENDING INSTITUTI	2012-00761	PROPERTY TRANSFER	100.0					
US BANK	SECRETARY OF HOUSING & URB	1	10/03/2011	CD	21-NOT USED/OTHER	2011-03294 CD	PROPERTY TRANSFER	0.0					
STURTEVANT SCOTT L	US BANK	103,895	08/20/2010	SD	10-FORECLOSURE	2010-4046SD	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
5663 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/02/2004		20040460		Complete			
		P.R.E. 100% 04/20/2024											
Owner's Name/Address		MAP #:											
MOON BRADLEY D & INGRAHAM AUTUMN D 5663 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 138,907 TCV/TFA: 95.40											
		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		
					A 200' @ 110/FF 127.00 298.40 1.1202 0.9294 110 100 14,544								
					127 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 14,544								
Tax Description													
2012-00761 WD the East 154 feet of the West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.		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 Fencing: Wd, Solid, 6 ft. Wood Frame Wood Frame Residential Local Cost Land Improvements Description LAND IMPROVE 1000 Total Estimated Land Improvements True Cash Value =							
SEC 35 T22N R8W S 154 FT OF W 554 FT OF N 160 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & ALSO N 33 FT OF W 400 FT OF N 1/2		Topography of Site			Work Description for Permit 20040460, Issued 12/02/2004: 40x16 PC GRG COMP FOR 05.								
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value	
		Who	When	What	2026	7,300		62,200		69,500			60,387C
		TPC 02/25/2024	INSPECTED		2025	6,000		52,800		58,800			58,800S
		TPC 04/30/2021	INSPECTED		2024	6,000		50,500		56,500			27,571C
		TPC 12/27/2017	INSPECTED		2023	4,600		44,100		48,700			26,259C
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*** Information herein deemed reliable but not guaranteed***



shed



Parcel Number: 009-035-019-80

Jurisdiction: LAKE TOWNSHIP

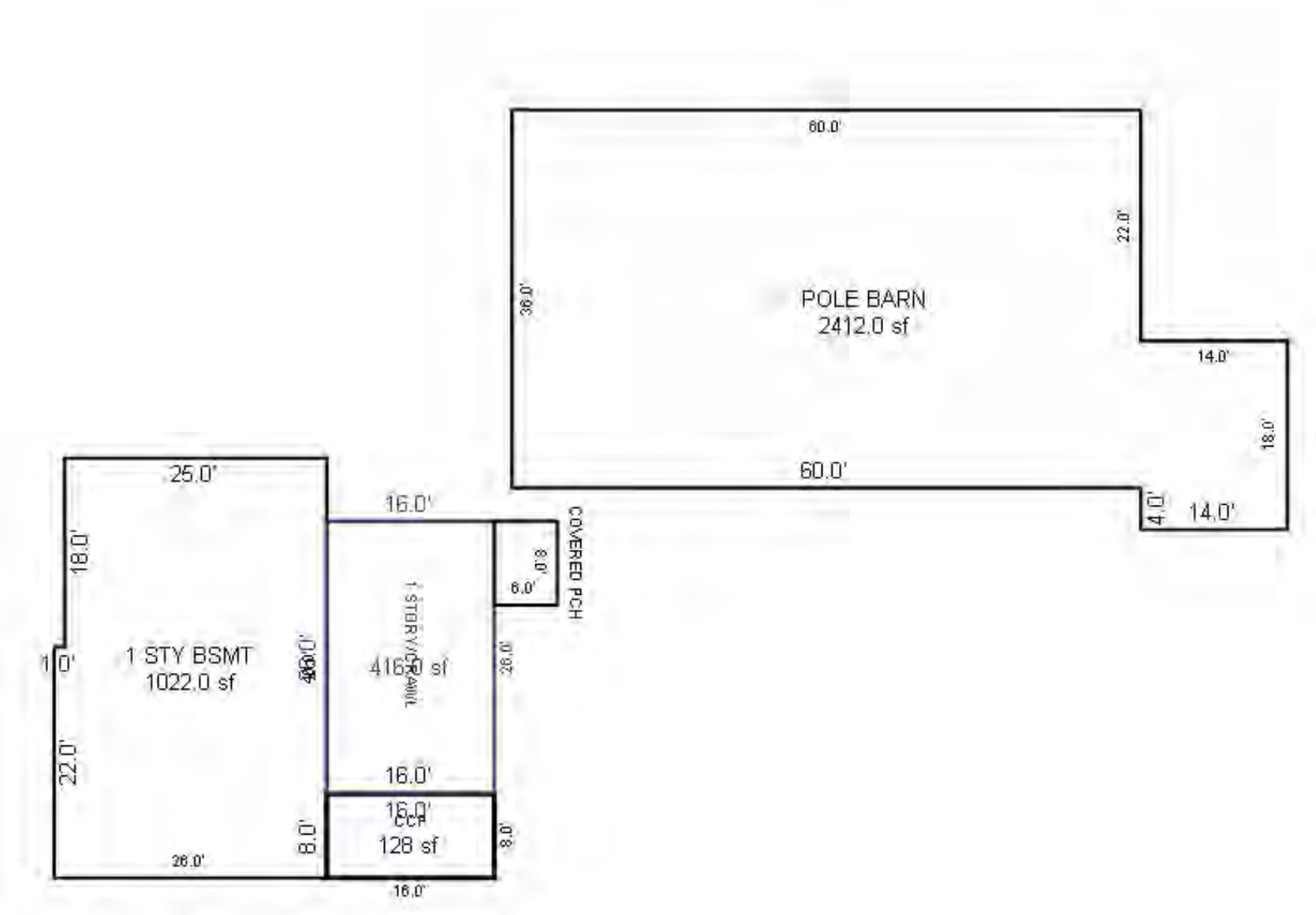
County: Missaukee

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.														
SCHOOK ROBIN RAY	BRUNINK TARIN & BRIAN	190,000	12/16/2020	WD	03-ARM'S LENGTH	2020-03817	PROPERTY TRANSFER	100.0														
MISSAUKEE COUNTY TREASURER	SCHOOK ROBIN RAY	26,250	09/06/2019	QC	13-GOVERNMENT	2019-02798	PROPERTY TRANSFER	100.0														
BARTHOLOMEW JEREMY A	MISSAUKEE COUNTY TREASURER	0	04/01/2019	OTH	10-FORECLOSURE	2019-00903	DEED	100.0														
JPMORGAN CHASE BANK	BARTHOLOMEW JEREMY A	49,900	05/29/2014	CD	11-FROM LENDING INSTITUTI	2014-01918	PROPERTY TRANSFER	100.0														
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)	Date	Number	Status													
5661 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST																				
		P.R.E. 100% 12/16/2020																				
Owner's Name/Address		MAP #:																				
BRUNINK TARIN & BRIAN 5661 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 272,390 TCV/TFA: 189.42																				
		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		127.00	300.00	1.1202	0.9306	110 100	14,564											
				127 Actual Front Feet, 0.88 Total Acres		Total Est. Land Value =					14,564											
Tax Description		X	Dirt Road		Land Improvement Cost Estimates																	
SEC 35 T22N R8W (3*2004)			Gravel Road																			
N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF			Paved Road																			
NW 1/4 OF SW 1/4 EXC N 33 FT THOF.			Storm Sewer																			
.8747 A		X	Sidewalk		Description																	
Comments/Influences			Water																			
			Sewer																			
			Electric																			
Split for 94		X	Gas		Residential Local Cost Land Improvements																	
96 Split .30 Ac to 019-75 for 97			Curb																			
04 Split .29 Ac to 019-94 for 05			Street Lights																			
Exempt..(Adjacent Land Owner)			Standard Utilities																			
		X	Underground Utils.		Description																	
		Topography of Site		Year																		
		X	Level							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	7,300	128,900	136,200			95,747C											
		TPC 11/20/2020	INSPECTED		2025	6,000	109,900	115,900			93,230C											
		TPC 12/27/2017	INSPECTED		2024	6,000	94,400	100,400			90,427C											
		TPC 05/05/2015	INSPECTED		2023	4,600	91,500	96,100			86,121C											
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
THOMAS ROGER L & CHARLENE	MOON BRADLEY D & INGRAHAM	165,000		04/05/2024	WD	19-MULTI PARCEL ARM'S LEN		2024-00692	PROPERTY TRANSFER	100.0			
SECRETARY OF HOUSING & URB	THOMAS ROGER L & CHARLENE	28,778		03/06/2012	WD	11-FROM LENDING INSTITUTI		2012-00761	DEED	100.0			
US BANK NA	SECRETARY OF HOUSING & URB	1		10/03/2011	CD	21-NOT USED/OTHER		2011-03294 CD	DEED	0.0			
STURTEVANT SCOTT L	US BANK	103,893		08/20/2010	SD	10-FORECLOSURE		2010-4046SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 04/05/2024											
Owner's Name/Address		MAP #:											
MOON BRADLEY D & INGRAHAM AUTUMN D 5663 S DICKERSON RD LAKE CITY MI 49651		2026 Est TCV 9,819											
			Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					A 200' @ 110/FF	100.00	127.00	1.1892	0.7506	110	100	9,819	
					100 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	9,819
Tax Description													
2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feEt to thE point of beginning; thence South 89 degrees 45		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									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value	
		Who	When	What		2026	4,900		0		4,900		4,108C
		TPC 04/30/2021	INSPECTED		2025	4,000		0		4,000		4,000S	
		TPC 12/27/2017	INSPECTED		2024	4,000		0		4,000		992C	
		TPC 06/14/2015	INSPECTED		2023	3,100		0		3,100		945C	
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Parcel Number: 009-035-019-95

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.
VANHOUTEN CLIFFORD & SALLY	VANHOUTEN CLIFFORD J & SALLY	0	03/16/2022	QC	09-FAMILY/RELATED ENTITY	2022-00964	PROPERTY TRANSFER	0.0
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 100% 04/21/2009						
Owner's Name/Address		MAP #:						
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 850						
		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	>10@	\$5000	0.17 Acres	5000 100 850
				0.17 Total Acres Total Est. Land Value = 850				
Tax Description								
. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.		X						
Comments/Influences		X						
IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS. REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.								
		Topography of Site						
		X						
				Year	Land Value	Building Value	Assessed Value	Board of Review
				2026	400	0	400	
				2025	300	0	300	
				2024	300	0	300	
				2023	200	0	200	
		Who	When	What				
		TPC 04/30/2021	INSPECTED					
		TPC 12/27/2017	INSPECTED					

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Parcel Number: 009-035-020-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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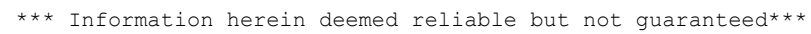
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
5759 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	Addition	04/15/2021	2021-0180	100%				
	P.R.E. 100% 07/22/1994	Addition	05/25/2006	20060124	Complete				
Owner's Name/Address	MAP #:								
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651	2026 Est TCV 361,874 TCV/TFA: 193.10								
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651	X	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 3 - 7 @\$9000 5.00 Acres 9000 100 45,000 5.00 Total Acres Total Est. Land Value = 45,000						
	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. 8.17 702 50 2,867 Wood Frame 24.38 224 50 2,730 Total Estimated Land Improvements True Cash Value = 5,597						
Tax Description	X								
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 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	22,500	158,400	180,900		89,440C
	JWV 06/05/2023	INSPECTED		2025	15,000	137,500	152,500		87,089C
	JWV 09/01/2021	INSPECTED		2024	7,500	118,400	125,900		84,471C
	TPC 12/27/2017	INSPECTED		2023	7,500	114,600	122,100		80,449C

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Parcel Number: 009-035-021-10

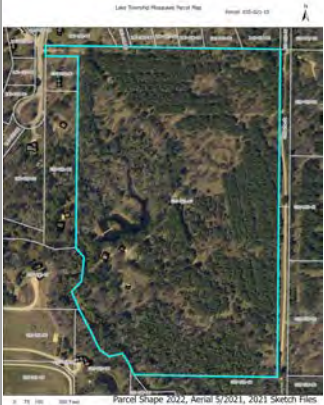
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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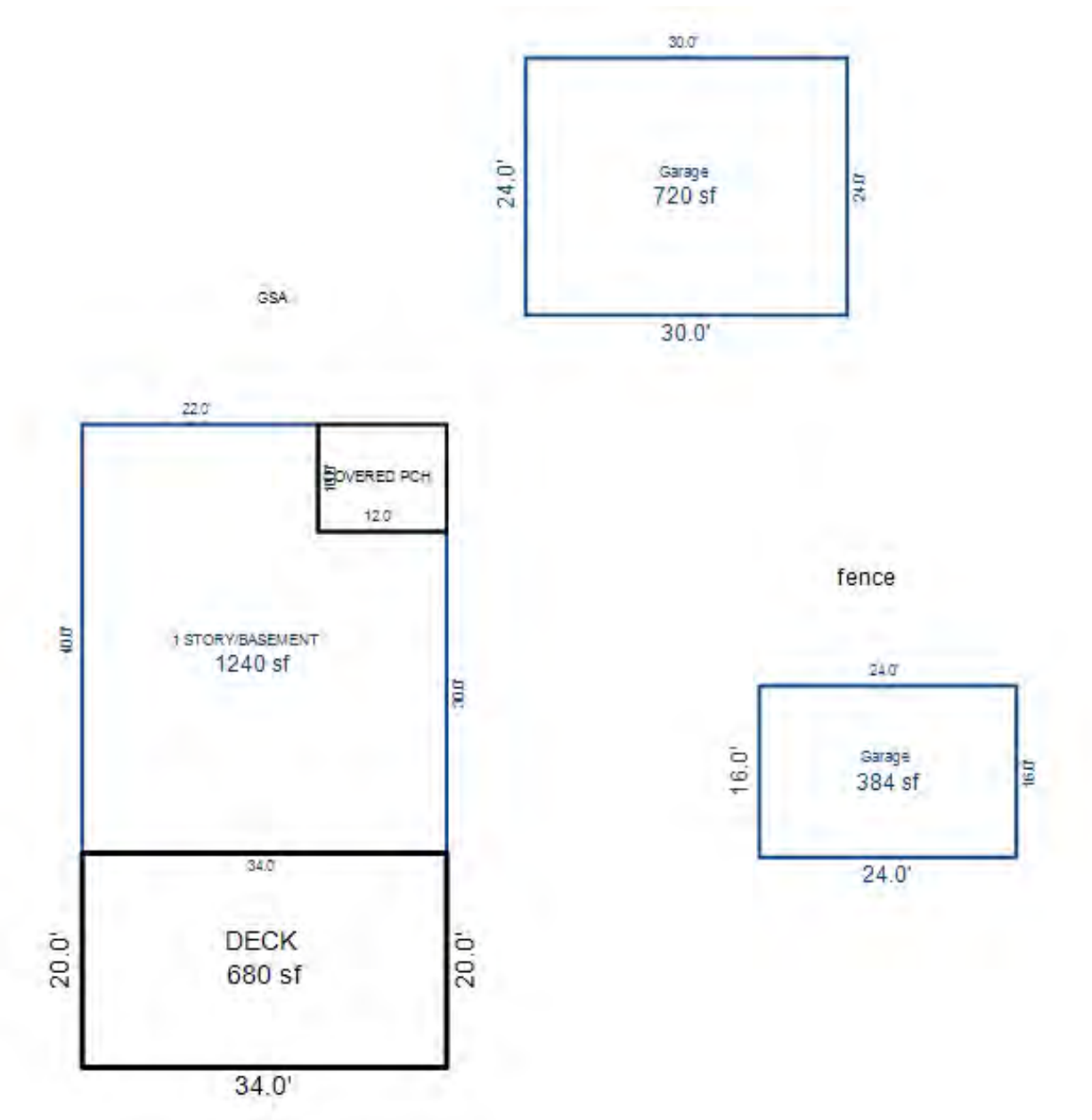
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SAYLON GEROG E A JR ETAL	SAYLON FAMILY LEGACY PROPE	0	08/18/2021	QC	09-FAMILY/RELATED ENTITY	2021-03613	PROPERTY TRANSFER	0.0	
SAYLON GEORGE ASSET TRUST	SAYLON GEROG E A JR ET AL	1	07/09/2021	QC	09-FAMILY/RELATED ENTITY	2021-02614	PROPERTY TRANSFER	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status
5601 S RIVERVIEW DR		School: MCBAIN RURAL AGR SCHOOL DIST							
		P.R.E. 0%							
Owner's Name/Address		MAP #:							
SAYLON FAMILY LEGACY PROPERTY TRUST 8141 24TH ST WESTMINSTER CA 92683		2026 Est TCV 585,658 TCV/TFA: 472.30							
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors * SW'LY LINE IS RIVER					
				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
				I 200' @ 250/ 400.00 400.00 0.8409 1.0000 250 100 84,090					
				Residentia 30 - 65 \$3800 52.23 Acres 3800 100 198,463					
				400 Actual Front Feet, 55.90 Total Acres Total Est. Land Value = 282,553					
Tax Description									
. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 . 55.903A.									
Comments/Influences									
VERY NICE PROPERTY..HOUSE COMPLETELY REDONE NEW GRG FOR 97									



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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 BLUE RD X		School: MCBAIN RURAL AGR SCHOOL DIST												
		P.R.E. 100% 07/22/1994												
Owner's Name/Address		MAP #:												
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 12,014												
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors * 66' X 990 '									
		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		
Tax Description					A 200' @ 110/FF	66.00	990.00	1.3194	1.2543	110	100		12,014	
. SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.					66 Actual Front Feet, 1.50 Total Acres						Total Est. Land Value =	12,014		
Comments/Influences														
SERVES AS EASEMENT ACCESS TO 005 & 028														
		Topography of Site												
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					Who	When	What	2026	6,000	0	6,000			2,435C
					TPC 04/30/2021 INSPECTED			2025	4,900	0	4,900			2,371C
					TPC 12/27/2017 INSPECTED			2024	2,300	0	2,300			2,300S
								2023	2,300	0	2,300			2,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
TOTTON EDWARD & MARIANNE	(MCLEOD HUGH S IV & SUZANNE	470,000	10/20/2024	WD	03-ARM'S LENGTH	2024-02969	PROPERTY TRANSFER	100.0		
TOTTON EDWARD & MARIANNE	(SELVES (LE) ETAL JT*	0	10/29/2009	QC	21-NOT USED/OTHER	2009/3780	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status		
5485 S RIVERVIEW DR		School: MCBAIN RURAL AGR SCHOOL DIST		New House		05/30/1990	1990-5215	100%		
		P.R.E. 100% 11/20/2024								
Owner's Name/Address		MAP #:								
MCLEOD HUGH S IV & SUZANNE 5485 RIVERVIEW DR LAKE CITY MI 49651		2026 Est TCV 403,337 TCV/TFA: 240.08								
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth		
				I 200' @ 250/	200.00	971.39	1.0000	1.2483		
				200 Actual Front Feet,	4.46	Total Acres	Total Est.	Land Value =		
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Fencing: Wd, Split, 2 Rail	18.08	100	50	904		
				Fencing: Wd, Picket, 12-24	20.50	40	50	410		
				D/W/P: 3.5 Concrete	6.58	1488	0	0		
				Wood Frame	24.05	256	50	3,078		
				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 =						
				6,767						
		Topography of Site								
		X		Level	Work Description for Permit 1990-5215, Issued 05/30/1990: 1.5STORY 5-B LOG USE R-3 BASEEMNT WALLS CONCRETE. OTHER PERMITS AA REQUIRED FOR ELECTRIC MECH, AND PLUMBING.					
				Rolling						
				Low						
				High						
				Landscaped						
				Swamp						
				Wooded						
				Pond						
		X		Waterfront						
				Ravine						
				Wetland						
				Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	31,200	170,500	201,700		178,184C
		TPC 04/30/2021	INSPECTED		2025	25,000	148,500	173,500		173,500S
		TPC 12/27/2017	INSPECTED		2024	25,000	122,500	147,500		102,314C
					2023	25,000	118,600	143,600		97,442C



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Parcel Number: 009-035-021-90

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.		
SAWMILLER PATRICIA	MORRIS SHERYL	0	09/19/2022	QC	09-FAMILY/RELATED ENTITY	2022-03338	DEED	0.0		
MORRIS SHERYL	MORRIS SHERYL & JERMEY	0	09/19/2022	QC	09-FAMILY/RELATED ENTITY	2022-03340	PROPERTY TRANSFER	0.0		
SAWMILLER JOHN & PATRICIA	SAWMILLER PATRICIA	0	09/19/2021	PTA	09-FAMILY/RELATED ENTITY	PTA	PROPERTY TRANSFER	0.0		
SAWMILLER JOHN & PAT & MOR	SAWMILLER JOHN & PATRICIA	0	08/03/2021	QC	09-FAMILY/RELATED ENTITY	2021-02789	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
5285 S RIVERVIEW DR		School: MCBAIN RURAL AGR SCHOOL DIST								
		P.R.E. 100% 09/19/2022								
Owner's Name/Address		MAP #:								
MORRIS SHERYL & JERMEY 5285 S RIVERVIEW DR LAKE CITY MI 49651		2026 Est TCV 187,026 TCV/TFA: 128.45								
		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	216.00	1.0000	0.8572	110 100	18,859
				200 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 18,859						
Tax Description										
. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF. .9918A.		X								
Comments/Influences										

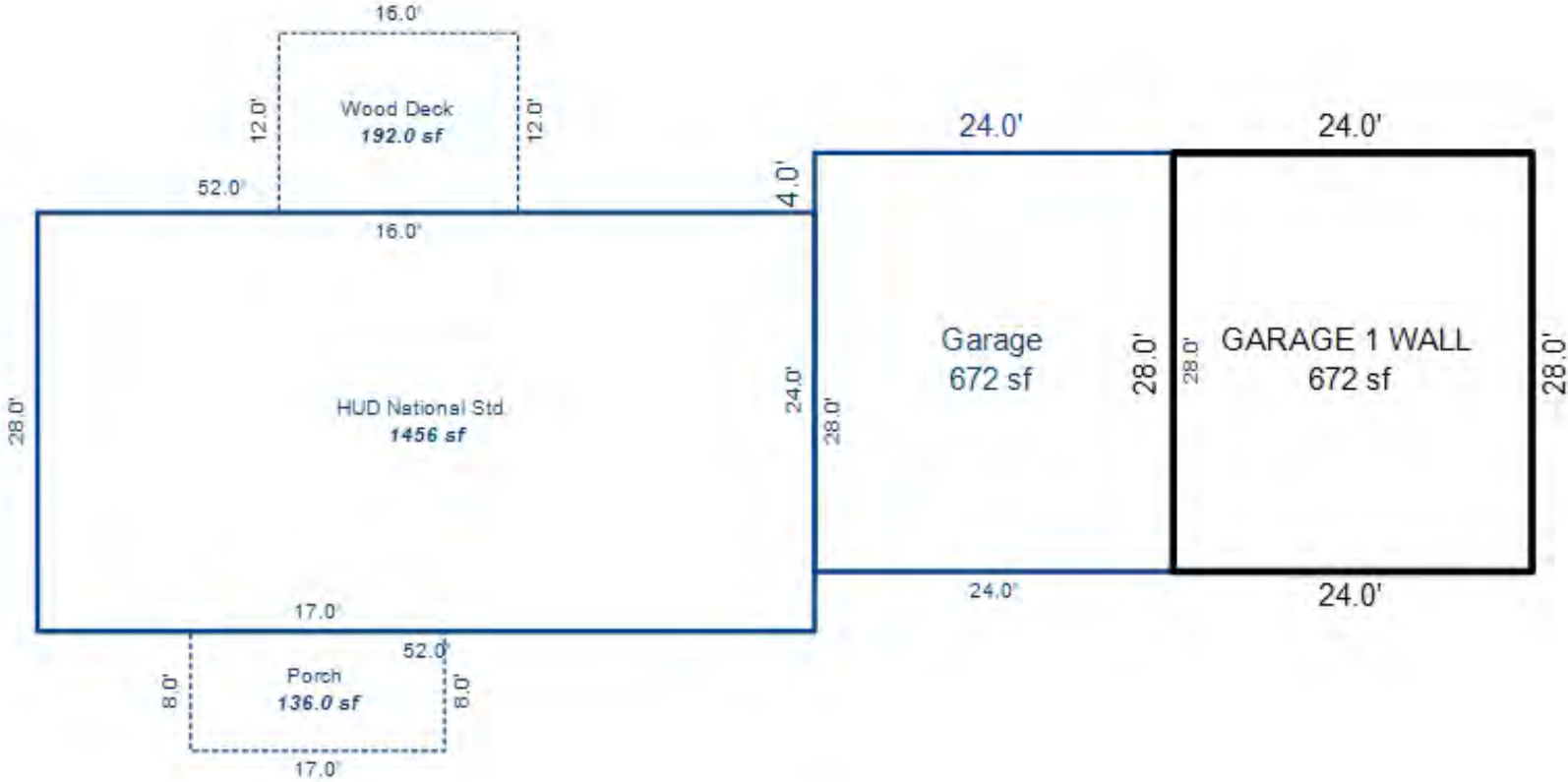


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Missaukee, Michigan

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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	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 192 136	Type Treated Wood Pine	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,456 Total Base New : 241,297 Total Depr Cost: 168,906 Estimated T.C.V: 167,217		E.C.F. X 0.990		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD			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.	Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,456 Total: 169,877 118,913						
	Basement 1st Floor 2nd Floor 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 1,185 829 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 Deck Treated Wood 192 3,792 2,654 Pine w/Roof (Deck Portion) 136 2,419 1,693 Pine w/Roof (Roof portion) 136 2,152 1,506 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 23,910 16,737 Common Wall: 1 Wall 1 -2,421 -1,695 Door Opener 1 468 328 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 23,910 16,737 Common Wall: 1 Wall 1 -2,421 -1,695 Door Opener 1 468 328 Built-Ins Appliance Allow. 1 1,897 1,328									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall						(7) Excavation							
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Total: 169,877 118,913									
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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(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																

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



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

Parcel Number: 009-035-022-00

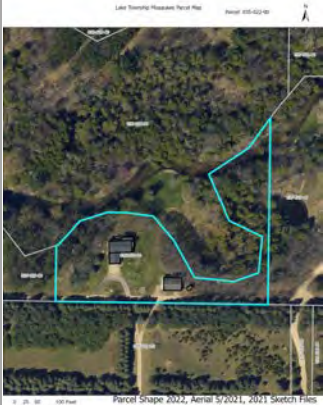
Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUIDERVEEN APRIL E	ZUIDERVEEN APRIL E ETAL	0	02/27/2025	QC	09-FAMILY/RELATED ENTITY	2025-00472	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
7580 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST						
		P.R.E. 100% 07/22/1994						
Owner's Name/Address		MAP #:						
ZUIDERVEEN APRIL E ETAL 7580 W CADILLAC ROAD MC BAIN MI 49657		2026 Est TCV 335,074 TCV/TFA: 257.75						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value I 200' @ 250/ 300.00 402.06 0.9036 1.0013 250 100 67,857 300 Actual Front Feet, 2.77 Total Acres Total Est. Land Value = 67,857				
Tax Description		X	Dirt Road	Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.17 450 0 0 D/W/P: 3.5 Concrete 6.58 200 0 0 D/W/P: Asphalt Paving 3.10 1500 0 0 Wood Frame 29.49 96 76 2,152 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 95 2,375 Total Estimated Land Improvements True Cash Value = 4,527				
. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB S TO POB EXC E'LY 100 FT THOF. 2.753A.			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
			Electric					
		X	Gas					
			Curb					
Comments/Influences			Street Lights					
			Standard Utilities					
			Underground Utils.					
		Topography of Site						
			Level					
		X	Rolling					
		X	Low					
		X	High					
			Landscaped					
		X	Swamp					
		X	Wooded					
			Pond					
		X	Waterfront					
			Ravine					
		X	Wetland					
		X	Flood Plain					
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2026	33,900	133,600	167,500		91,175C
TPC 04/30/2021	INSPECTED		2025	27,100	115,200	142,300		88,778C
TPC 12/27/2017	INSPECTED		2024	27,100	99,200	126,300		86,109C
TPC 06/05/2017	INSPECTED		2023	27,100	96,100	123,200		82,009C

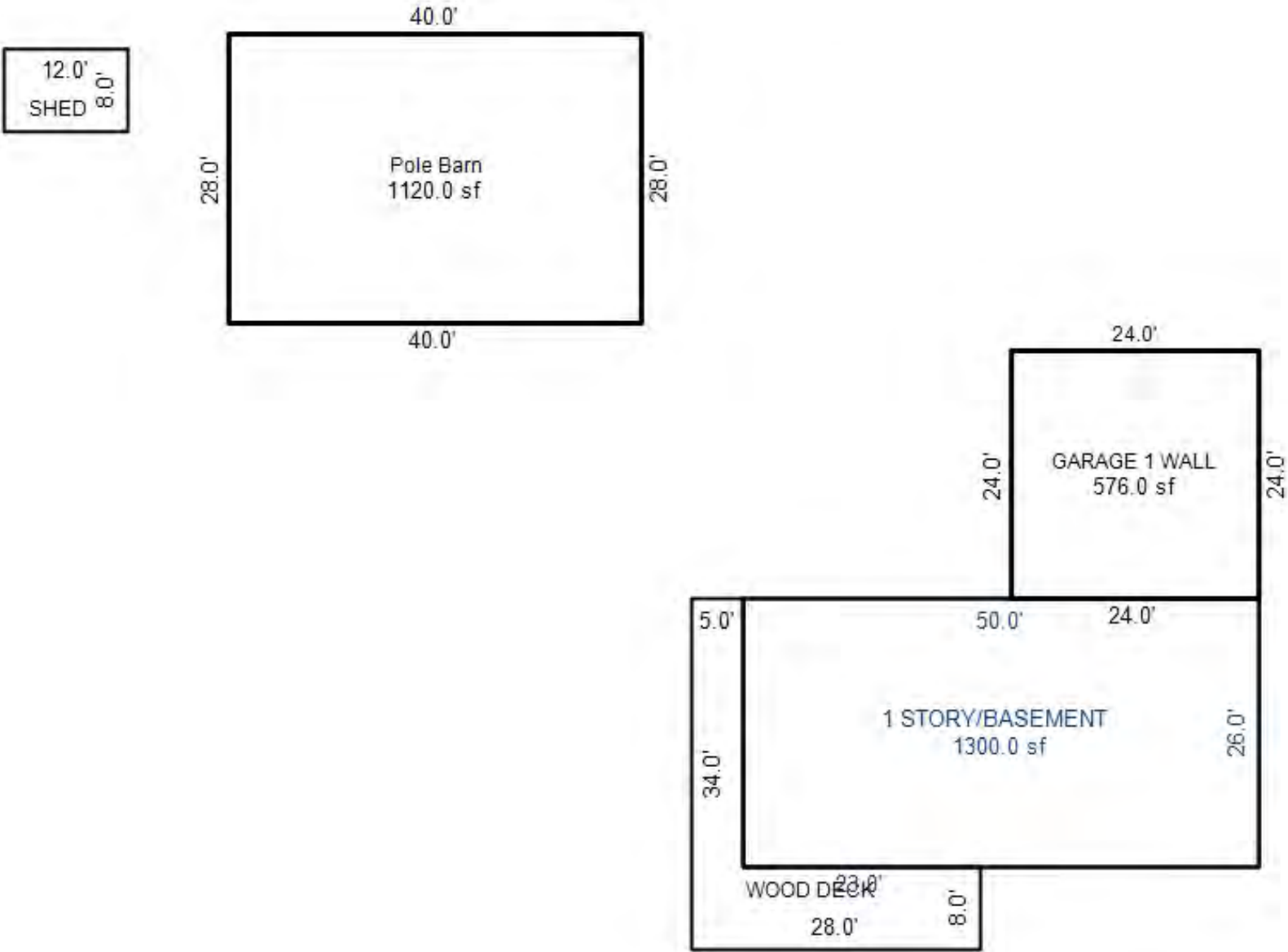


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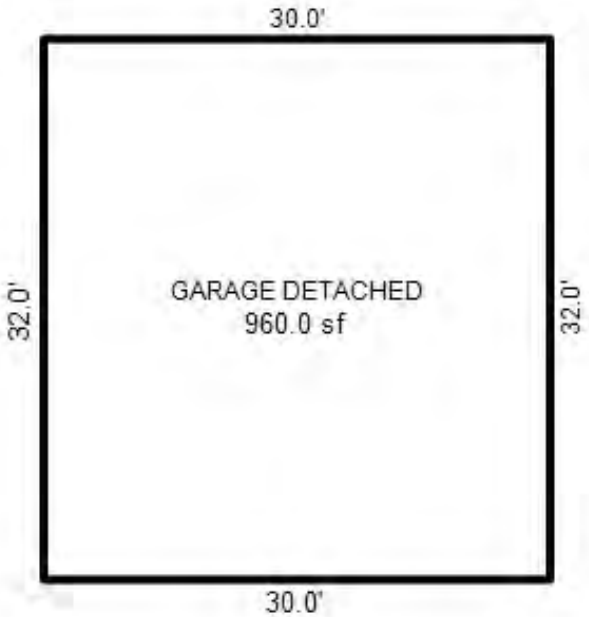
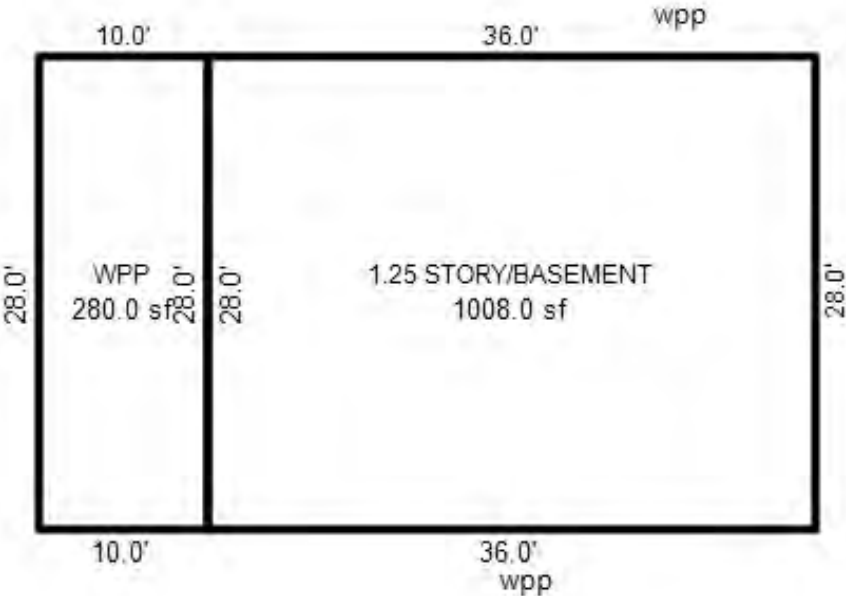
ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 262,690



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KORTMAN CODY L	POTTER ROBERT	154,000	09/16/2016	WD	03-ARM'S LENGTH	2016-03186	PROPERTY TRANSFER	100.0					
VANDERMEULEN SCOTT	KORTMAN CODY L	135,000	09/12/2013	WD	03-ARM'S LENGTH	2013-03211	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
7480 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST											
		P.R.E. 100% 10/01/2016											
Owner's Name/Address		MAP #:											
POTTER ROBERT 7480 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 316,566 TCV/TFA: 251.24											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * RIVER FRONTAGE								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	280.00	482.69	0.9193	1.0481	250	100		67,448
					280 Actual Front Feet, 3.10 Total Acres						Total Est. Land Value =		67,448
Tax Description		X	Dirt Road										
			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
		X	Electric			LAND IMPROVE 1000 1,000.00 1 95 950							
			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
		X	Pond										
		X	Waterfront										
			Ravine										
		X	Wetland										
		X	Flood Plain										
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	33,700	124,600	158,300			95,562C		
		TPC 04/30/2021	INSPECTED		2025	27,000	106,200	133,200			93,050C		
		TPC 12/27/2017	INSPECTED		2024	27,000	91,100	118,100			90,253C		
		TPC 06/05/2017	INSPECTED		2023	27,000	88,300	115,300			85,956C		
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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			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			Interior 1 Story 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 280 72 64	Type WPP WPP WPP		Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +5 Effec. Age: 24 Floor Area: 1,260 Total Base New : 265,458 Total Depr Cost: 201,763 Estimated T.C.V: 248,168			E.C.F. X 1.230		Bsmnt Garage:													
Building Style: 1.25S				Drywall Paneled		Plaster Wood T&G																Trim & Decoration									
Yr Built 1994		Remodeled 0		Ex		X	Ord															Min		Size of Closets							
Condition: Average				Lg		X	Ord															Small		Doors:				Solid		X	H.C.
Room List				(5) Floors																		(12) Electric									
(1) Exterior				Kitchen: Other: Other:																		200 Amps Service									
				No./Qual. of Fixtures																		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1260 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,008 Total: 190,973 145,154 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,727 2,073 Plumbing Average Fixture(s) 1 1,422 1,081 2 Fixture Bath 1 2,996 2,277 Water/Sewer 1000 Gal Septic 1 4,689 3,564 Water Well, 50 Feet 1 3,344 2,541 Porches WPP 280 5,354 4,069 WPP 72 2,713 2,062 WPP 64 2,551 1,939 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 960 34,550 26,258 Door Opener 2 1,054 801 Built-Ins Appliance Allow. 1 2,713 2,062 Fireplaces Exterior 2 Story 1 7,869 5,980 Wood Stove 1 2,503 1,902 Totals: 265,458 201,763 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
				Ex. X Ord. Min																						No. of Elec. Outlets					
Wood/Shingle Aluminum/Vinyl Brick Insulation				(6) Ceilings																		Many X Ave. Few				(13) Plumbing					
(2) Windows				(7) Excavation																		1 Average Fixture(s) 1 3 Fixture Bath 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					
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 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:																			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement				1 Lump Sum Items:				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			960 34,550 26,258		2 1,054 801														
X	Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															(9) Basement Finish												
(3) Roof				Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			1 2,713 2,062		1 7,869 5,980 1 2,503 1,902														
X	Asphalt Shingle			(10) Floor Support				1 1000 Gal Septic 2000 Gal Septic																							
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.			
WADE JEREMY L & REBECCA M	PACKARD AMY NICHOLSON &	245,000	12/15/2021	WD	03-ARM'S LENGTH	2021-04276	DEED	100.0			
SHAFFER ANNELIESE & GERALD	WADE JEREMY L & REBECCA M	155,000	09/29/2017	WD	03-ARM'S LENGTH	2017-03009	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
7380 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		Alteration		10/31/2025		PB25-0245			
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
PACKARD AMY NICHOLSON & BITZINGER HOWARD 11600 MAPLE ST BIG RAPIDS MI 49307		2026 Est TCV 292,472 TCV/TFA: 305.93									
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors * N'LY BOUNDARY IS RIVER							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				I 200' @ 250/ 200.00 400.00 1.0000 1.0000 250 100 50,000							
				Residentia 1 - 2.99@\$9000 2.80 Acres 9000 100 25,209							
				200 Actual Front Feet, 4.64 Total Acres Total Est. Land Value = 75,209							
Tax Description											
. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT											
Comments/Influences											
											
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2026	37,600	108,600	146,200			110,315C
		TPC 04/22/2025	INSPECTED		2025	32,600	91,100	123,700			107,415C
		TPC 04/30/2021	INSPECTED		2024	29,800	78,300	108,100			104,186C
		TPC 12/27/2017	INSPECTED		2023	29,800	75,900	105,700			99,225C
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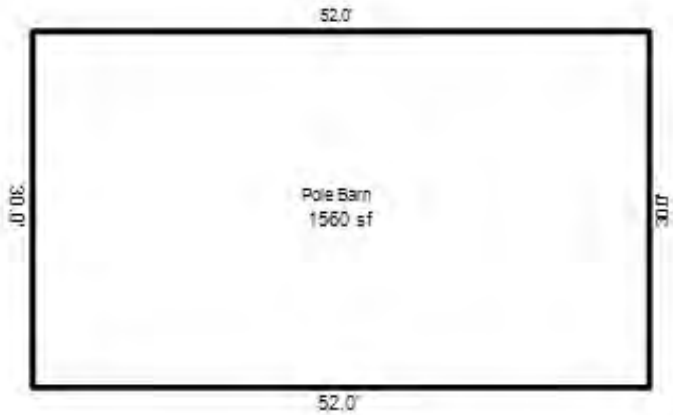
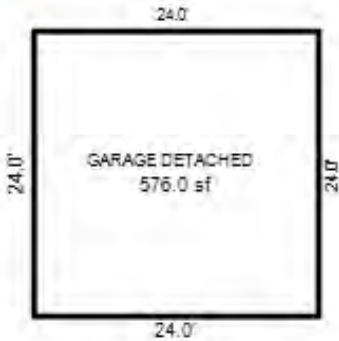
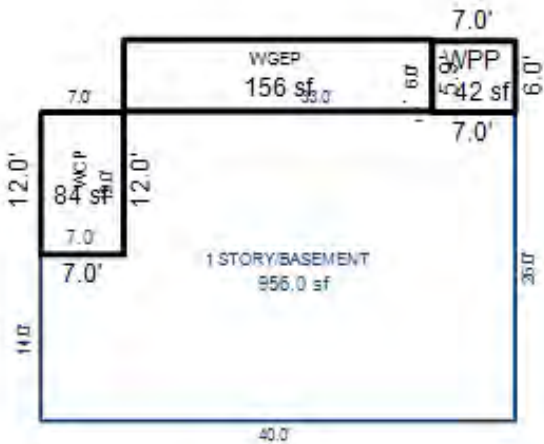


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 1 Direct-Vented Gas	Area 84 WCP (1 Story) 156 WGEP (1 Story) 42 WPP	Year Built: 1969 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																								
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																		
Building Style: 1S			Drywall X Paneled		Plaster Wood T&G																																																																																																																		
Yr Built 1969		Remodeled 1978			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																																																																																																																	
(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	Basement: 956 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																																																																																																																	
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		550 Recreation SF Living SF 1 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 Metal	(10) Floor Support				Lump Sum Items:																																																																																																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 956 SF Floor Area = 956 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>956</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>157,501</td> <td>102,377</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>550</td> <td>10,434</td> <td>6,782</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,727</td> <td>1,773</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,422</td> <td>924</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>2,911</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,689</td> <td>3,048</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,734</td> <td>3,727</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WCP (1 Story)</td> <td>84</td> <td>4,614</td> <td>2,999</td> </tr> <tr> <td>WGEP (1 Story)</td> <td>156</td> <td>13,556</td> <td>8,811</td> </tr> <tr> <td>WPP</td> <td>42</td> <td>2,028</td> <td>1,318</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>576</td> <td>21,479</td> <td>13,961</td> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1560</td> <td>29,203</td> <td>18,982</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>1,763</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Interior 1 Story</td> <td>1</td> <td>5,235</td> <td>3,403</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	956			Total:				157,501	102,377		Size	Cost New	Depr. Cost	Recreation Room	550	10,434	6,782	Basement, Outside Entrance, Below Grade	1	2,727	1,773	Plumbing				Average Fixture(s)	1	1,422	924	3 Fixture Bath	1	4,478	2,911	Water/Sewer				1000 Gal Septic	1	4,689	3,048	Water Well, 100 Feet	1	5,734	3,727	Porches				WCP (1 Story)	84	4,614	2,999	WGEP (1 Story)	156	13,556	8,811	WPP	42	2,028	1,318	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	576	21,479	13,961	Class: D Exterior: Pole (Unfinished)				Base Cost	1560	29,203	18,982	Built-Ins				Appliance Allow.	1	2,713	1,763	Fireplaces				Interior 1 Story	1	5,235	3,403
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Parcel Number: 009-035-025-00

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.			
VANHOUTEN CLIFFORD & SALLY	VANHOUTEN CLIFFORD J & SALLY	0	03/16/2022	QC	09-FAMILY/RELATED ENTITY	2022-00964	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
5659 S DICKERSON RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 100% 04/21/2009									
Owner's Name/Address		MAP #:									
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651		2026 Est TCV 390,075 TCV/TFA: 207.38									
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS					
		Public Improvements		* Factors * NE'LY BOUNDARY IS RIVER							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				I 200' @ 250/ 200.00 400.00 1.0000 1.0000 250 100 50,000							
				Residentia 3 - 7 @\$9000 3.16 Acres 9000 100 28,467							
				200 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 78,467							
Tax Description		X	Dirt Road								
				Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
		X	Electric		Land Improvement Cost Estimates						
				Gas		Description Rate Size % Good Cash Value					
				Curb		D/W/P: 4in Ren. Conc. 8.17 530 50 2,165					
				Street Lights		Residential Local Cost Land Improvements					
				Standard Utilities		Description Rate Size % Good Cash Value					
				Underground Utils.		LAND IMPROVE 5000 5,000.00 1 95 4,750					
						Total Estimated Land Improvements True Cash Value = 6,915					
				Topography of Site							
				Level							
		X	Rolling								
				Low							
				High							
				Landscaped							
				Swamp							
				Wooded							
		X	Pond								
		X	Waterfront								
				Ravine							
		X	Wetland								
		X	Flood Plain								
		Who	When	What	2026	39,200	155,800	195,000			80,659C
		TPC 04/30/2021 INSPECTED			2025	29,500	134,000	163,500			78,539C
		TPC 12/27/2017 INSPECTED			2024	24,700	115,500	140,200			76,178C
					2023	24,700	112,000	136,700			72,551C



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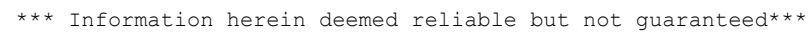


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DURAND ELINOR TRUST	VANHOUTEN CLIFFORD & SALLY	102,500	05/17/2017	WD	03-ARM'S LENGTH	2017-01665	PROPERTY TRANSFER	100.0				
VANHOUTEN CLIFFORD & SALLY	DICK SCOTT	102,500	05/17/2017	LC	03-ARM'S LENGTH	2017-01566	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
7650 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 100% 06/05/2017										
Owner's Name/Address		MAP #:										
DICK SCOTT 7650 W CADILLAC RD MC BAIN MI 49657		2026 Est TCV 193,709 TCV/TFA: 212.40										
		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	
					I 200' @ 250/	200.00	784.08	1.0000	1.1832	250 100	59,162	
					200 Actual Front Feet, 3.60 Total Acres						Total Est. Land Value =	59,162
Tax Description		X			Dirt Road							
2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.					Gravel Road							
Comments/Influences					Paved Road							
CORRECT RIVER FRONTAGE FOR 05 WAS ON					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							
					Wooded							
					Pond							
		X			Waterfront							
					Ravine							
		X			Wetland							
					Flood Plain							
		X			PRIVATE RD							
		Who	When	What	2026	29,600	67,300	96,900			63,536C	
		TPC 04/30/2021	INSPECTED		2025	23,700	56,800	80,500			61,866C	
		TPC 12/27/2017	INSPECTED		2024	23,700	48,900	72,600			60,006C	
		TPC 06/05/2017	INSPECTED		2023	23,700	47,400	71,100			57,149C	

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Parcel Number: 009-035-027-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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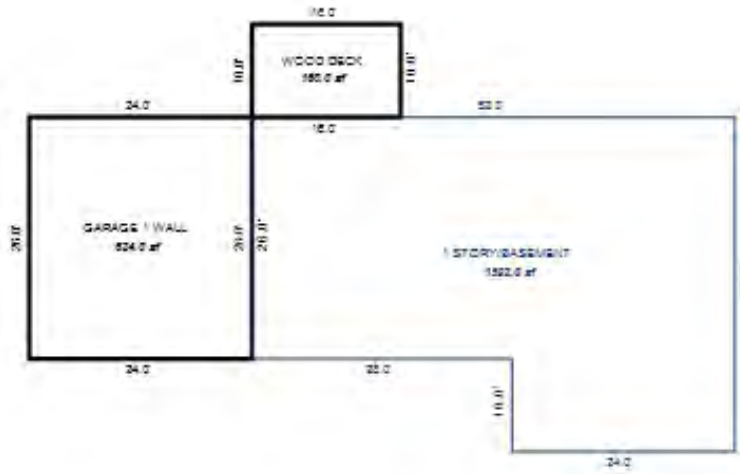
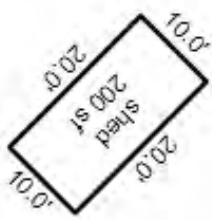
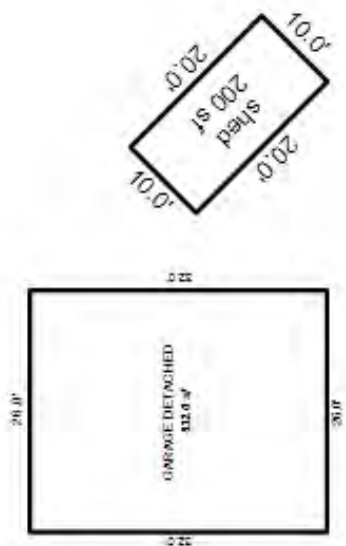
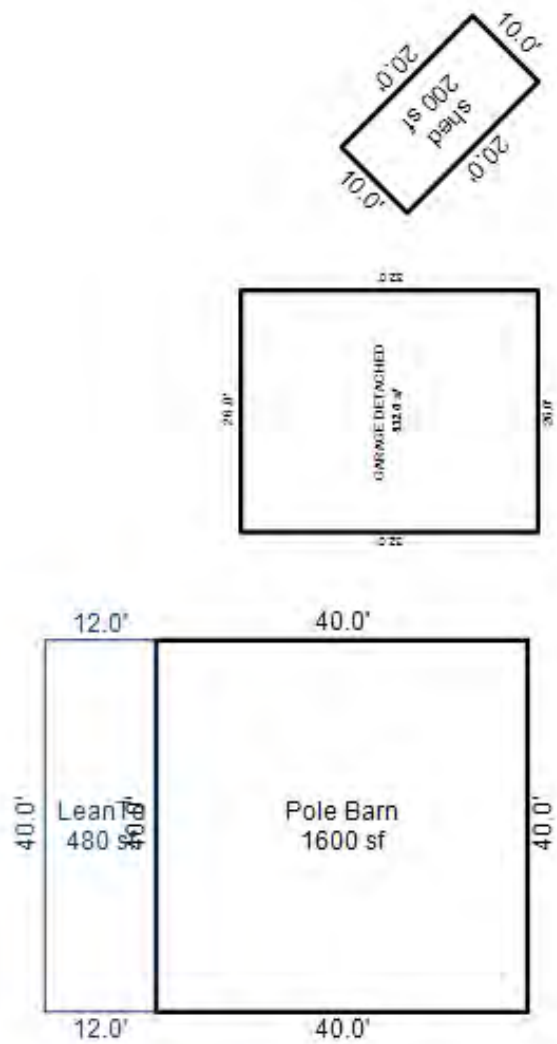
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
SCHOLTEN MELVIN B & ARLENE	DICK RONALD L & BETTE JO	325,000	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
5721 S DICKERSON RD		School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn		05/10/2005		20050112		Complete
Owner's Name/Address		P.R.E. 100% 04/15/2005								
DICK RONALD L & BETTE J TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657		MAP #:								
		2026 Est TCV 383,588 TCV/TFA: 240.95								
		X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors * E'LY BOUNDARY IS RIVER						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				I 200' @ 250/ 200.00 400.00 1.0000 1.0000 250 100 50,000						
				Residentia 3 - 7 @\$9000 3.46 Acres 9000 100 31,167						
				200 Actual Front Feet, 5.30 Total Acres Total Est. Land Value = 81,167						
Tax Description										
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF SW 1/4 LYING W & S OF CLAM RIVER EXC W 350 FT THEREOF. 5.3 A.										
Comments/Influences										
NEW PC GRG ON CHILD FOR 06.										

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



Parcel Number: 009-035-028-00

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.		
		170,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4092	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status		
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/01/2003								
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651		MAP #:								
Tax Description		2026 Est TCY 82,080								
SEC 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Comments/Influences		Public Improvements		* Factors *						
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		Residentia PARTOF	>80	\$3800	21.60	Acres	3800 100	82,080
		Paved Road		21.60 Total Acres Total Est. Land Value =						82,080
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X Electric								
		Gas								
		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								
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2026	41,000	0	41,000		25,214C
		TPC 04/30/2021 INSPECTED		2025	40,000	0	40,000			24,552C
		TPC 12/27/2017 INSPECTED		2024	30,200	0	30,200			23,814C
				2023	25,900	0	25,900			22,680C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY/RELATED ENTITY	2020-03648	PROPERTY TRANSFER	0.0					
ARNOLD ALLAN & DONNA	MUSSELMAN JOHN & MARIA	0	03/01/2005	OTH	21-NOT USED/OTHER	05-0/728	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
7575 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 09/20/2021											
Owner's Name/Address		MAP #:											
MUSSELMAN JOHN & MARIA 11629 ADDISON CHASE DR RIVERVIEW FL 33579		2026 Est TCV 431,232 TCV/TFA: 251.30											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * W'LY BOUNDARY IS RIVER								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
					Residentia 3 - 7 @\$9000		4.36	Acres		9000	100		39,267
					200 Actual Front Feet, 6.20 Total Acres						Total Est. Land Value =		89,267
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					Wood Frame					32.26		80 74	1,910
					Residential Local Cost Land Improvements								
					Description					Rate		Size % Good	Cash Value
					LAND IMPROVE 2500					2,500.00		1 95	2,375
					Total Estimated Land Improvements						True Cash Value =		4,285
		Topography of Site											
		Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	PRIVATE RD		2026	44,600	171,000	215,600			95,541C		
		Who When What			2026	44,600	171,000	215,600			95,541C		
		TPC 05/30/2022 INSPECTED			2025	33,100	147,800	180,900			93,030C		
		TPC 04/30/2021 INSPECTED			2024	26,500	127,100	153,600			90,233C		
		TPC 05/06/2018 INSPECTED			2023	26,500	123,200	149,700			85,937C		

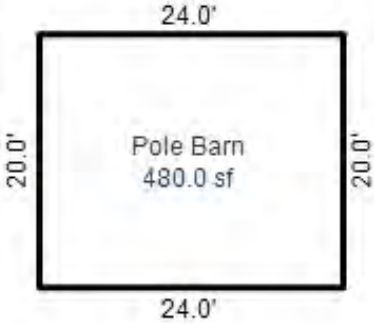
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1993	Remodeled 1994		Ex	X	Ord		Min							
Condition: Average		Size of Closets			Lg	X	Ord		Small					
Room List		Doors:		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	X	Drywall										
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
	Wood Sash Metal Sash X Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass Patio Doors X Storms & Screens	Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(3) Roof		(8) Basement												
X	Gable Hip Flat	X	Gambrel Mansard Shed											
X	Asphalt Shingle	172	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)											
Chimney: Metal		(10) Floor Support												
		Joists: Unsupported Len: Cntr.Sup:												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex.	X	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:												
		Cost Est. for Res. Bldg: 1 Single Family 1.25S												
		(11) Heating System: Forced Hot Water												
		Ground Area = 1184 SF Floor Area = 1716 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82												
		Building Areas												
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost							
		1.5 Story	Siding	Basement	336									
		1 Story	Siding	Basement	848									
		1 Story	Siding	Overhang	364									
		Total:			245,257		201,096							
		Other Additions/Adjustments												
		Recreation Room			172	3,263	2,676							
		Basement, Outside Entrance, Above Grade			1	1,980	1,624							
		Plumbing												
		Average Fixture(s)			1	1,422	1,166							
		3 Fixture Bath			2	8,956	7,344							
		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							
		Deck												
		Pine w/Roof (Deck Portion)			160	2,752	2,257							
		Pine w/Roof (Roof portion)			160	2,734	2,242							
		Treated Wood			255	4,679	3,837							
		w/Roof (Roof portion)			80	1,479	1,213							
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
		Base Cost			728	34,092	27,955							
		Common Wall: 1 Wall			1	-2,589	-2,123							
		Door Opener			2	1,054	864							
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



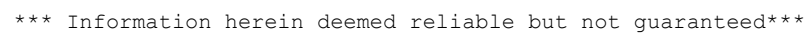
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY/RELATED ENTITY	2020-03648	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 09/20/2021									
Owner's Name/Address		MAP #:									
MUSSELMAN JOHN & MARIA 11629 ADDISON CHASE DR RIVERVIEW FL 33579		2026 Est TCV 55,548									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * W'LY BOUNDARY IS RIVER						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					I 200' @ 250/	200.00	400.00	1.0000	1.0000	250 100	50,000
					Residentia INFERIOR@	\$1400	3.96 Acres	1400	100		5,548
					200 Actual Front Feet, 5.80 Total Acres Total Est. Land Value = 55,548						
Tax Description		X Dirt Road									
SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER, TH N & W ALONG RIVER TO POB.		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									
009-035-028-60;		X Level									
5 completed		X Rolling									
5-028-60;		X Low									
-028-70;		X High									
		X Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		X Ravine									
		X Wetland									
		X Flood Plain									
		X PRIVATE RD									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		TPC 05/30/2022	INSPECTED		2026	27,800	0	27,800			18,118C
		TPC 04/30/2021	INSPECTED		2025	22,800	0	22,800			17,642C
		TPC 05/06/2018	INSPECTED		2024	22,800	0	22,800			17,112C
					2023	22,800	0	22,800			16,298C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GRUMM ASHLEY	GRUMM ASHLEY	0	10/30/2019	WD	09-FAMILY/RELATED ENTITY	2019-03880	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN TRUS	GRUMM ASHLEY	280,000	07/30/2019	WD	03-ARM'S LENGTH	2019-02365	PROPERTY TRANSFER	100.0					
SHUPE TIMOTHY & ELLEN TRUS	SHUPE TIMOTHY & ELLEN	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02224 QD	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN	SHUPE TIMOTHY & ELLEN TRUS	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02226	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
7477 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		04/26/2013		2013-0112		100%			
		P.R.E. 100% 07/30/2019											
Owner's Name/Address		MAP #:											
GRUMM ASHLEY 7477 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 547,663 TCV/TFA: 397.43											
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors * S'LY BOUNDARY IS RIVER								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					I 200' @ 250/	200.00	400.00	1.0000	1.0000	250	100		50,000
					Residentia 18 -29 @\$5000		24.23	Acres		5000	100		121,135
					200 Actual Front Feet,	26.06	Total Acres			Total Est.	Land Value =		171,135
					Land Improvement Cost Estimates								
					Description					Rate		Size % Good	Cash Value
					D/W/P: 4in Ren. Conc.					8.17		600 0	0
					Wood Frame					28.80		100 94	2,707
					Wood Frame					24.42		220 94	5,050
					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 = 10,132								
Tax Description													
. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.													
Comments/Influences		Topography of Site											
		Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		X Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	85,600	188,200	273,800			160,914C		
		TPC 04/30/2021	INSPECTED		2025	64,800	162,000	226,800			156,684C		
		TPC 12/27/2017	INSPECTED		2024	56,300	139,700	196,000			151,973C		
		TPC 06/17/2013	INSPECTED		2023	51,500	135,200	186,700			144,737C		
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*** Information herein deemed reliable but not guaranteed***



Parcel Number: 009-035-029-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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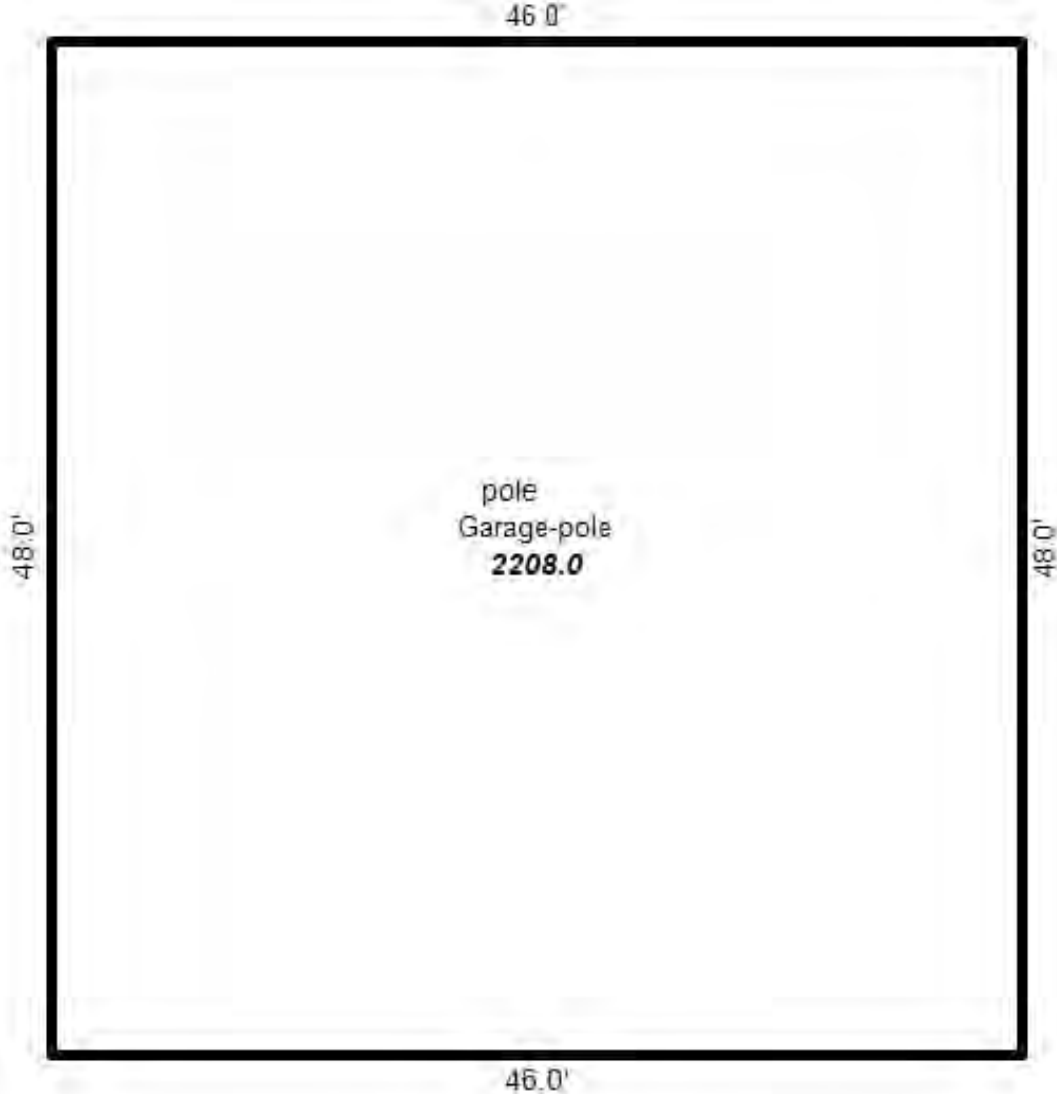
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PARKER LYNNWOOD L & HANDY	DICK RONALD L & BETTE JO	280,000	05/31/2006	WD	03-ARM'S LENGTH	06-0/2015	DEED	100.0				
Property Address		Class: AGRICULTURAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 02/24/2015 Qual. Ag.										
Owner's Name/Address		MAP #:										
DICK RONALD L & BETTE J TRUSTEES 5721 S DICKERSON ROAD MC BAIN MI 49657		2026 Est TCV 224,020										
		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/	52.54 Acres	4000	100		210,160	
					52.54 Total Acres						Total Est. Land Value =	210,160
Tax Description												
SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70; FORMERLY: 2012 PER OWNER REQUEST COMBINED		X										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0					
Property Address		Class: AGRICULTURAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		11/30/2005		20050396		Complete			
Owner's Name/Address		P.R.E. 100% 04/15/2005 Qual. Ag.											
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON MC BAIN MI 49657		MAP #:											
		2026 Est TCV 65,439 TCV/TFA: 0.00											
		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/		2.00	Acres	2600	100		5,200
					AGRICULTRU	30 - 65 ACRES		0.41	Acres	3800	100		1,558
					2.41 Total Acres						Total Est. Land Value =	6,758	
					Work Description for Permit 20050396, Issued 11/30/2005: 48x46 PB COMP. FOR 07 W/DFL n/c for 08, 09 COMPLETE AS DFL FOR 10.NO FURTHER INSP. NECESSARY.								
Taxpayer's Name/Address		Dirt Road											
DICK RONALD L & BETTE JO TRUSTEES 5721 S DICKERSON MC BAIN MI 49657		X	Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
			Sewer										
Tax Description		X	Electric										
SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E 364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.			Gas										
			Curb										
			Street Lights										
			Standard Utilities										
Comments/Influences			Underground Utils.										
PROPERTY HAS RIVER ACCESS THRU 027-00...SAME OWNER		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2026	3,400		29,300		32,700			19,374C
		TPC	04/30/2021	INSPECTED	2025	3,000		26,300		29,300			18,865C
		TPC	05/13/2019	INSPECTED	2024	3,600		23,900		27,500			18,298C
		TPC	12/27/2017	INSPECTED	2023	2,600		23,200		25,800			17,427C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2208 % Good: 0 Storage Area: 0 No Conc. Floor: 2208			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts 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 : 56,127 Total Depr Cost: 47,708 Estimated T.C.V: 58,681		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G											
Yr Built 2006		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: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 2208 69,353 58,950 No Concrete Floor 2208 -13,226 -11,242 Totals: 56,127 47,708 Notes: ECF (101 AGRICULTURE) 1.230 => TCV: 58,681						
(1) Exterior		(5) Floors			No./Qual. of Fixtures									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. Ord. Min									
Insulation					No. of Elec. Outlets									
(2) Windows		(7) Excavation			(13) Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Lump Sum Items:						
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Asphalt Shingle		(10) Floor Support												
Chimney:		Joists: Unsupported Len: Cntr.Sup:												

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



Parcel Number: 009-035-029-70

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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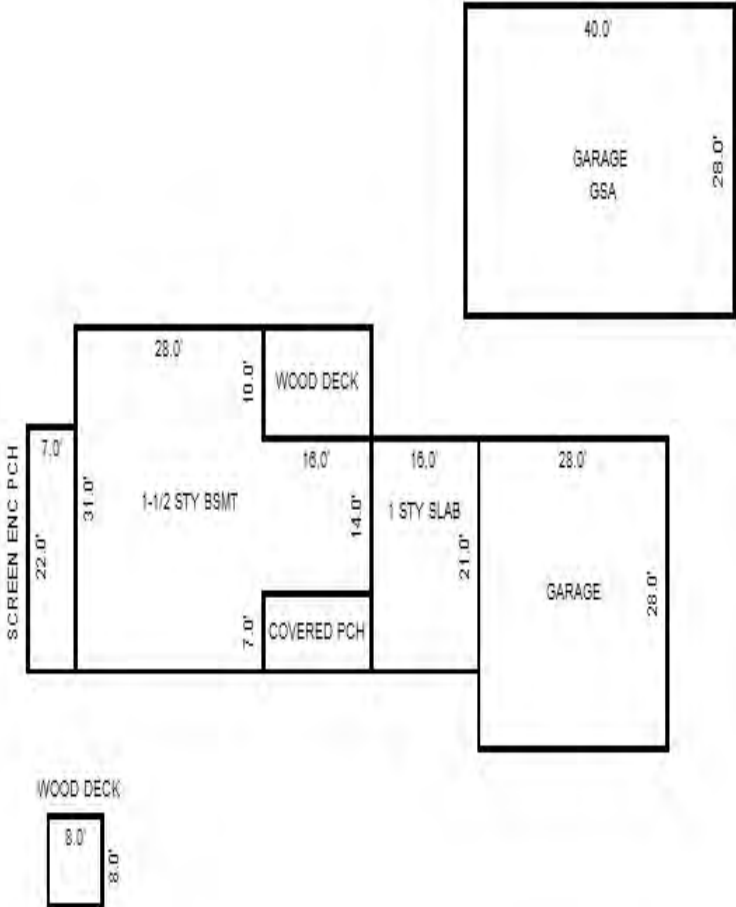
03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DICK RONALD L & BETTE	ZORN JASON & ASHLEY	0	03/06/2020	WD	03-ARM'S LENGTH	2020-00884	DEED	0.0					
DICK BETTE JO FAMILY TRUST	ZORN JASON & ASHLEY	105,000	02/25/2015	LC	31-SPLIT IMPROVED	2015-00657	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
5921 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 03/20/2015											
Owner's Name/Address		MAP #:											
ZORN JASON & ASHLEY 5921 S DICKERSON ROAD MC BAIN MI 49657		2026 Est TCV 278,239 TCV/TFA: 140.95											
		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	313.62	289.00	0.8936	0.9220	110 100	28,423		
					314 Actual Front Feet, 2.08 Total Acres						Total Est. Land Value =	28,423	
Tax Description					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					D/W/P: Crushed Rock					2.18	2000 0	0	
					Wood Frame					20.05	462 50	4,631	
					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 =								5,581
		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	14,200	124,900	139,100			80,502C		
		TPC 12/27/2017 INSPECTED			2025	11,600	108,000	119,600			78,386C		
		TPC 03/20/2015 INSPECTED			2024	11,600	93,100	104,700			76,030C		
					2023	9,000	90,100	99,100			72,410C		
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Sketch by Apex IV™

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
ZUIDERVEEN APRIL E	ZUIDERVEEN APRIL E ETAL	0		02/27/2025	QC	09-FAMILY/RELATED ENTITY		2025-00472	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACANT			Zoning:		Building Permit(s)		Date	Number	Status					
W CADILLAC RD		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 100% 08/25/1997														
Owner's Name/Address		MAP #:														
ZUIDERVEEN APRIL E ETAL 7580 W CADILLAC ROAD MC BAIN MI 49657		2026 Est TCV 64,900														
			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 X Electric Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
						Residentia	PARTOF>10@	\$5000	6.99	Acres	5000	100				34,950
						Residentia	PARTOF>10@	\$5000	5.99	Acres	5000	100				29,950
						12.98 Total Acres				Total Est. Land Value =				64,900		
Tax Description																
SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 EXCEPT BEG AT THE S 1/4 CORNER OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH 1/4 LINE, 790.95 FEET; THENCE N89°14'26"W, 55.07 FEET; THENCE S00°43'20'W PARALLEL WITH SAID NORTH-SOUTH1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89° 10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. 12.98 ACRES SPLIT ON 5/8/2020 PART TO 035-029-99 1 A FORMERLY SEC 35 T22N R8W S 791 FT OF E																
2020 Lake Township Parcel Map parcel: 035-029-75																
ACCESS THRU		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				
0 completed ;						2026	32,500	0	32,500			7,026C				
5-029-75;						2025	24,000	0	24,000			6,842C				
-029-99;						2024	22,000	0	22,000			6,637C				
-----						2023	17,900	0	17,900			6,321C				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What				2026	32,500	0	32,500			7,026C				
		TPC 04/22/2025 INSPECTED				2025	24,000	0	24,000			6,842C				
		TPC 04/30/2021 INSPECTED				2024	22,000	0	22,000			6,637C				
		TPC 05/06/2018 INSPECTED				2023	17,900	0	17,900			6,321C				

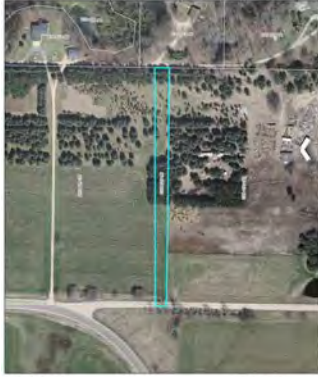
Parcel Number: 009-035-029-99

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	Prcnt. Trans.					
ZUIDERVEEN LARRY	POTTER ROBERT	3,000	05/16/2020	WD	32-SPLIT VACANT	2020-01465	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
W CADILLAC RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 05/19/2020											
Owner's Name/Address		MAP #:											
POTTER ROBERT 7480 W CADILLAC ROAD MC BAIN MI 49657		2026 Est TCV 9,916											
		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	55.07	790.90	1.3805	1.1858	110	100		9,916
					55 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		9,916		
Tax Description		SEC 35 T22N R8W BEG AT THE S 1/4 COR OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH ;1/4 LINE, 790.95 FEET; THENCE N89° I 4'2G"W, 55.07 FEET; THENCE 500°43'20'W PARALLEL WITH SAID N-S 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89°10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. SPLIT ON 05/08/2020 FROM 009-035-029-75; Comments/Influences											
Split/Comb. on 05/08/2020 completed 05/08/2020 TIM													
2020 Lake Township Parcel Map 009-035-029-75; 009-035-029-99;													
													
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		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Level		2026	5,000	0	5,000			1,323C		
			Rolling		2025	4,100	0	4,100			1,289C		
			Low		2024	4,100	0	4,100			1,251C		
			High		2023	3,200	0	3,200			1,192C		
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2026	5,000	0	5,000			1,323C		
		TPC 05/06/2018	INSPECTED		2025	4,100	0	4,100			1,289C		
					2024	4,100	0	4,100			1,251C		
					2023	3,200	0	3,200			1,192C		

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 512 1088	Type Treated Wood Roof Cover Onl	Year Built: 1973 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,824 Total Base New : 319,226 Total Depr Cost: 191,534 Estimated T.C.V: 235,587		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall											Plaster Wood T&G	
Yr Built 1973	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors					200 Amps Service								
(1) Exterior		Kitchen: Other: Other:					No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings					No. of Elec. Outlets								
(2) Windows		(7) Excavation					(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer								
(3) Roof		(9) Basement Finish					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)			Lump Sum Items: 500								
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													

Cost Est. for Res. Bldg: 1 Single Family 1S
 (11) Heating System: Forced Air w/ Ducts
 Ground Area = 1824 SF Floor Area = 1824 SF.
 Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
 Building Areas

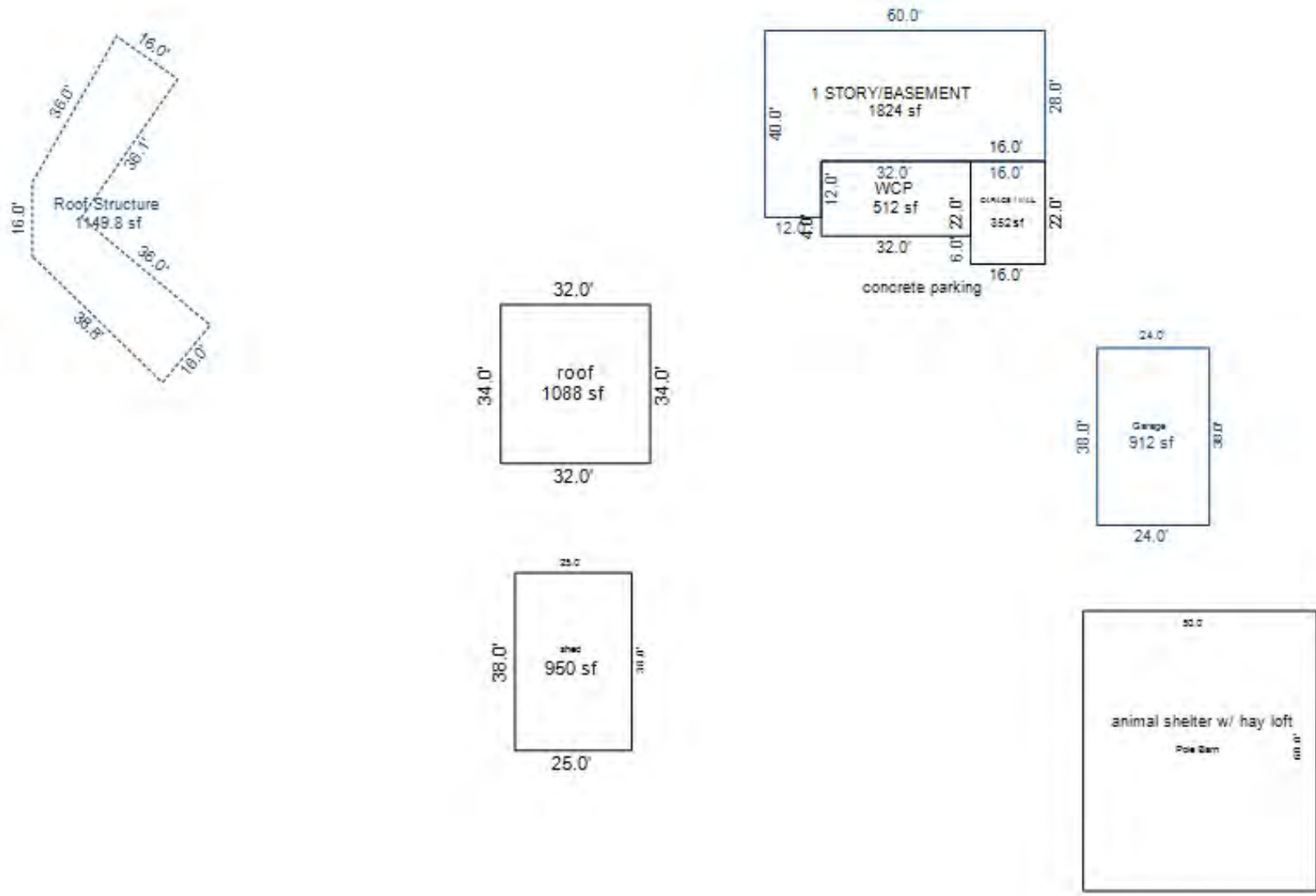
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,824		
Total:				235,450	141,270

Other Additions/Adjustments

	Size	Cost New	Depr. Cost
Exterior			
Brick Veneer	324	4,938	2,963
Plumbing			
Average Fixture(s)	1	1,185	711
Water/Sewer			
1000 Gal Septic	1	4,386	2,632
Water Well, 50 Feet	1	3,344	2,006
Deck			
Treated Wood w/Roof (Deck Portion)	512	7,219	4,331
Treated Wood w/Roof (Roof portion)	512	6,912	4,147
w/Roof (Roof portion)	1088	14,612	8,767
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	352	15,488	9,293
Common Wall: 1 Wall	1	-2,421	-1,453
Class: CD Exterior: Pole (Unfinished)			
Base Cost	912	20,119	12,071
Built-Ins			
Appliance Allow.	1	1,897	1,138
Fireplaces			
Exterior 1 Story	1	5,597	3,358

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

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



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

Building Type	Loafing Sheds	Stables			
Year Built	2011	2005			
Class/Construction	D,Pole	D,Pole			
Quality/Exterior	Low Cost	Low Cost			
# of Walls, Perimeter	No-Wall, 194	4 Wall, 220			
Height	10	14			
Heating System	No Heating/Cooling	No Heating/Cooling			
Length/Width/Area	72 x 16 = 1152	60 x 50 = 3000			
Cost New	\$ 4,643	\$ 74,850			
Phy./Func./Econ. %Good	70/100/100 70.0	70/100/100 70.0			
Depreciated Cost	\$ 3,250	\$ 52,395			
+ 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	70	70			
Est. True Cash Value	\$ 3,023	\$ 48,727			
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 51750 / All Cards: 51750					

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
WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460		MAP #:		2026 Est TCV 253,044						
Tax Description		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.		Public Improvements		* Factors * RIVER DIVIDES						
Comments/Influences		Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
COMBINED W/ 031,32,33 FOR 95 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)		X Gravel Road		I 200' @ 250/ 200.00 400.00 1.0000 1.0000 250 100 50,000						
		X Paved Road		Residentia 66 - 120 \$3800 39.05 Acres 3800 100 148,379						
		X Storm Sewer		Residentia INFERIOR@\$1400 39.05 Acres 1400 100 54,666						
		X Sidewalk		200 Actual Front Feet, 79.93 Total Acres Total Est. Land Value = 253,044						
		X Water Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		X Standard Utilities								
		X Underground Utils.								
		Topography of Site								
		X Level								
		X Rolling								
		X Low								
		X High								
		X Landscaped								
		X Swamp								
		X Wooded								
		X Pond								
		X Waterfront								
		X Ravine								
		X Wetland								
		X Flood Plain								
		X SEASONAL RD								
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2026	126,500	0	126,500			70,761C
		TPC 04/30/2021 INSPECTED		2025	119,600	0	119,600			68,901C
		TPC 12/27/2017 INSPECTED		2024	102,000	0	102,000			66,830C
				2023	94,200	0	94,200			63,648C

Parcel Number: 009-036-001-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

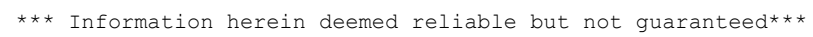
Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: COMMERCIAL-IMPROVE	Zoning:	Building Permit(s)	Date	Number	Status					
5300 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST	Deck/Porch	10/27/2020	2020-0633	100%						
Owner's Name/Address	P.R.E. 0%	Commercial	04/14/2009	20090108	Complete						
MISSAUKEE GOLF ASSOCIATION P O BOX 336 LAKE CITY MI 49651	MAP #:	2026 Est TCV 3,620,715 TCV/TFA: 373.27									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.	Public Improvements		* Factors *								
	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road		COMMERCIAL 100 AC +/-	147.55 Acres	3800	100	560,690				
	Paved Road		COMMERCIAL ROW	5.75 Acres	0	100	0				
Comments/Influences	Storm Sewer		153.30 Total Acres Total Est. Land Value = 560,690								
	Sidewalk		Land Improvement Cost Estimates								
	Water		Description	Rate	Size	% Good	Cash Value				
	Sewer		D/W/P: Asphalt Paving	2.67	46000	50	61,410				
	X Electric	Total Estimated Land Improvements True Cash Value = 61,410									
	X Gas	Work Description for Permit 2020-0633, Issued 10/27/2020: REPLACING DECK									
	Curb	BUSINESS USE GOLF CLUB WOOD FRAME.									
	Street Lights	Work Description for Permit 20090108, Issued 04/14/2009: 30 x 80 WF STORAGE BLDG COMPLETE FOR 2010.									
	Standard Utilities		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Underground Utils.		2026	280,300	1,530,100	1,810,400			536,334C		
	Topography of Site		2025	273,000	1,238,500	1,511,500			522,234C		
	Level		2024	258,200	1,036,400	1,294,600			506,532C		
	X Rolling	Who	When	What	2023	221,300	813,500	1,034,800		482,412C	
	Low	JWV 09/01/2021	INSPECTED								
	High	JWV 11/18/2020	INSPECTED								
	Landscaped	JWV 08/06/2018	INSPECTED								
	Swamp	The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									
	Wooded										
	Pond										
	Waterfront										
	Ravine										
	Wetland										
	Flood Plain										

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

Desc. of Bldg/Section: CAL 30 Calculator Occupancy: Clubhouses										<<<<<< Calculator Cost Computations >>>>>>														
Class: D Floor Area: 5,380 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10					Construction Cost					Class: D Quality: Low Cost														
					High		Above Ave.	X	Ave.		Low	Stories: 1 Story Height: 10 Perimeter: 344												
					** ** Calculator Cost Data ** **					Overall Building Height: 10														
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100					Quality: Low Cost					Base Rate for Upper Floors = 88.31														
					Heat#1: Package Heating & Cooling 100%					Utility Basement Basement, Base Rate for Basement = 44.52														
					Heat#2: Heat Pump System 0%					(Basement Fireproofing Rate = 0.00)														
1990 Year Built Remodeled					Ave. SqFt/Story: 5380					(10) Heating system: Package Heating & Cooling Cost/SqFt: 21.65 100%														
					Ave. Perimeter: 344					Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 22.09														
					Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 109.96														
10 Overall Bldg Height					*** Basement Info ***					Adjusted Square Foot Cost for Basement = 66.61														
					Area: 5060					Total Floor Area: 5,380 Base Cost New of Upper Floors = 591,584														
					Perimeter: 304					Basement Area: 5,060 Base Cost New of Basement = 337,046														
Comments: BSM'T HAS EMPLOYEE KITCHEN FACILITIES.. REST NOT FINISHED					Type: Utility Basement					Reproduction/Replacement Cost = 928,630														
					Heat: Hot Water, Radiant Floor					Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0														
					* Mezzanine Info *					Total Depreciated Cost = 455,029														
					Area #1:					<<<<<< Segregated Cost Computations >>>>>>														
					Type #1:					Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels														
					Area #2:					Cost # or Height Storys														
					Type #2:					Item Description Col. Rate SqFt Adj. Adj. Cost														
					* Sprinkler Info *					(39) Miscellaneous														
					Area:					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>														
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	1 Single Unit (Self-contained) Kit								
(3) Frame:					Total Fixtures					Urinals					(40) Exterior Wall:									
					3-Piece Baths					Wash Bowls														
					2-Piece Baths					Water Heaters														
(4) Floor Structure:					Shower Stalls					Wash Fountains					(13) Roof Structure: Slope=0									
					Toilets					Water Softeners														
(5) Floor Cover:					(9) Sprinklers:					Flex Conduit					Incandescent									
										Rigid Conduit					Fluorescent									
										Armored Cable					Mercury									
(6) Ceiling:										Non-Metalic					Sodium Vapor									
										Bus Duct					Transformer									
					(10) Heating and Cooling:					(14) Roof Cover:														
					Gas Oil					Coal Stoker					Hand Fired Boiler									



Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Pole Quality: Average									
										Stories: 1 Story Height: 12 Perimeter: 220 Overall Building Height: 12									
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 29.27									
										(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 13.82 100% Adjusted Square Foot Cost for Upper Floors = 43.09									
1977 Year Built Remodeled										Total Floor Area: 2,400 Base Cost New of Upper Floors = 103,416									
										Reproduction/Replacement Cost = 103,416 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 37,230									
12 Overall Bldg Height										ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 2 = 39,464 Replacement Cost/Floor Area= 43.09 Est. TCV/Floor Area= 16.44									
Comments:										*** 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 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: Calculator Occupancy: Sheds - Equipment 4 Wall Building										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 188 Overall Building Height: 12										
Class: D,Pole Floor Area: 1,920 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 29.71 (10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 14.02 100% Adjusted Square Foot Cost for Upper Floors = 43.73 Total Floor Area: 1,920 Base Cost New of Upper Floors = 83,961 Reproduction/Replacement Cost = 83,961 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 68,848 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 3 = 72,979 Replacement Cost/Floor Area= 43.73 Est. TCV/Floor Area= 38.01										
					High	Above Ave.	Ave.	X	Low											
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1920 Ave. Perimeter: 188 Has Elevators:															
					*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor															
1993	Year Built	Remodeled																		
12	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:					Footings					(8) Plumbing:					Outlets: Fixtures: Few Few Average Average Many Many Unfinished Unfinished Typical Typical					
X	Poured Conc.	Brick/Stone			Block			Many Above Ave.		Average Typical		Few None								
(3) Frame:					Total Fixtures		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.					
(6) Ceiling:					Gas Oil		Coal Stoker		Hand Fired Boiler											

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

Desc. of Bldg/Section: LAND IMPROVEMENTS: COURSE										<<<<<< Segregated Cost Computations >>>>>>																
Calculator Occupancy: Clubhouses										Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels																
Class: D Floor Area Gross Bldg Area: 9,700 Stories Above Grd Average Sty Hght Bsmnt Wall Hght Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100					Construction Cost					Cost # or Height Storys																
					High		Above Ave.		Ave.		X		Low		Col.		Rate		SqFt		Adj.		Adj.		Cost	
					** ** Calculator Cost Data ** **										Item Description											
					Quality: Excellent										Architectural Multiplier: 0.00											
					Heat#1: Zoned A.C. Warm & Cooled Air 0%										Reproduction/Replacement Cost = 0											
Dep. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100					Heat#2: Zoned A.C. Warm & Cooled Air 0%					Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0																
					Ave. SqFt/Story					Total Depreciated Cost = 0																
					Ave. Perimeter					Unit in Place Items																
					Has Elevators:					Rate Quantity Arch %Good Depr.Cost																
					*** Basement Info ***					/CI17/GOLC/COSR/CLAIA 125500.00 18 1.00 100 2,259,000																
Area:					Perimeter:					ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 4 = 2,394,540																
Type:					Heat: Hot Water, Radiant Floor																					
Overall Bldg Height					* Mezzanine Info *																					
Comments:					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:											
Footings					Many Above Ave.					Average Typical					Few None											
X Poured Conc.					Brick/Stone					Block					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***

Parcel Number: 009-036-002-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
CORWIN CAROL	CORWIN LYLE & CAROL	0	09/16/2020	QC	09-FAMILY/RELATED ENTITY	2020-02691	PROPERTY TRANSFER	0.0	
WILLIAMS ARVILLA J (WIDOW)	WILLIAMS ARVILLA & CORWIN	0	08/24/2007	QC	21-NOT USED/OTHER	2007/3103	DEED	0.0	
WILLIAMS JACK (DECEASED)	WILLIAMS ARVILLA J (HIS W)	0	08/03/2007	OTH	21-NOT USED/OTHER	2007/3102	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status	
5190 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST							
Owner's Name/Address		P.R.E. 0%							
CORWIN LYLE & CAROL 720 E HOUGHTON LAKE RD LAKE CITY MI 49651		MAP #:							
		2026 Est TCV 151,035 TCV/TFA: 80.08							
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value	
				A 200' @ 110/FF	165.00	264.00	1.0493 0.9013	110 100 17,165	
				165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =				17,165	
Tax Description		Dirt Road							
. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG		Gravel Road							
18 RDS N OF SE COR W 16 RDS N 10 RDS E 16		Paved Road							
RDS S 10 RDS TO BEG. 1 A.		Storm Sewer							
Comments/Influences		Sidewalk							
10/4/2013 ARVILLA HAS GIVEN AWAY THE		Water							
MOBILE HOME. IT'S IN PROCESS OF BEING		Sewer							
MOVED OFF THE PROPERTY. TITLE IS ALREADY		Electric							
SIGNED OVER TO A NEW OWNER. - TIM		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	8,600	66,900	75,500	
		TPC 05/30/2022	INSPECTED		2025	7,000	56,700	63,700	
		TPC 04/30/2021	INSPECTED		2024	6,200	49,500	55,700	
		TPC 12/27/2017	INSPECTED		2023	6,200	48,600	54,800	
									36,159C
									35,209C
									34,151C
									32,525C

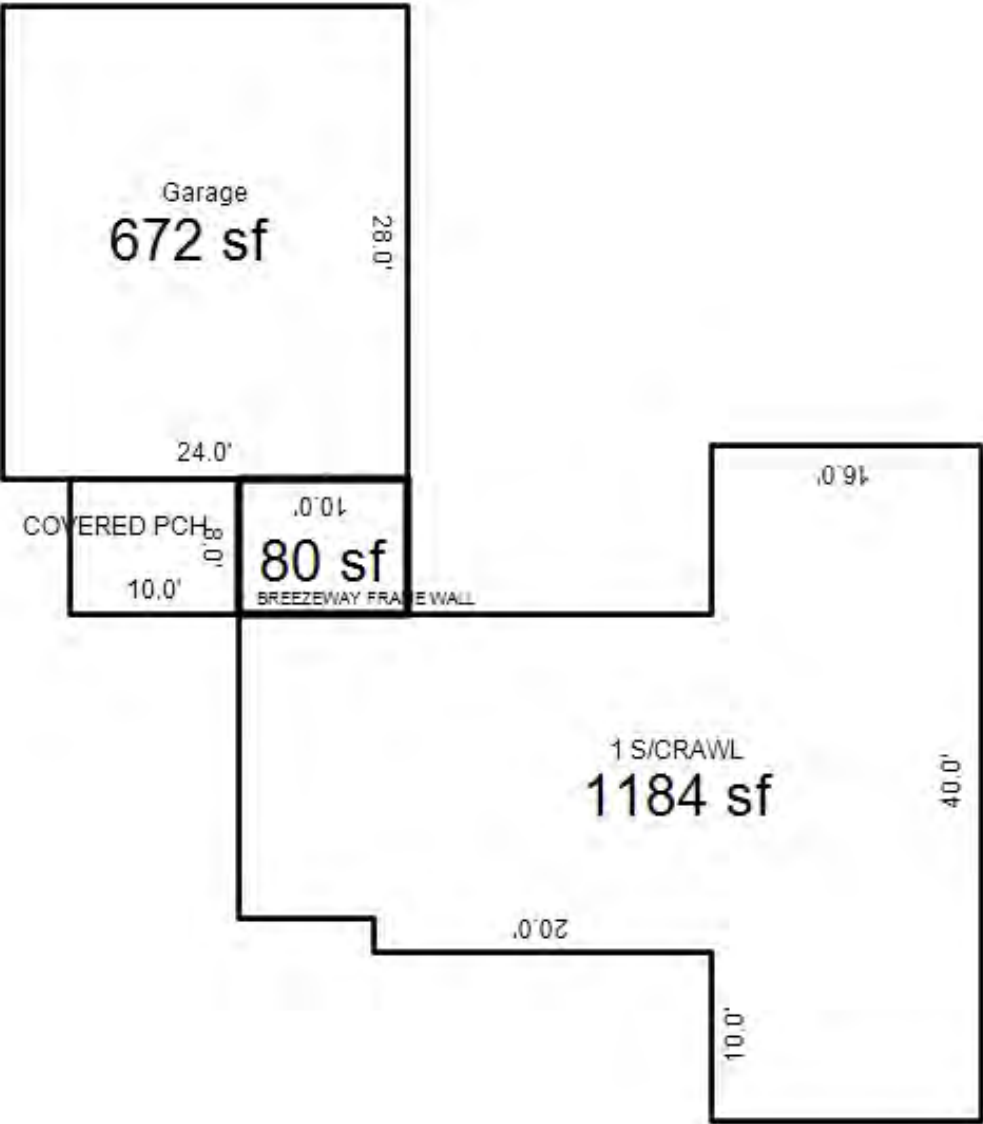


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 80 80	Type CCP (1 Story) Brzwy, FW	Year Built: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: D Effec. Age: 40 Floor Area: 1,166 Total Base New : 162,523 Total Depr Cost: 97,512 Estimated T.C.V: 119,940		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G	
Yr Built 1965	Remodeled 1983	Ex	X										Ord	Min	
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors													
(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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1166 SF Floor Area = 1166 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,166 Total: 128,554 77,132						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation				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 CCP (1 Story) 80 2,045 1,227 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 18,567 11,140 Built-Ins Appliance Allow. 1 1,607 964 Breezeways Frame Wall 80 3,309 1,985 Totals: 162,523 97,512									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1166 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement				(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: 119,940						
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
(3) Roof		(10) Floor Support				Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:						
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle														
Chimney: Metal															

*** Information herein deemed reliable 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.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/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			Coal	Steam									
	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Wood Frame		(4) Interior												
Building Style: HUD		Drywall Paneled		Plaster Wood T&G										
Yr Built 1968		Remodeled 1983		Ex	Ord	Min								
Condition: Fair		Size of Closets		Lg	Ord	Small								
Room List		Doors:	Solid	H.C.	Central Air Wood Furnace									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		0 Amps Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
Insulation				Ex.			Ord.	Min						
(2) Windows		(7) Excavation		No. of Elec. Outlets										
Many Avg. Few		Large Avg. Small		Many			Ave.	Few						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 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)										
Gable Hip Flat		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										
Asphalt Shingle		(9) Basement Finish		(14) Water/Sewer										
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		(10) Floor Support		Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:												

Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Low Blt 1968

(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	Siding	Metal	720		
Expando			64		
Total:				42,340	14,819
Other Additions/Adjustments					
Totals:				42,340	14,819

Notes: ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV: 13,930

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

Parcel Number: 009-036-003-00

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.		
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
M-55	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
MICH STATE HWY COMM	2026 Est TCV 0									
	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
Taxpayer's Name/Address	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
MICH STATE HWY COMM	Gravel Road			Residentia 8 - 17 @\$5600	10.26 Acres	5600	100			57,473
	Paved Road			10.26 Total Acres Total Est. Land Value =						57,473
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
Tax Description	Curb									
. SEC 36 T22N R8W N 75 FT OF SEC ALSO THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS DESC. 10.2532 A.	Street Lights									
	Standard Utilities									
Comments/Influences	Underground Utils.									
	Topography of Site									
	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	2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 12/27/2017	INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	TPC 04/08/2016	INSPECTED		2024	0	0	0			0
				2023	0	0	0			0

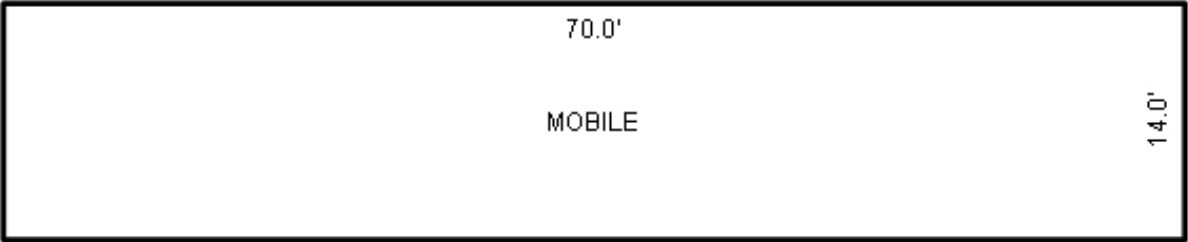
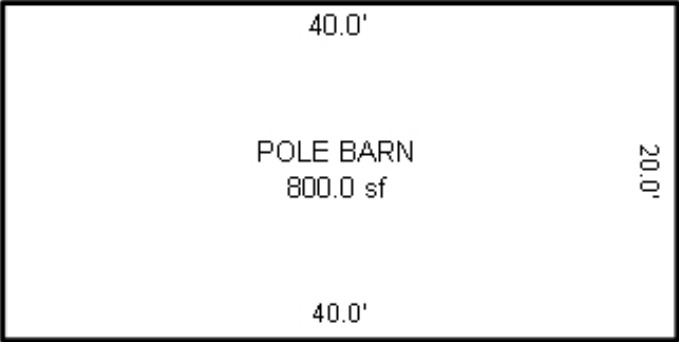
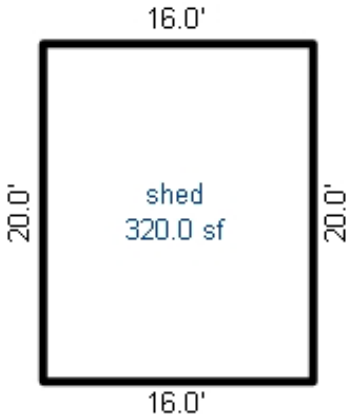
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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		30,000	07/01/1998	WD	33-TO BE DETERMINED	320:711	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status
6693 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 100% 05/03/1999						
Owner's Name/Address		MAP #:						
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651		2026 Est TCV 98,083 TCV/TFA: 100.08						
		X	Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS			
			Public Improvements		* Factors * 236.5 X 3693 IRR			
					Description	Frontage	Depth	Front Depth
					A 200' @ 110/FF	236.50	3693.00	0.9590 1.7431
					237 Actual Front Feet, 20.05 Total Acres	Total Est. Land Value =		43,486
Taxpayer's Name/Address		Dirt Road			Land Improvement Cost Estimates			
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651		X	Gravel Road		Description	Rate	Size % Good	Cash Value
			Paved Road		Wood Frame	23.38	320 50	3,741
			Storm Sewer		Total Estimated Land Improvements True Cash Value = 3,741			
			Sidewalk					
			Water					
			Sewer					
Tax Description		X	Electric					
SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2 OF W 1/2 THOF. 19.999A.		X	Gas					
Comments/Influences		X	Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					
			Topography of Site					
		X	Level		Year	Land Value	Building Value	Assessed Value
			Rolling		2026	21,700	27,300	49,000
			Low		2025	17,800	22,500	40,300
			High		2024	17,800	22,900	40,700
			Landscaped		2023	13,800	24,700	38,500
			Swamp					
			Wooded					
			Pond					
			Waterfront					
			Ravine					
		X	Wetland					
			Flood Plain					
		Who	When	What	2026	21,700	27,300	49,000
		TPC 12/27/2017	INSPECTED		2025	17,800	22,500	40,300
		TPC 03/26/2012	INSPECTED		2024	17,800	22,900	40,700
					2023	13,800	24,700	38,500
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 800 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Average Effec. Age: 20 Floor Area: Total Base New : 98,370 Total Depr Cost: 54,102 Estimated T.C.V: 50,856		E.C.F. X 0.940		Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD			Drywall Paneled											Plaster Wood T&G		
Yr Built 1998		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 Mobile Home HUD				Cls Average		Blt 1998			
				Ex. X Ord. Min			(11) Heating System: Wall Furnace									
				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	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		980			
				2 Fixture Bath			Other Additions/Adjustments						Total: 61,935 34,063			
				Softener, Auto			Skirting, Metal or Vinyl, Vertical				168		1,969 1,083			
				Softener, Manual			Plumbing				Average Fixture(s)		1 1,010 555			
				Solar Water Heat			Water/Sewer				1000 Gal Septic		1 4,689 2,579			
				No Plumbing			Water Well, 100 Feet				1 5,734 3,154					
				Extra Toilet			Garages									
				Extra Sink			Class: C Exterior: Pole (Unfinished)									
				Separate Shower			Base Cost				800		20,320 11,176			
				Ceramic Tile Floor			Built-Ins				1		2,713 1,492			
				Ceramic Tile Wains			Appliance Allow.				Totals: 98,370		54,102			
				Ceramic Tub Alcove			Notes:									
				Vent Fan			ECF (4012 RURAL METES & BOUNDS) 0.940 => TCV:						50,856			
(3) Roof		(8) Basement		(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			1 1000 Gal Septic												
				2000 Gal Septic												
Chimney: Metal		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														

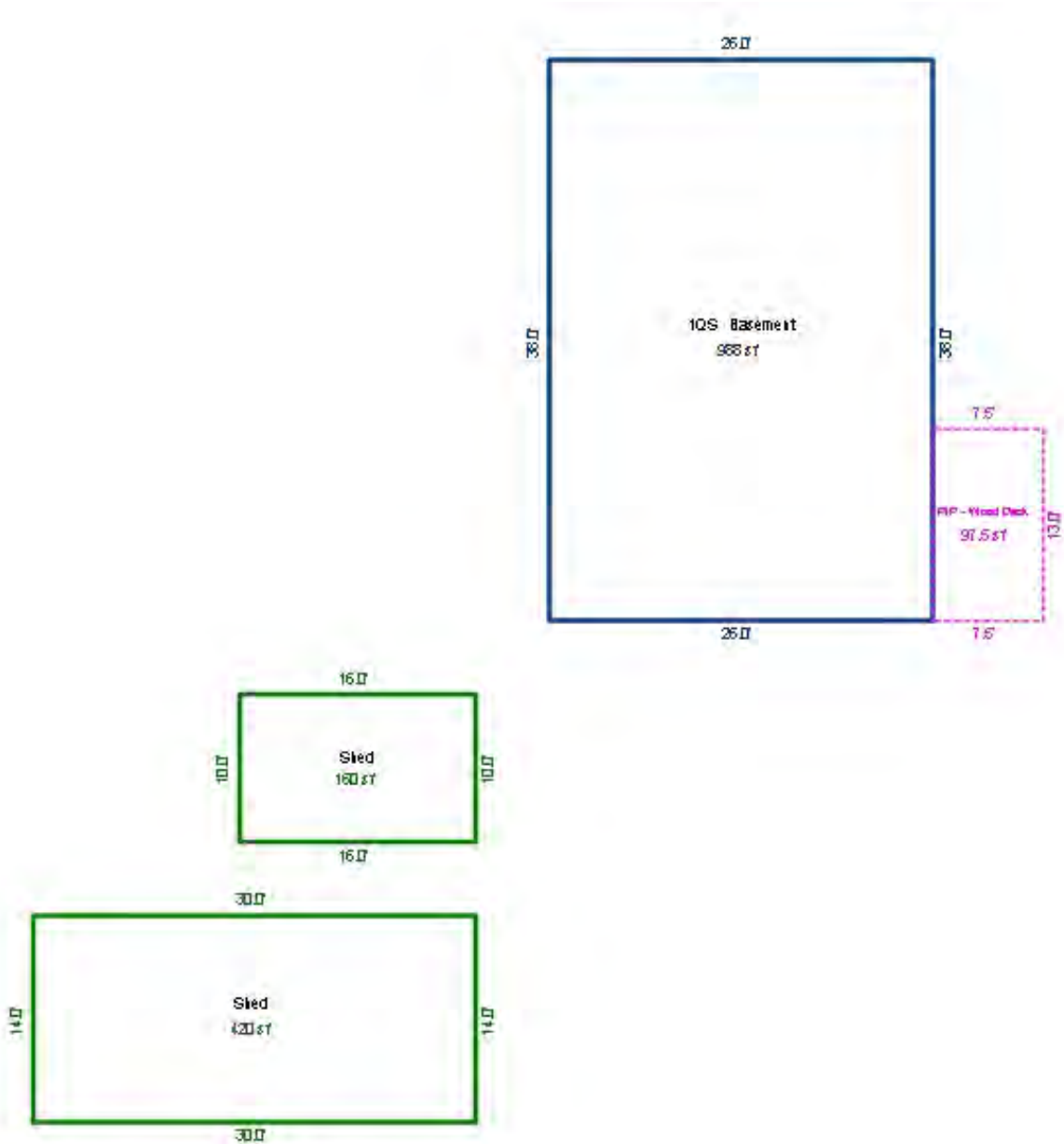
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MAXWELL SANDRA & JAMES	ROOT SHANNON & ROOT JESSEE	85,000	08/08/2025	WD	03-ARM'S LENGTH	2025-02300	PROPERTY TRANSFER	100.0					
GRAY RUTH ANNE & GRAY ALAN	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY/RELATED ENTITY	2021-02026	PROPERTY TRANSFER	0.0					
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALAN	1	06/11/2018	QC	09-FAMILY/RELATED ENTITY	2018-01991	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status				
6689 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Equipment		07/05/2024	PE24-0116	100%					
		P.R.E. 100% 08/15/2025		Replacement		06/12/2024	PE24-0092	100%					
Owner's Name/Address		MAP #:		Reroof		06/17/2021	2021-0379	100%					
ROOT SHANNON & ROOT JESSEE 6689 W BLUE RD LAKE CITY MI 49651		2026 Est TCV 155,894 TCV/TFA: 105.19											
		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 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.					A 200' @ 110/FF	236.00	188.00	0.9595	0.8280	110	100		20,623
Comments/Influences					236 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =		20,623	
98 SPLIT FROM 034-00 FOR 99					Land Improvement Cost Estimates								
					Description	Rate					Size	% Good	Cash Value
					Wood Frame	20.84					160	50	1,667
					Wood Frame	17.88					420	50	3,755
		X	Electric		Total Estimated Land Improvements True Cash Value =					5,422			
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2026	10,300	67,600	77,900			77,900S		
		TPC 08/31/2021	INSPECTED		2025	8,400	57,100	65,500		65,500A	33,518C		
		TPC 04/30/2021	INSPECTED		2024	8,400	49,400	57,800			32,511C		
		TPC 12/27/2017	INSPECTED		2023	6,600	47,700	54,300			30,963C		
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-036-004-40

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.			
GRAY RUTH ANNE & GRAY ALAN	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY/RELATED ENTITY	2021-02026	PROPERTY TRANSFER	0.0			
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALAN	1	06/11/2018	QC	09-FAMILY/RELATED ENTITY	2018-01991	PROPERTY TRANSFER	0.0			
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	03-ARM'S LENGTH	05-0/558	DEED	0.0			
SAPP ARTHUR W JR & JEANETT	GRAY RUTH ANNE	20,000	02/15/2005	WD	03-ARM'S LENGTH	05-0/559	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651		2026 Est TCV 16,223									
		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 160.00 231.00 1.0574 0.8717 110 100 16,223						
					160 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = 16,223						
Tax Description											
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.		X									
Comments/Influences											
98 SPLIT FROM 034-00 FOR 99		X									
		X									

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Missaukee, Michigan

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

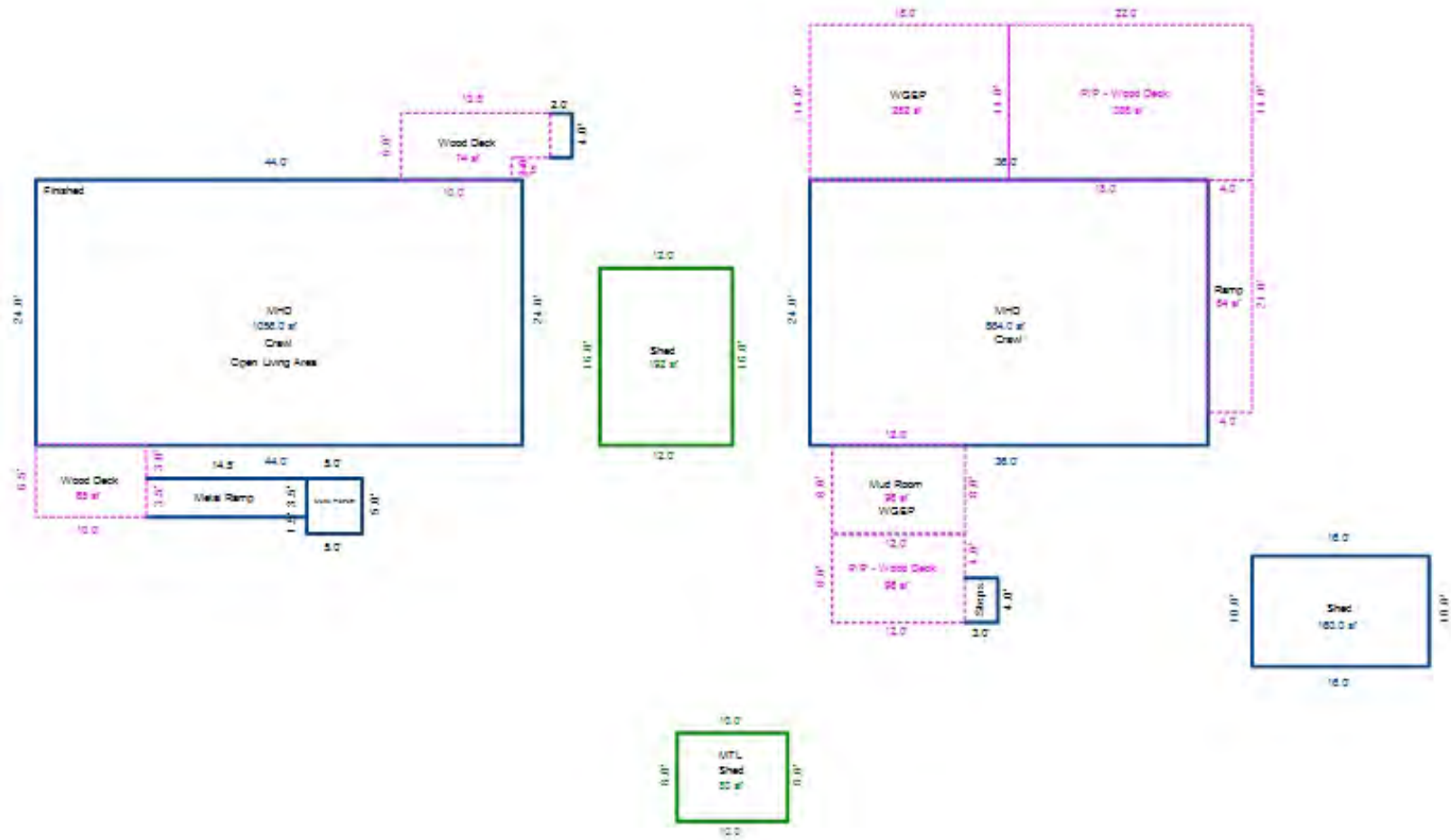
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0			
SAPP ARTHUR W JR & JEANETT	SAPP JEANETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6577 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST				HUD/NATIONAL STD		08/23/2018	2018-0429	100%	
		P.R.E. 0%				HUD/NATIONAL STD		08/23/2018	2018-0430	100%	
Owner's Name/Address		MAP #:									
WHALEY JEANNETTE M SAPP 3417 W BEELER ROAD LAKE CITY MI 49651		2026 Est TCV 185,937 TCV/TFA: 96.84									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
			Public Improvements			* Factors * 194 X 231					
						Description Frontage Depth Front Depth Rate %Adj. Reason Value					
						<Site Value A> SITE 15K 15000 100 15,000					
Tax Description			Dirt Road			194 Actual Front Feet, 1.02 Total Acres Total Est. Land Value = 15,000					
SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.		X	Gravel Road								
Comments/Influences			Paved Road								
12/2022 PER PHONE CALL WITH JEANNETTE, NO NEW INTERIOR FINISH, STILL ALSO TRYING TO FINISH. -JWV 98 SPLIT FROM 034-00 FOR 99			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
	Ravine										
	Wetland										
	Flood Plain										
		Who	When	What	2026	7,500	85,500	93,000			58,725C
		JWV	09/13/2023	INSPECTED	2025	7,500	65,700	73,200			57,182C
		JWV	08/09/2022	INSPECTED	2024	9,000	62,600	71,600			55,463C
		JWV	08/23/2021	INSPECTED	2023	9,000	42,200	51,200			39,394C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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							252 WGEF (1 Story) 96 WGEF (1 Story) 308 Treated Wood 96 Treated Wood			
Building Style: HUD			Drywall Paneled			Plaster Wood T&G									
Yr Built	Remodeled	Trim & Decoration			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
1970 RELO	2022	Ex			Ord		Min								
Condition: Average		Size of Closets													
Room List		Doors:		Solid		H.C.	Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D Blt 1970		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			Ord.			Min					
				No. of Elec. Outlets			Many			Ave.			Few		
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 864 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					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
(3) Roof		864 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Notes:			ECF (4012 RURAL METES & BOUNDS) 0.990 => TCV: 83,692		
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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

Parcel Number: 009-036-004-60

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

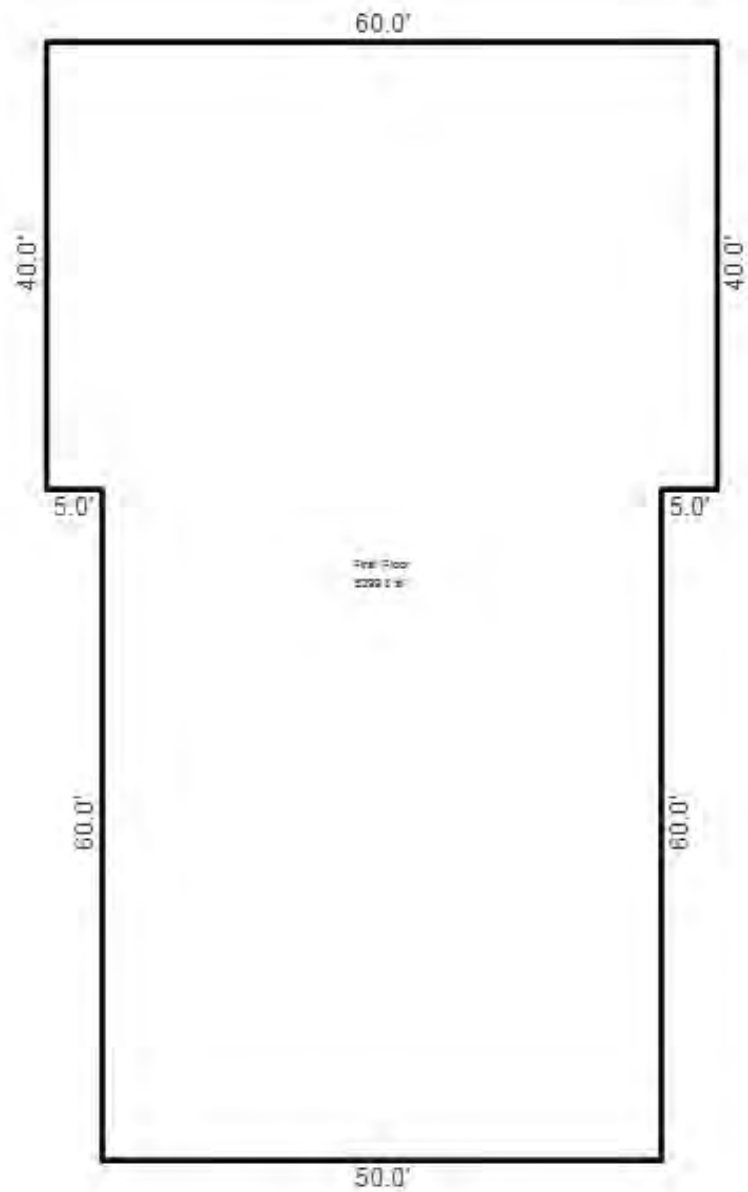
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		97,350	01/01/2002	WD	33-TO BE DETERMINED	02-0:0249	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROVE		Zoning:	Building Permit(s)	Date	Number	Status			
6535 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
COMMUNITY CHURCH OF CHRIST 6110 W BLUE ROAD LAKE CITY MI 49651		MAP #:									
		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 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF. 3.5A.		Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value INFO FOR SIZE 0 330.00 462.00 1.0000 0.0000 0 100* 0 COMMERCIAL 2-4A 9000 3.50 Acres 9000 100 31,500 * denotes lines that do not contribute to the total acreage calculation. 330 Actual Front Feet, 3.50 Total Acres Total Est. Land Value = 31,500							
Comments/Influences		Water		Land Improvement Cost Estimates							
TO TE FOR 03.. CHURCH		X Electric		Description Rate Size % Good Cash Value							
		X Gas		D/W/P: Asphalt Paving 2.86 15000 100 42,900							
		Curb		Total Estimated Land Improvements True Cash Value = 42,900							
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021	INSPECTED		2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 12/27/2017	INSPECTED		2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 05/08/2017	INSPECTED		2024	0	0	0			0
					2023	0	0	0			0

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Desc. of Bldg/Section: Calculator Occupancy: Visitor Centers										<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 319																	
Class: D,Pole Floor Area: 5,400 Gross Bldg Area: 5,400 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght					Construction Cost					Base Rate for Upper Floors = 107.21 (10) Heating system: Package Heating & Cooling Cost/SqFt: 30.30 100% Adjusted Square Foot Cost for Upper Floors = 137.51 Total Floor Area: 5,400 Base Cost New of Upper Floors = 742,554 Reproduction/Replacement Cost = 742,554 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 445,532 ECF (201B COMMERCIAL GROUP B) 1.060 => TCV of Bldg: 1 = 472,264 Replacement Cost/Floor Area= 137.51 Est. TCV/Floor Area= 87.46																	
					<table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table>																High		Above Ave.		Ave.	X	Low
						High		Above Ave.												Ave.	X	Low					
					** ** Calculator Cost Data ** **																						
					Quality: Low Cost																						
Heat#1: Package Heating & Cooling 100%																											
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100					Heat#2: No Heating or Cooling 0%																						
					Ave. SqFt/Story: 5400																						
					Ave. Perimeter: 319																						
					Has Elevators:																						
					*** Basement Info ***																						
Year Built Remodeled					Area:																						
					Perimeter:																						
					Type:																						
					Heat: Hot Water, Radiant Floor																						
					* Mezzanine Info *																						
Overall Bldg Height					Area #1:																						
					Type #1:																						
					Area #2:																						
					Type #2:																						
					* Sprinkler Info *																						
Comments:					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																	
					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							
					(10) Heating and Cooling:					(13) Roof Structure: Slope=0					(40) Exterior Wall:												
					Gas					Coal					Thickness					Bsmnt Insul.							
					Oil					Stoker					Hand Fired												
					Boiler					(14) Roof Cover:																	

*** 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.			
GRAY RUTH ANNE & GRAY ALAN	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY/RELATED ENTITY	2021-02026	PROPERTY TRANSFER	0.0			
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALAN	1	06/11/2018	QC	09-FAMILY/RELATED ENTITY	2018-01991	PROPERTY TRANSFER	0.0			
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	21-NOT USED/OTHER	05-0/558	DEED	0.0			
SAPP ARTHUR W JR & JEANETT	GRAY RUTH ANNE	0	01/15/2005	WD	21-NOT USED/OTHER	05-0/559	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651		2026 Est TCV 16,223									
		Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * 160 X 231						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					A 200' @ 110/FF 160.00 231.00 1.0574 0.8717 110 100 16,223						
					160 Actual Front Feet, 0.85 Total Acres Total Est. Land Value = 16,223						
Tax Description											
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.		X									
Comments/Influences											
2018 Lake Township Parcel Map 											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who When What		2026	8,100	0	8,100			4,000C			
TPC 12/27/2017 INSPECTED		2025	6,600	0	6,600			3,895C			
TPC 05/08/2017 INSPECTED		2024	6,600	0	6,600			3,778C			
TPC 03/26/2012 INSPECTED		2023	5,200	0	5,200			3,599C			

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Parcel Number: 009-036-004-80

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.		
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0		
SAPP ARTHUR W JR & JEANETT	SAPP JEANNETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:	Building Permit(s)	Date	Number	Status		
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
WHALEY JEANNETTE M SAPP 3417 W BEELEER ROAD LAKE CITY MI 49651		MAP #:								
Tax Description		2026 Est TCV 18,745								
SEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4 TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.		Improved X Vacant		Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
Comments/Influences		Public Improvements		* Factors *						
98 SPLIT FROM 034-00 FOR 99		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		A 200' @ 110/FF	194.00	231.00	1.0076	0.8717	110 100	18,745
		Paved Road		194 Actual Front Feet, 1.03 Total Acres Total Est. Land Value =						18,745
		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	9,400	0	9,400			3,515C
		Low		2025	7,700	0	7,700			3,423C
		High		2024	6,000	0	6,000			3,321C
		Landscaped		2023	5,500	0	5,500			3,163C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 12/27/2017	INSPECTED							
		TPC 05/08/2017	INSPECTED							



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

Parcel Number: 009-036-004-90

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

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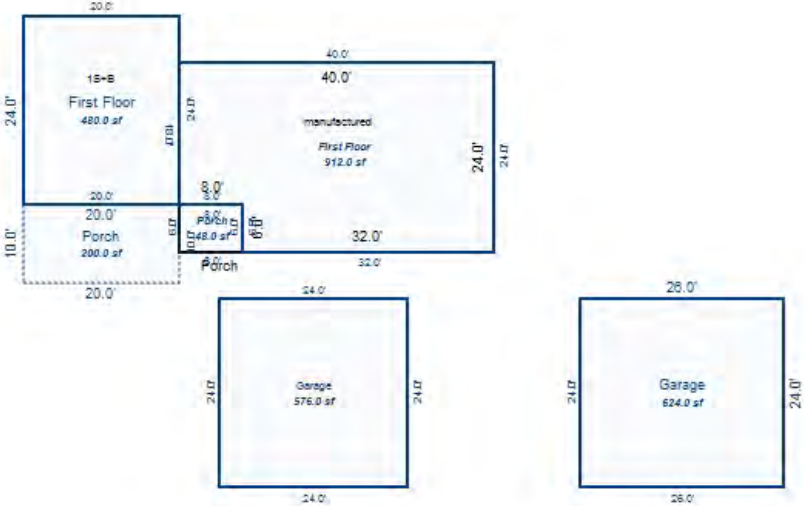
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																											
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status																													
6763 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	Addition	04/20/2005	20050071	Complete																														
Owner's Name/Address	P.R.E. 100% 07/22/1994	MAP #:																																	
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651	2026 Est TCV 260,275 TCV/TFA: 186.98																																		
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS																																
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651	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 8 - 17</td> <td>@\$5600</td> <td>9.43 Acres</td> <td>5600</td> <td>100</td> <td></td> <td></td> <td></td> <td>52,808</td> </tr> <tr> <td colspan="8">9.43 Total Acres Total Est. Land Value =</td> <td>52,808</td> </tr> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$5600	9.43 Acres	5600	100				52,808	9.43 Total Acres Total Est. Land Value =								52,808
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
Residentia 8 - 17	@\$5600	9.43 Acres	5600	100				52,808																											
9.43 Total Acres Total Est. Land Value =								52,808																											
Tax Description	X Electric	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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>							Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements																					
Description	Rate	Size	% Good	Cash Value																															
Residential Local Cost Land Improvements																																			
. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY M-55. 9.4318 A.	X Gas	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>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </table>							Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950												
Description	Rate	Size	% Good	Cash Value																															
LAND IMPROVE 1000	1,000.00	1	95	950																															
Total Estimated Land Improvements True Cash Value =				950																															
Comments/Influences	X Curb	Work Description for Permit 20050071, Issued 04/20/2005: 24x20 ADD'N & 26x24 GRG COMP FOR 06.																																	
	Topography of Site																																		
	X Level																																		
	Rolling																																		
	Low																																		
	High																																		
Landscaped	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																												
Swamp	2026	26,400	103,700	130,100			52,441C																												
Wooded	2025	23,600	88,100	111,700			51,063C																												
Pond	2024	14,100	75,700	89,800			49,528C																												
Waterfront	2023	13,200	68,100	81,300			47,170C																												
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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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 48	Type WCP (1 Story)	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,392 Total Base New : 240,726 Total Depr Cost: 167,900 Estimated T.C.V: 206,517		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:						
Building Style: BOCA/STATE			Drywall Paneled											Plaster Wood T&G			
Yr Built 1981	Remodeled 0	Ex	X										Ord		Min		
Condition: Average		Size of Closets															
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric 0 Amps Service		No./Qual. of Fixtures X Ex. Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 480 S.F. Crawl: 912 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
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			Lump Sum Items:		Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:		206,517						
X	Many Avg. Few	X	Large Avg. Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal						
X	Asphalt Shingle	(10) Floor Support															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

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



Sketch by Apex Sketch

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

Parcel Number: 009-036-005-00

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	Pront. Trans.			
JOHNSTON ROBERT R &		0	09/01/2021	QC	09-FAMILY/RELATED ENTITY		OTHER	0.0			
JOHNSTON TODD E	JOHNSTON TODD & JENNIFER	0	09/01/2021	QC	09-FAMILY/RELATED ENTITY	2021-03007	PROPERTY TRANSFER	0.0			
JOHNSTON ROBERT R ETAL TC*	JOHNSTON ROBERT R ETAL JT	0	07/16/2007	QC	21-NOT USED/OTHER	2007/3158	DEED	75.0			
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status	
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
JOHNSTON TODD & JENNIFER 2796 BYRON STATION DR SW BYRON CENTER MI 49315		2026 Est TCV 295,363									
		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 X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					Residentia 66 - 120	\$3800	77.73 Acres	3800	100	295,363	
					77.73 Total Acres Total Est. Land Value =					295,363	
Tax Description		X Level Rolling X Low High Landscaped X Swamp Wooded Pond Waterfront Ravine X Wetland X Flood Plain									
. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273 A. Comments/Influences											
		Topography of Site									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2026	147,700	0	147,700			68,716C
					2025	143,800	0	143,800			66,910C
					2024	108,800	0	108,800			64,899C
					2023	93,300	0	93,300			61,809C
		Who	When	What	2026	147,700	0	147,700			68,716C
		TPC 04/30/2021	INSPECTED		2025	143,800	0	143,800			66,910C
		TPC 12/27/2017	INSPECTED		2024	108,800	0	108,800			64,899C
					2023	93,300	0	93,300			61,809C
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Parcel Number: 009-036-006-00

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.									
LAW DOUGLAS R & ZITA I	SULLIVAN DEVIN J	338,000	04/14/2023	WD	03-ARM'S LENGTH	2023-01035	PROPERTY TRANSFER	100.0									
		124,000	08/01/2002	WD	03-ARM'S LENGTH	02-0:3595	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status							
6540 W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		04/16/2008		20080095	Complete								
		P.R.E. 100% 04/25/2023		Pole Barn		10/14/2004		20040411	Complete								
Owner's Name/Address		MAP #:															
SULLIVAN DEVIN J 6540 W WALENJUS RD LAKE CITY MI 49651		2026 Est TCV 279,668 TCV/TFA: 266.35															
		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			
Tax Description		X				Dirt Road				Residentia 8 - 17 @\$5600				10.00 Acres	5600	100	56,000
. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.						Gravel Road				10.00 Total Acres				Total Est. Land Value =			56,000
Comments/Influences						Storm Sewer				Land Improvement Cost Estimates							
						Sidewalk				Description				Rate	Size	% Good	Cash Value
						Water				D/W/P: Asphalt Paving				3.10	2800	0	0
						Sewer				Wood Frame				25.46	180	50	2,291
		X				Electric				Residential Local Cost Land Improvements							
						Gas				Description				Rate	Size	% Good	Cash Value
						Curb				LAND IMPROVE 2500				2,500.00	1	100	2,500
						Street Lights				Total Estimated Land Improvements True Cash Value =							4,791
						Standard Utilities											
						Underground Utils.											
		Topography of Site				Work Description for Permit 20080095, Issued 04/16/2008: 10 X 12 DECK & 10 X 10 ROOF OVER Complete for 09 also add 64 Sq Ft Glass Enclosed Porch.											
						Work Description for Permit 20040411, Issued 10/14/2004: 30X64 GRG/PC											
		Level															
		X				Rolling											
						Low											
						High											
						Landscaped											
						Swamp											
		X				Wooded											
						Pond											
						Waterfront											
						Ravine											
		X				Wetland											
						Flood Plain				Year							
		X				PRIVATE RD				Land Value							
		Who				When				What							
		2026				28,000				111,800							
		139,800															
		2025				25,000				95,700							
		120,700															
		2024				15,000				82,500							
		97,500															
		2023				14,000				79,900							
		93,900															

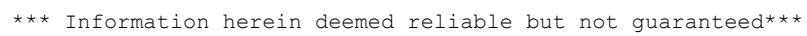


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* 07



Parcel Number: 009-036-007-00

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.		
LUTZ KEITH E & MARILYN A T	STROM DAVID A	0	06/22/2015	WD	32-SPLIT VACANT	2015-0176	PROPERTY TRANSFER	0.0		
LUTZ KEITH & MARILYN (H/W)	LUTZ KEITH E & MARILYN A T	0	02/09/2006	WD	21-NOT USED/OTHER	06-0/593	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status
W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 12/19/2000								
Owner's Name/Address		MAP #:								
LUTZ KEITH E & MARILYN A TRUST P O BOX 471 LAKE CITY MI 49651		2026 Est TCV 19,000								
		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>40@\$3800 5.00 Acres 3800 100 19,000					
					5.00 Total Acres Total Est. Land Value = 19,000					
Tax Description										
SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN. FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4. 15A.		X								
Comments/Influences										
Lake Township Parcel Map 										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who When What		2026	9,500	0	9,500			2,941C		
TPC 05/30/2022 INSPECTED		2025	9,300	0	9,300			2,864C		
TPC 04/30/2021 INSPECTED		2024	7,500	0	7,500			2,778C		
TPC 12/27/2017 INSPECTED		2023	7,500	0	7,500			2,646C		

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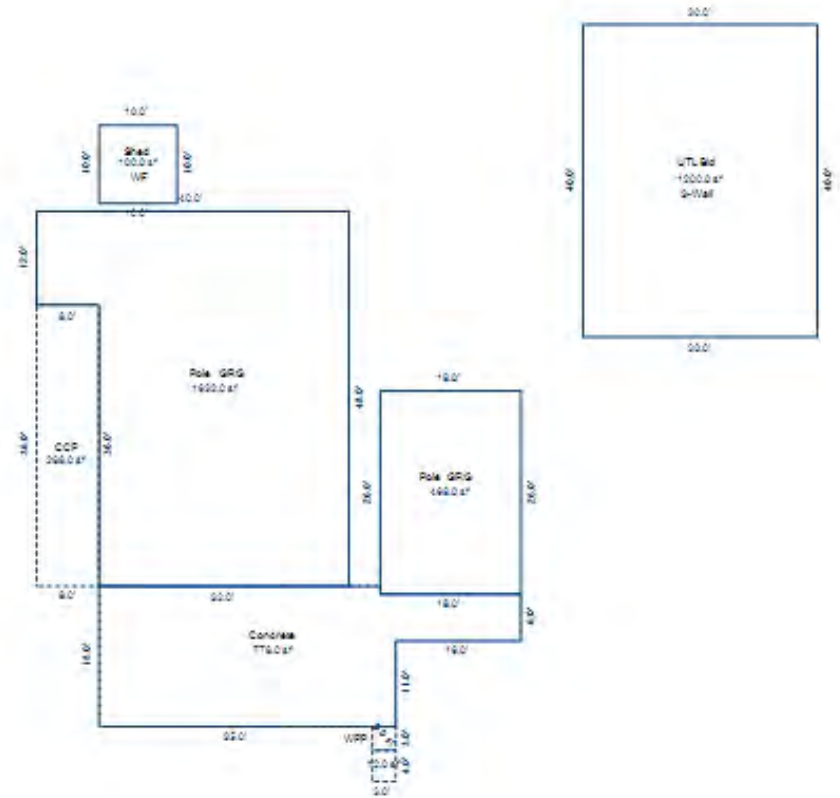
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LUTZ KEITH E & MARILYN A T	STROM DAVID A & KATHY L	24,000	06/22/2015	WD	32-SPLIT VACANT	2015-02176	PROPERTY TRANSFER	100.0		
ALDERDEN WILLIAM & SUSAN	STROM DAVID A & KATHY L	220,000	06/03/2014	WD	03-ARM'S LENGTH	2014-03807	PROPERTY TRANSFER	100.0		
		172,000	12/01/1998	WD	33-TO BE DETERMINED	324:788	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6666 W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		02/04/2016		2016-0041		100%
		P.R.E. 100% 10/09/2014								
Owner's Name/Address		MAP #:								
STROM DAVID A & KATHY L 6666 W WALENJUS LAKE CITY MI 49651		2026 Est TCV 579,255 TCV/TFA: 188.56								
		X	Improved		Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					Residentia 18	-29	@\$5000	20.00	Acres	5000 100 100,000
								20.00	Total Acres	Total Est. Land Value = 100,000
Tax Description										
SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L		X	Dirt Road							
Comments/Influences										
ADD A/C, SHED, 2 RS, & DECK FOR 10. 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ		X	Gravel Road							

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 3 Wall Shed										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 140									
										Base Rate for Upper Floors = 28.83									
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100										Adjusted Square Foot Cost for Upper Floors = 28.83									
										Total Floor Area: 1,200 Base Cost New of Upper Floors = 34,596									
1995 Year Built 2016 Remodeled										Reproduction/Replacement Cost = 34,596									
										Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 15,222									
Overall Bldg Height										ECF (4012 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 14,157 Replacement Cost/Floor Area= 28.83 Est. TCV/Floor Area= 11.80									
Comments: 1995-2016 NO CONCRETE										*** Basement Info ***									
										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor									
										* Mezzanine Info *									
										Area #1: Type #1: Area #2: Type #2:									
										* Sprinkler Info *									
										Area: Type: Average									
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X	Poured Conc.		Brick/Stone	Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average					
(3) Frame:					Total Fixtures 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:					Thickness Bsmnt Insul.				
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler														

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREAT WATER INVESTMENTS LLC	DEKAM CHRISTOPHER & SAMANTHA	157,700	03/23/2018	WD	03-ARM'S LENGTH	2018-00849	PROPERTY TRANSFER	100.0			
SECRETARY OF HUD	GREAT WATER INVESTMENTS LLC	71,000	09/27/2017	WD	11-FROM LENDING INSTITUTION	2017-02995	PROPERTY TRANSFER	100.0			
PNC MORTGAGE	SECRETARY OF HUD	1	02/16/2017	WD	11-FROM LENDING INSTITUTION	2017-00710	PROPERTY TRANSFER	0.0			
GRUNDER KORY	PNC MORTGAGE	86,100	08/12/2016	SD	10-FORECLOSURE	2016-02732	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6520 W WALENJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		05/01/2006		20060075		Complete	
Owner's Name/Address		P.R.E. 100% 04/03/2018									
DEKAM CHRISTOPHER & SAMANTHA 6520 W WALENJUS RD LAKE CITY MI 49651		MAP #:									
		2026 Est TCV 324,054 TCV/TFA: 170.20									
		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 3 - 7 @\$9000		5.00 Acres		9000 100		45,000
					5.00 Total Acres		Total Est. Land Value =				45,000
					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						
					Work Description for Permit 20060075, Issued 05/01/2006: 28x20 Add'n Incomplete for 07.Complete for 08.						
		Topography of Site									
		X	Level								

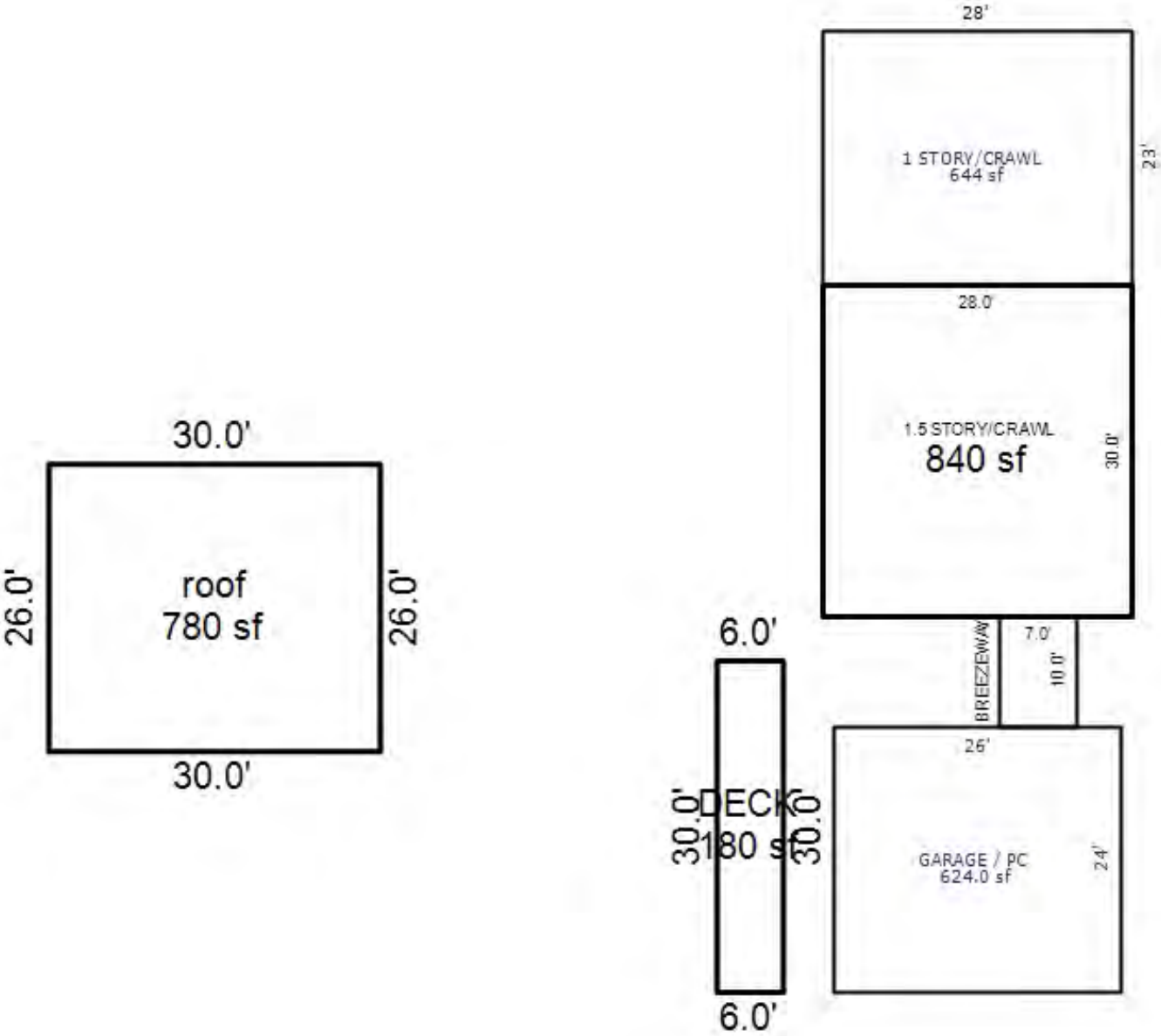


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 180 780 70	Type Treated Wood Roof Cover Onl Brzwy, FW	Year Built: 1982 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1,904 Total Base New : 291,720 Total Depr Cost: 226,101 Estimated T.C.V: 278,104		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S			Drywall Paneled											Plaster Wood T&G		
Yr Built 1982 2006		Remodeled 2006	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 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 1.5S						Cls C Blt 1982			
				X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts									
				No. of Elec. Outlets			Ground Area = 1484 SF Floor Area = 1904 SF.									
				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size 1.5 Story Siding Crawl Space 840 1 Story Siding Crawl Space 644									
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0					Other Additions/Adjustments									
X	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									
		(9) Basement Finish					Water/Sewer									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Deck									
X	Gable Hip Flat	Gambrel Mansard Shed					Treated Wood w/Roof (Roof portion)									
X	Asphalt Shingle	(10) Floor Support					Garages									
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: C Exterior: Pole (Unfinished) Base Cost									
							Built-Ins									
							Appliance Allow.									
							Fireplaces									
							Exterior 1 Story									
							Breezeways									
							Frame Wall									
							Notes:									
							ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV:						278,104			

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



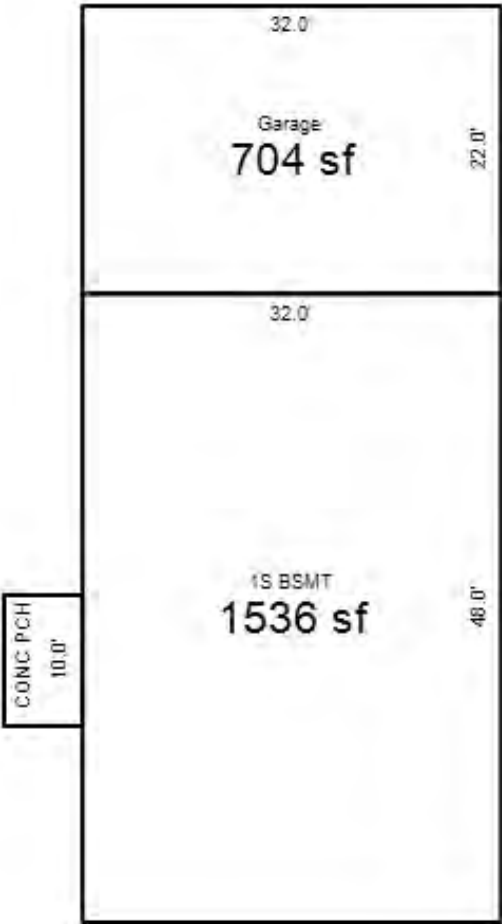
03/24/2026

A photograph of a single-story house with a brown roof and light-colored siding. The house is surrounded by trees, including a large bare tree in the center and a tall evergreen on the left. The lawn is covered with fallen leaves, suggesting autumn. The sky is clear and blue.

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 60	Type CPP	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % 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: 1,536 Total Base New : 367,303 Total Depr Cost: 254,369 Estimated T.C.V: 312,874		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S			Drywall Paneled											Plaster Wood T&G	
Yr Built 1979	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,536 Total: 242,751 169,937					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Other Additions/Adjustments Basement Living Area 1536 54,021 37,815 Basement, Outside Entrance, Below Grade 1 2,727 1,909 Plumbing Average Fixture(s) 1 1,422 995 3 Fixture Bath 1 4,478 3,135 2 Fixture Bath 1 2,996 2,097 Water/Sewer 1000 Gal Septic 1 4,689 3,282 Water Well, 100 Feet 1 5,734 4,014 Porches CPP 60 1,466 1,026 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 704 27,548 19,284 Common Wall: 1 Wall 1 -2,589 -1,812 Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 224 11,478 5,280 *4 Built-Ins Appliance Allow. 1 2,713 1,899 Fireplaces Exterior 2 Story 1 7,869 5,508 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation							Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic		1 1000 Gal Septic 2000 Gal Septic				
X	Many Avg. Few	X	Large Avg. Small										(9) Basement Finish		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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										Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		
X	Asphalt Shingle	Chimney: Brick		1 1000 Gal Septic 2000 Gal Septic			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***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
LUTZ KEITH E & MARILYN A T	HERWERYER JOSH & MEGHAN	18,500	07/22/2016	QC	03-ARM'S LENGTH	2016-03147	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status									
6305 W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		03/12/2021		2021-0111	100%										
		P.R.E. 100% 11/01/2017		New House		10/14/2016		2016-0531	100%										
Owner's Name/Address		MAP #:																	
HERWERYER JOSH & MEGHAN 6305 W WALNJUS RD LAKE CITY MI 49651		2026 Est TCV 445,342 TCV/TFA: 276.95																	
		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						54,630							
						6.07 Acres						9000 100							
						6.07 Total Acres						Total Est. Land Value =	54,630						
Tax Description		X	Dirt Road			Land Improvement Cost Estimates													
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF		X	Gravel Road																
			Paved Road			Description						Rate	Size	% Good	Cash Value				
			Storm Sewer									D/W/P: 3.5 Concrete	6.58	277	50	911			
			Sidewalk			D/W/P: 3.5 Concrete	6.58	22	50	72									
		X	Electric			D/W/P: 4in Ren. Conc.	8.17	1180	50	4,820									
			Gas			Total Estimated Land Improvements True Cash Value =						5,803							
			Curb			Work Description for Permit 2021-0111, Issued 03/12/2021: NEW BUILDING RESI USE POLE													
			Street Lights																
			Standard Utilities			Work Description for Permit 2016-0531, Issued 10/14/2016: NEW S.F.H. W/ATTACHED GRG, OCCUPANCY CODE R4. WOOD FRAME WALKOUT FOUNDATION - POURED. HS HEAT PRIVATE SEWAGE & WATER. AIR CONDITIONING, 1 STORIES, 3BDRM, 2.5BATH. TOAL REA 2312 SQFT. 56X30 = 1592, 20X21 = 420, 12X16=192, 4.8X198 = 9 SQFT = 2312 SQFT 009-036-009-60 - GOT PICTURES AND MEASURING WHAT I COULD ON THIS PLACE. THIS IS A NEW HOUSE GOING UP THAT I DOUBT WILL BE FOR THIS YEAR. I'LL RECHECK END OF THE MONTH TO GIVE A COMPLETION PERCENTAGE. -JWV 12/03/2016													
			Underground Utils.																
		Topography of Site																	
		X	Level			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		X	Rolling																
			Low																
			High																
			Landscaped																
			Swamp																
			Wooded																
			Pond																
			Waterfront																
			Ravine																
		X	Wetland																
			Flood Plain																
		Who	When		What	2026	27,300		195,400		222,700						132,548C		
		TPC 08/25/2021	INSPECTED			2025	18,200		167,800		186,000						129,064C		
		JWV 05/27/2017	INSPECTED			2024	9,100		144,400		153,500						125,184C		
		JWV 12/24/2016	INSPECTED			2023	9,100		139,800		148,900						119,223C		



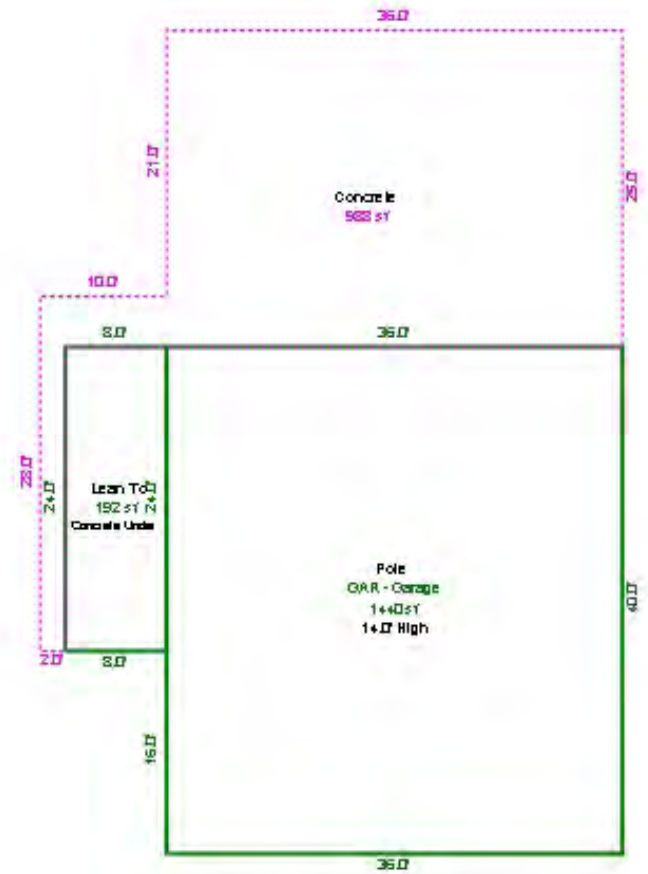
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 80 192 192	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 570 % 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 2016	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																							
(1) Exterior					0 Amps Service				No./Qual. of Fixtures																							
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.		Ord.		Min																							
					No. of Elec. Outlets				Many		Ave.		Few																			
					(13) Plumbing				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
(2) Windows		(7) Excavation			Basement: 1608 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer																							
	Many Avg. Few		Large Avg. Small																													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																											
		(9) Basement Finish			Lump Sum Items:																											
(3) Roof			Recreation SF Living SF		Public Water Public Sewer																											
X	Gable Hip Flat		Gambrel Mansard Shed	1	Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Water Well 1000 Gal Septic 2000 Gal Septic																							
X	Asphalt Shingle	(10) Floor Support																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1608 SF Floor Area = 1608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 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>1,608</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>246,197</td> <td>228,964</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,727 2,536 Plumbing Average Fixture(s) 1 1,422 1,322 3 Fixture Bath 1 4,478 4,165 2 Fixture Bath 1 2,996 2,786 Water/Sewer 1000 Gal Septic 1 4,689 4,361 Water Well, 100 Feet 1 5,734 5,333 Porches CCP (1 Story) 80 2,428 2,258 Deck Treated Wood 192 3,882 3,610 w/Roof (Roof portion) 192 3,195 2,971 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 570 23,746 22,084 Common Wall: 1.5 Wall 1 -3,883 -3,611 Door Opener 2 1,054 980 Class: C Exterior: Pole (Unfinished) Door Opener 2 1,054 980 Base Cost 1440 34,056 31,672 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,608						Total:	246,197	228,964
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,608																													
			Total:	246,197	228,964																											

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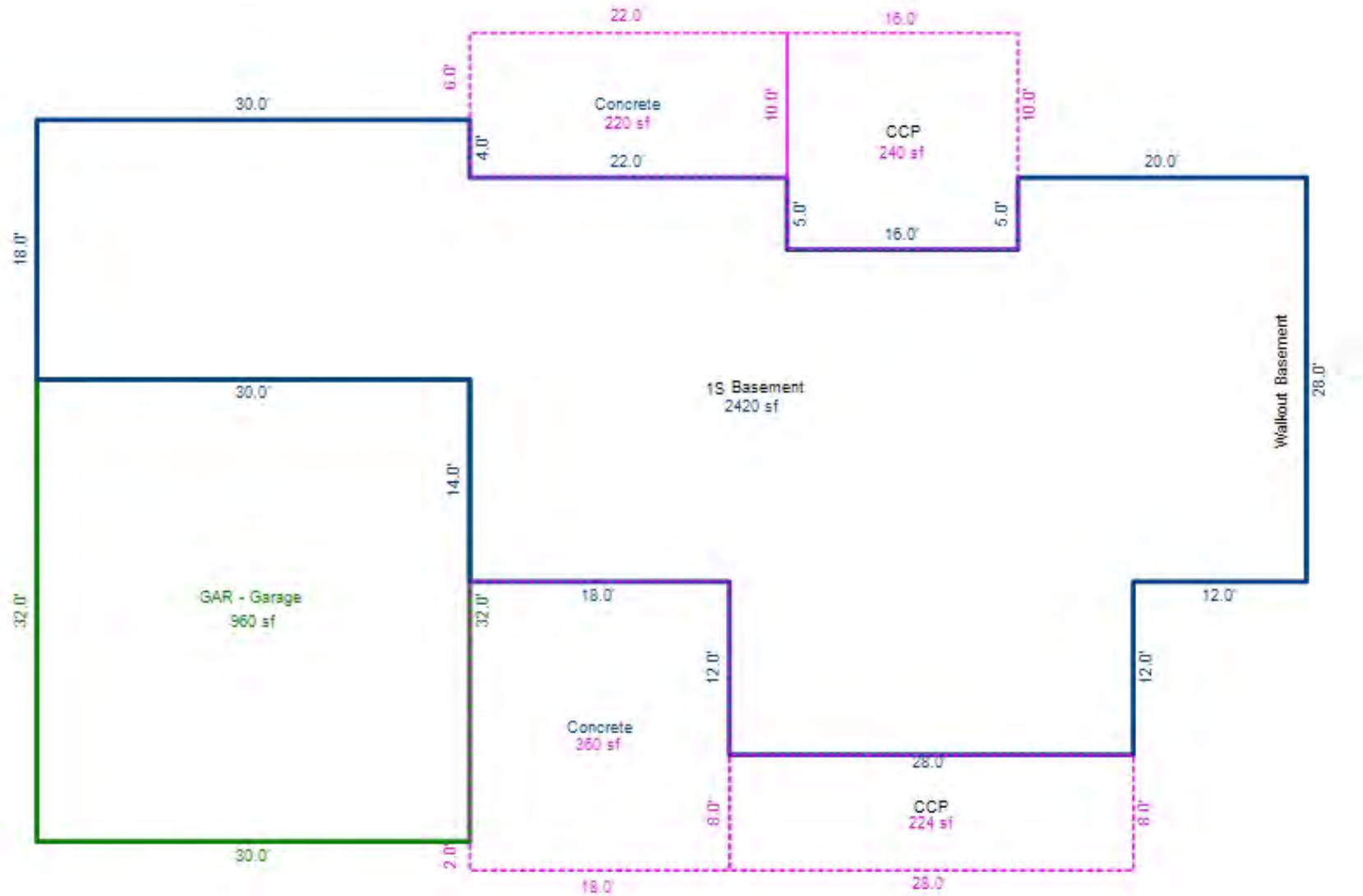


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LASKOWSKI DAVID	URBANAVAGE RONALD & TIERRA L	28,000	12/07/2022	WD	03-ARM'S LENGTH	2022-03792	PROPERTY TRANSFER	100.0					
LUTZ KEITH E & MARILYN A T	LASKOWSKI DAVID	22,000	06/03/2020	WD	03-ARM'S LENGTH	2020-01531	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
6329 W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST		Equipment		11/26/2024		PM24-0212	100%				
		P.R.E. 100% 05/05/2025		Construction (new)		09/10/2024		PE24-0167	100%				
Owner's Name/Address		MAP #:		Construction (new)		08/26/2024		PM24-0136	100%				
URBANAVAGE RONALD & TIERRA L PO BOX 273 LAKE CITY MI 49651		2026 Est TCV 591,644 TCV/TFA: 244.48		Construction (new)		02/27/2024		PB24-0009	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
					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 36 T22N R8W PCL C & PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P204. 9.85A. 2024 COMBINATION WITH 009-036-009-80 ON 4/25/2023 FORMERLY 2020-01531 PARCEL D BOOK OF SURVEYS S-5P204: PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION					Description			Rate	Size	% Good	Cash Value		
					D/W/P: 4in Concrete			6.96	580	50	2,018		
					Total Estimated Land Improvements True Cash Value = 2,018								
		Topography of Site			Work Description for Permit PM24-0212, Issued 11/26/2024: ***ADDRESS MUST BE POSTED AT THE ROAD***LP Tank.								
		X			Work Description for Permit PM24-0136, Issued 08/26/2024: Mechanical new home. furnace, a/c, ductwork, gas pipe to furnace only, 3 bath fans & dryer vent.								
					Work Description for Permit PB24-0009, Issued 02/27/2024: New Home Construction								
		X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
					2026	27,600	268,200	295,800	295,800M		264,466C		
					2025	24,600	125,800	150,400			141,058C		
					2024	14,800	0	14,800			14,800S		
					2023	9,100	0	9,100			9,100S		

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 224 240	Type CCP (1 Story) CCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 690 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																										
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Condition: Average		Size of Closets			Lg				Ord		Small																																																																																																				
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	Basement 1st Floor 2nd Floor 3 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			No. of Elec. Outlets				Ex.		Ord.		Min																																																																																																		
					Many				Ave.		Few																																																																																																				
(2) Windows		(7) Excavation			(13) Plumbing				1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																						
	Many Avg. Few		Large Avg. Small	Basement: 2420 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer																																																																																																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																										
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Chimney:																																																																																																															
Cost Est. for Res. Bldg: 1 Single Family 1S Cls C 5 Blt 2025 (11) Heating System: Forced Heat & Cool Ground Area = 2420 SF Floor Area = 2420 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>2,420</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td></td> <td>368,308</td> <td>364,564</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Basement, Outside Entrance, Below Grade</th> <th>1</th> <th>2,727</th> <th>2,700</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,422</td> <td>1,408</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>4,478</td> <td>4,433</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>2,996</td> <td>2,966</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td>1</td> <td>9,318</td> <td>9,225</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></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>224</td> <td>6,113</td> <td>6,052</td> </tr> <tr> <td>CCP (1 Story)</td> <td>240</td> <td>6,473</td> <td>6,408</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>690</td> <td>32,816</td> <td>32,488</td> </tr> <tr> <td>Common Wall: 2 Wall</td> <td>1</td> <td>-5,177</td> <td>-5,125</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,054</td> <td>1,043</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>2,686</td> </tr> <tr> <td colspan="4">Totals: 438,975 434,525</td> </tr> </tbody> </table> Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 534,466															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,420				Total:					368,308	364,564	Basement, Outside Entrance, Below Grade	1	2,727	2,700	Plumbing				Average Fixture(s)	1	1,422	1,408	3 Fixture Bath	1	4,478	4,433	2 Fixture Bath	1	2,996	2,966	Water/Sewer				2000 Gal Septic	1	9,318	9,225	Water Well, 100 Feet	1	5,734	5,677	Porches				CCP (1 Story)	224	6,113	6,052	CCP (1 Story)	240	6,473	6,408	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	690	32,816	32,488	Common Wall: 2 Wall	1	-5,177	-5,125	Door Opener	2	1,054	1,043	Built-Ins				Appliance Allow.	1	2,713	2,686	Totals: 438,975 434,525			
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*** Information herein deemed reliable but not guaranteed***



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

Parcel Number: 009-036-009-90

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.		
POGUE JOHN & RENEE	KRICK MICHAEL J & AMY J	285,000	07/15/2019	WD	03-ARM'S LENGTH	2019-02196	PROPERTY TRANSFER	100.0		
LUTZ KEITH E & MARILYN A T	POGUE JOHN & RENEE	18,000	09/18/2013	WD	03-ARM'S LENGTH	2013-03223	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6255 W WALENJUS RD		School: LAKE CITY AREA SCHOOL DIST		Addition		09/22/2020		2020-0537		100%
		P.R.E. 100% 08/11/2019		New House		10/24/2013		2013-0539		100%
Owner's Name/Address		MAP #:								
KRICK MICHAEL J & AMY J 6255 W WALLENJUS RD LAKE CITY MI 49651		2026 Est TCV 433,018 TCV/TFA: 232.81								
		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 330.00 500.00 0.8823 1.0574 110 100 33,866						
				330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 33,866						
Tax Description										
PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION. THENCE S88° 12'29"E, ALONG SAID										
		X	Dirt Road							
		X	Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
		X	Electric							
		X	Gas							
			Curb							
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2026	16,900	199,600	216,500		151,971C
		JWV 08/25/2021	INSPECTED		2025	13,900	170,200	184,100		147,976C
		JWV 11/03/2020	INSPECTED		2024	13,900	146,200	160,100		143,527C
		TPC 05/06/2018	INSPECTED		2023	10,800	146,400	157,200		136,693C

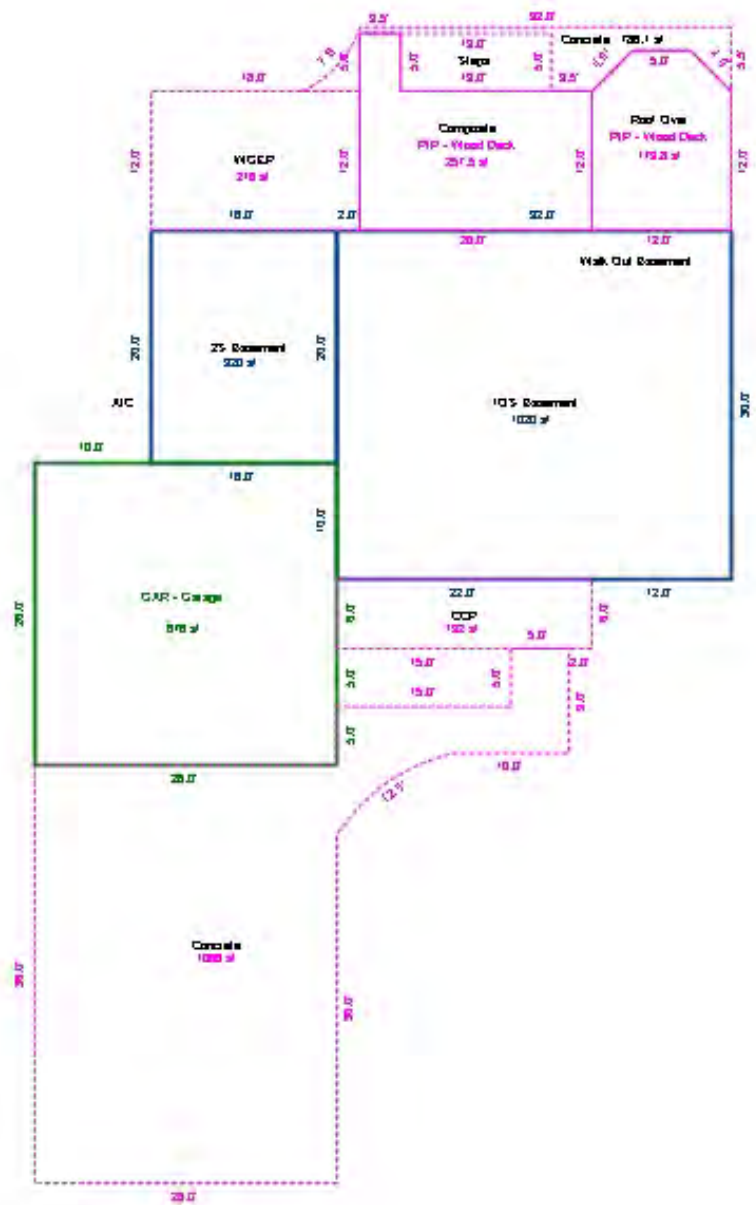
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area	Type	Year Built: 2014 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: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame	(4) Interior												
Building Style: 1.25S			Drywall Paneled				Plaster Wood T&G							
Yr Built 2014		Remodeled 0			Ex		Ord		Min					
Condition: Average		Size of Closets												
Room List			Lg		Ord		Small							
	Basement 1st Floor 2nd Floor Bedrooms	Doors:		Solid			H.C.							
(1) Exterior		(5) Floors		(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 2014			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		0 Amps Service			Ex. Ord. Min		(11) Heating System: Forced Heat & Cool					
Insulation				No. of Elec. Outlets			Many Ave. Few		Ground Area = 1340 SF Floor Area = 1860 SF.					
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s)		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
Many Avg. Few	Large Avg. Small	Basement: 1340 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 2 Story Siding 1 Story Siding		Building Areas					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Stories Exterior Foundation					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Size					
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Cost New					
Asphalt Shingle		(10) Floor Support		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Depr. Cost					
Chimney:		Joists: Unsupported Len: Cntr.Sup:					1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Total:					
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		276,408		248,727			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1,422		1,280			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		4,478		4,030			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		2,996		2,696			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		4,689		4,220			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		3,344		3,010			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		16,885		15,196			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		3,893		3,504			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		26,828		24,145			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		-2,589		-2,330			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		527		474			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		2,713		2,442			
							1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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



Parcel Number: 009-036-010-00

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.	
Property Address	Class: RESIDENTIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status			
WALEJUS RD	School: MCBAIN RURAL AGR SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460	2026 Est TCV 335,134 TCV/TFA: 402.81								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS						
. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.	Public Improvements		* Factors *						
Comments/Influences	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SPLIT OFF 40 AC IN 92		Gravel Road	Residentia PARTOF>80@	\$3800	20.00	Acres	3800	100	76,000
SPLIT OFF 20 AC IN 93		Paved Road	20.00 Total Acres Total Est. Land Value =						76,000
		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	38,000	129,600	167,600			55,037C
		Low	2025	37,000	112,800	149,800			53,591C
		High	2024	28,000	96,700	124,700			51,980C
		Landscaped	2023	24,000	93,700	117,700			49,505C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	SEASONAL RD							
	Who	When	What						
	TPC 04/30/2021	INSPECTED							
	TPC 12/27/2017	INSPECTED							

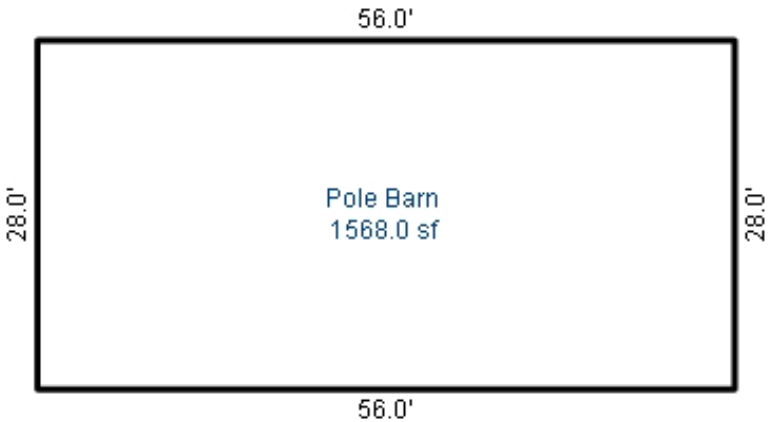
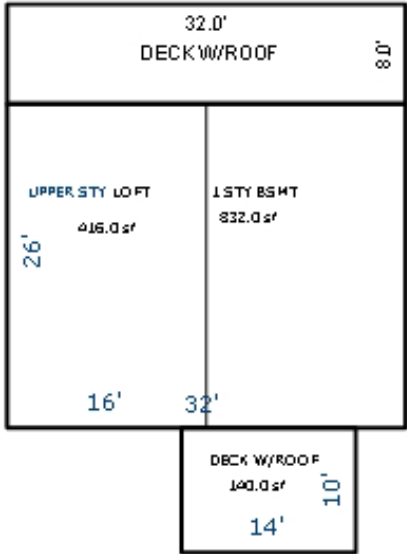


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Missaukee, Michigan

*** 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 256 140	Type Pine Treated Wood	Year Built: 2005 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1568 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 832 Total Base New : 247,855 Total Depr Cost: 210,678 Estimated T.C.V: 259,134		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG			Drywall Paneled											Plaster Wood T&G	
Yr Built 1998	Remodeled 0	Ex	X										Ord		Min
Condition: Average		Size of Closets													
Room List		Doors:		Solid	X	H.C.	Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (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 LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 832 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 Pine Logs Basement 832 Total: 151,867 129,088 Other Additions/Adjustments Basement Living Area 832 29,261 24,872 Basement, Outside Entrance, Above Grade 1 1,980 1,683 Plumbing Average Fixture(s) 1 1,422 1,209 3 Fixture Bath 1 4,478 3,806 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 Deck Pine w/Roof (Deck Portion) 256 3,745 3,183 Pine w/Roof (Roof portion) 256 4,027 3,423 Treated Wood w/Roof (Deck Portion) 140 3,160 2,686 Treated Wood w/Roof (Roof portion) 140 2,430 2,065 Built-Ins Appliance Allow. 1 2,713 2,306 Garages Class: D Exterior: Pole (Unfinished) Base Cost 1568 29,353 24,950 Totals: 247,855 210,678 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 259,134					
			Lg	X	Ord							Small			
(1) Exterior		(5) Floors													
X Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens	(8) Basement													
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		832 Living Walkout Doors (B) No Floor 1 Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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



Parcel Number: 009-036-010-25

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.
VANDER PLOEG MARVIN & CARO	BARRETT LARRY L TRUST	120,000	07/19/2019	WD	19-MULTI PARCEL ARM'S LEN	2019-02376	PROPERTY TRANSFER	100.0
VANDER PLOEG MICHAEL AKA M	VANDER PLOEG MARVIN & CARO	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0
Property Address			Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
X WALEJUS			School: MCBAIN RURAL AGR SCHOOL DIST					
			P.R.E. 0%					
Owner's Name/Address			MAP #:					
BARRETT LARRY L TRUST 17351 LAKE RD WEST OLIVE MI 49460			2026 Est TCV 76,000					
			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
. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.				Gravel Road	Residentia PARTOF>40@	\$3800	20.00	Acres
Comments/Influences				Paved Road		3800	100	Rate %Adj. Reason
				Storm Sewer		20.00	Total Acres	Total Est. Land Value =
				Sidewalk				Value
				Water				76,000
				Sewer				76,000
			X	Electric				
				Gas				
				Curb				
				Street Lights				
				Standard Utilities				
				Underground Utils.				
			Topography of Site					
			X	Level	Year	Land Value	Building Value	Assessed Value
				Rolling				Board of Review
				Low				Tribunal/ Other
				High				Taxable Value
				Landscaped				
			X	Swamp				
			X	Wooded				
				Pond				
				Waterfront				
				Ravine				
				Wetland				
				Flood Plain				
			X	PRIVATE RD				
			Who	When	What			
			TPC 04/30/2021	INSPECTED				
			TPC 12/27/2017	INSPECTED				
			TPC 10/06/2015	INSPECTED				



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Missaukee, Michigan

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

Parcel Number: 009-036-010-50

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.			
VANDER PLOEG MARVIN & CAROL	BARRETT LARRY L TRUST	120,000	07/19/2019	WD	03-ARM'S LENGTH	2019-02376	PROPERTY TRANSFER	100.0			
VANDER PLOEG MICHAEL AKA M	VANDER PLOEG MARVIN & CAROL	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
W WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER		05/22/2018		2018-9999		100%	
		P.R.E. 0%		New House		03/19/2011		2011-01050		100%	
Owner's Name/Address		MAP #:									
BARRETT LARRY L TRUST 17351 LAKE RD WEST OLIVE MI 49460		2026 Est TCV 287,875 TCV/TFA: 333.19									
		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						
					Residentia PARTOF>80@\$3800 40.00 Acres 3800 100 152,000 40.00 Total Acres Total Est. Land Value = 152,000						
Tax Description					Land Improvement Cost Estimates						
. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.					Description Rate Size % Good Cash Value						
Comments/Influences					Wood Frame 24.21 240 50 2,905						
					Total Estimated Land Improvements True Cash Value = 2,905						
					Work Description for Permit 2018-9999, Issued 05/22/2018: DECK NO PERMIT - DECK IS VISIBLE ON YEAR 2012 AERIAL, OLDER AERIALS TO BLURY. ORIGINAL PERMIT FOR HOUSE NOT ON FILE 11/16/12 ADDED 5K FOR OMITTED CONSTRUCTION OF CABIN. 2012 TEN YEAR OLD NO PERMIT FOUND.- TIM						
					Work Description for Permit 2011-01050, Issued 03/19/2011: TEN YEAR OLD CABIN REPORTED BY NEIGHBOR - SCHEDULED FOR SITE VISIT. GATE LOCKED AT WALEJUS RD. - TIM						
		Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Level									
		X Rolling									
		X Low									
		X High									
		Landscaped									
		X Swamp									
		X Wooded									
		X Pond									
		X Waterfront									
		Ravine									
		X Wetland									
		X Flood Plain									
		X PRIVATE RD									
		Who	When	What	2026	76,000	67,900	143,900			96,228C
		TPC	04/30/2021	INSPECTED	2025	74,000	58,200	132,200			93,699C
		TPC	05/22/2019	INSPECTED	2024	56,000	50,100	106,100			90,882C
		TPC	12/27/2017	INSPECTED	2023	48,000	48,500	96,500			86,555C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 450	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																	
	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: 25 Floor Area: 864 Total Base New : 144,142 Total Depr Cost: 108,106 Estimated T.C.V: 132,970		E.C.F. X 1.230		Bsmnt Garage: Carport Area: Roof:																																																																																			
Building Style: 1S			Drywall Paneled												Plaster Wood T&G																																																																																
Yr Built 1995		Ex												Ord		Min																																																																															
Condition: Average		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: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 864 Total: 121,578 91,184 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,422 1,066 Water/Sewer 1000 Gal Septic 1 4,689 3,517 Water Well, 100 Feet 1 5,734 4,300 Porches WPP 450 8,006 6,004 Built-Ins Appliance Allow. 1 2,713 2,035 Totals: 144,142 108,106 Notes: ECF (4012 RURAL METES & BOUNDS) 1.230 => TCV: 132,970		Cls C Blt 1995																																																																																					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																																																											
				Ex. Ord. Min																																																																																											
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			<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>864</td> <td>121,578</td> <td>91,184</td> </tr> </tbody> </table>		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864	121,578	91,184																																																																										
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																										
1 Story	Siding	Crawl Space	864	121,578	91,184																																																																																										
(2) Windows				(13) Plumbing																																																																																											
	Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			<table border="1"> <thead> <tr> <th>1</th> <th>Average Fixture(s)</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3 Fixture Bath</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>Fixture Bath</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Auto</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Manual</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Solar Water Heat</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>No Plumbing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Toilet</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Sink</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Separate Shower</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Floor</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Wains</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tub Alcove</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Vent Fan</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		1	Average Fixture(s)					1	3 Fixture Bath					2	Fixture Bath						Softener, Auto						Softener, Manual						Solar Water Heat						No Plumbing						Extra Toilet						Extra Sink						Separate Shower						Ceramic Tile Floor						Ceramic Tile Wains						Ceramic Tub Alcove						Vent Fan						
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	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			Lump Sum Items:																																																																																								
(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)																																																																																											
	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																																																																																											
Chimney:																																																																																															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
X WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
TACOMA DANIEL J & TACOMA TIMOTHY P 9331 S BLODGETT RD MC BAIN MI 49657		2026 Est TCV 56,000										
		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 INFERIOR@	\$1400	40.00	Acres	1400	100		
					40.00 Total Acres				Total Est. Land Value =		56,000	
Tax Description												
. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.												
Comments/Influences												
		Topography of Site										
		Level										
		X Rolling										
		X Low										
		High										
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X Wetland			2026	28,000	0	28,000			26,282C	
		X Flood Plain			2025	28,000	0	28,000			25,592C	
		X PRIVATE RD			2024	28,000	0	28,000			24,823C	
		Who	When	What	2023	28,000	0	28,000			23,641C	
		TPC 04/30/2021 INSPECTED										
		TPC 05/06/2018 INSPECTED										
		TPC 12/27/2017 INSPECTED										

Parcel Number: 009-036-012-00

Jurisdiction: LAKE TOWNSHIP

County: Missaukee

Printed on

03/24/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SWEET NORMAN JAMES	SWEET NORMAN JAMES & STEVE	0	06/14/2005	QC	21-NOT USED/OTHER	05-0/2461	DEED	0.0			
Property Address	Class: RESIDENTIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status					
S MOREY RD	School: MCBAIN RURAL AGR SCHOOL DIST	P.R.E. 0%									
Owner's Name/Address	MAP #:										
SWEET NORMAN JAMES & SWEET STEVEN AUSTON 9896 NEFF ROAD EDMORE MI 48829	2026 Est TCV 256,000										
Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4100.4100 RURAL ACREAGE & LOTS							
. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.	Public Improvements			* Factors * RIVER FRONTAGE							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
	X	Gravel Road			Residentia 66 - 120	\$3800	60.00	Acres	3800	100	228,000
	X	Paved Road			Residentia INFERIOR@	\$1400	20.00	Acres	1400	100	28,000
		Storm Sewer			80.00 Total Acres Total Est. Land Value = 256,000						
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
	Topography of Site										
		Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling			2026	128,000	0	128,000			38,178C
	X	Low			2025	125,000	0	125,000			37,175C
	X	High			2024	98,000	0	98,000			36,058C
		Landscaped			2023	86,000	0	86,000			34,341C
	X	Swamp									
	X	Wooded									
		Pond									
	X	Waterfront									
		Ravine									
	X	Wetland									
	X	Flood Plain									
	Who	When	What	2026	128,000	0	128,000			38,178C	
	TPC 04/30/2021	INSPECTED	2025	125,000	0	125,000			37,175C		
	TPC 12/27/2017	INSPECTED	2024	98,000	0	98,000			36,058C		
			2023	86,000	0	86,000			34,341C		

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